



Yeargate Limited

BIRCH BUSINESS PARK

Environmental Statement Volume I Chapter 10
Landscape and Visual Impact Assessment

August 2026

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Environmental Statement Volume I Chapter 10 Landscape
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10

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

ABBREVIATIONS

LVIA	Landscape and Visual Impact Assessment
PfE	Places for Everyone
GLVIA	Guidelines for Landscape and Visual Impact Assessment
AOD	Above Ordnance Datum
FFL	Finished floor level
ZTV	Zone of Theoretical Visibility
GNSS	Global Navigation Satellite System
NCA	National Character Area
LCT	Landscape Character Type
LCA	Landscape Character Area

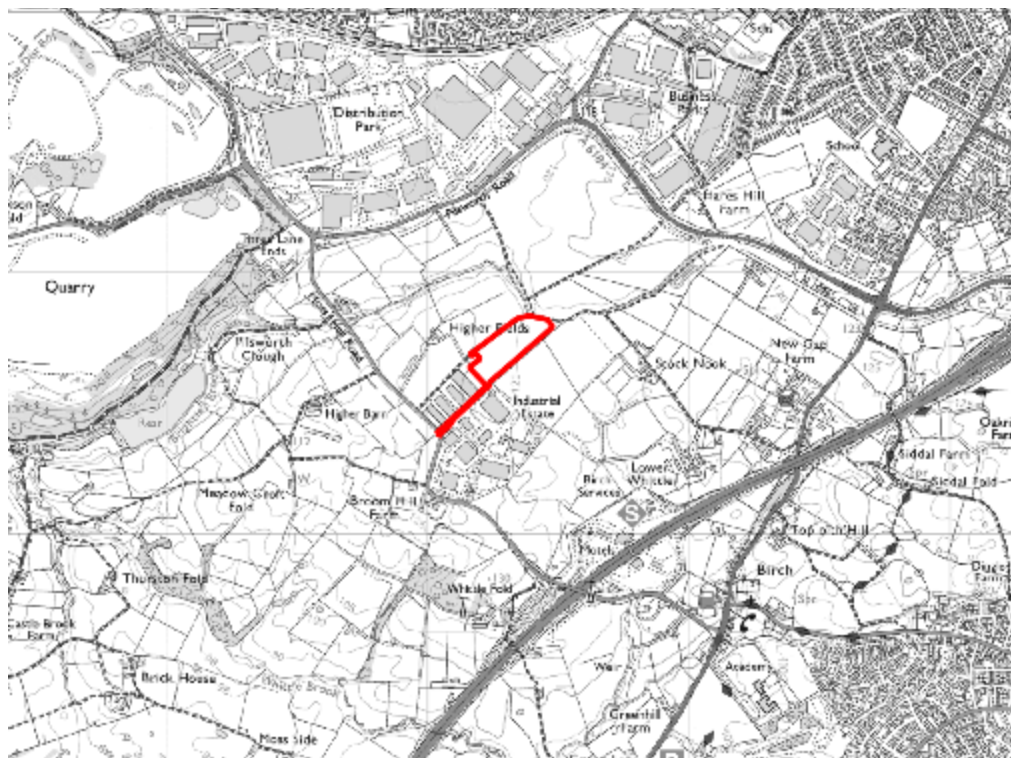
GLOSSARY

Landscape receptors	Defined aspects of the landscape that have the potential to be affected by a proposed development
Visual receptors	Individuals and/or defined groups of people who have the potential to be affected by a proposed development
LVIA	An objective and systematic way of initially identifying landscape areas and people that will potentially experience a change and then assessing the likely significance of the change arising for the proposed development
AOD	The precise height of a structure, building, or ground level relative to a fixed, standardised sea level, rather than just the surrounding ground level
Cumulative assessment	An assessment where effects from additional changes to both the landscape resource and the visual amenity are caused by the proposed development in conjunction with other developments (in this case separate to the proposed development) are likely to occur in the foreseeable future.

10.1 INTRODUCTION

- 10.1.1 Ascerta has been instructed by Yeargate Limited to undertake a Landscape & Visual Impact Assessment (LVIA) chapter as part of an Environmental Statement (ES) for an outline planning application. The outline planning application (with all matters reserved other than access) comprises the erection of two industrial warehouses (B2/B8), ancillary class E office, with supporting loading bays, trailer bays, trailer park spaces, parking spaces, and landscaping on land off Birch Business Park, and is to be referred to within this LVIA chapter as the proposed development.
- 10.1.2 This chapter reports the outcome of the assessment of likely Significant effects arising from the proposed development upon the surrounding landscape resource and visual amenity. The site and surrounding landscape were visited by competent landscape architects on the 21 April 2026 before producing this LVIA chapter. A visualisation consultant also visited the site to carry out verified photography on the 30 April and 1 May 2026.
- 10.1.3 The site is approximately 4.1 hectares (ha) in size, located to the north of Birch Business Park off Moss Hall Road in Heywood, Rochdale. The settlement of Heywood located 2.5km north, and the town of Rochdale located 7.5km north. The site is located north-west of Birch Motorway Services on the M62 Corridor. The location of the site is illustrated below in Images 10.1 and 10.2.

Image 10.1 Site location plan (OS Mapping)



Source: 25km scale raster OS Mapping © Crown copyright and database rights 2025 OS AC0000848283. Supplied by: www.ukmapcentre.com

- 10.1.4 The site is accessible through the existing 12.9-hectare business park (see Image 10.2). The site is open vacant land with visible signs of earthworks associated with construction-derived materials generated as part of the wider existing Birch Business Park development. The site contains existing hedgerows along the northern, eastern and southern perimeter with predominantly hawthorn species containing significant gaps. The site contains areas of unmanaged vegetation particularly along the

western perimeter (dogwood, goat willow, silver birch, and hawthorn), and along the northern perimeter (goat willow, bulrush, and common rush).

- 10.1.5 The existing site comprises of a range of habitats as detailed in the Preliminary Ecological Assessment Report (E3P, 2025) including other neutral grassland, willow scrub, mixed scrub, other woodland: broadleaved, reedbed, lowland fen, individual trees, line of trees, species-rich native hedgerow, and log/brush piles.
- 10.1.6 The existing vehicular access of the site is a spine road through Birch Business Park located off Moss Hall Road. Birch Business Park contains a security barrier access point to prevent free flowing traffic into the business park. The site would be accessible via the M60, M66, and M62 offering connections to Manchester, Liverpool, and Leeds.
- 10.1.7 The surrounding landscape comprises agricultural fields, commercial use (i.e. Heywood Distribution Park), residential settlement, Viridor Pilsworth South landfill site, woodland belt particularly along Brightley Brook, and recreational uses (i.e. fishery, golf course, and playing fields). The wider setting contains a good network of public right of ways (PRoWs); the closest PRoW is footpath HeyFp74 that partly runs adjacent the northern and eastern boundaries of the site.

Image 10.2 Site location plan (Satellite)



Source: Imagery ©2026 Airbus, Landsat/ Copernicus, Maxar Technologies, Vexcel Imaging US, Inc., Map data ©2026

Purpose of LVIA Chapter

- 10.1.8 The purpose of this LVIA chapter is to consider the feasibility of the proposed development in terms of landscape and visual effects. The landscape and visual impact assessment will address and

report the likely significance of effects of the proposed development on the application site, immediate setting, and the wider setting in terms of landscape and visual matters. The effects of the proposed scheme are considered over both the construction phase and operational phase at year 1. Additionally, residual effects at year 15 of operation, and cumulative landscape and visual effects will be considered. The separate assessments of sensitivity of identified landscape and visual receptors combined with the magnitude of effects from the proposed development will help judge the significance of effects on landscape as a resource, and visual amenity. This LVIA chapter will recommend mitigation or enhancement measures to help minimise the level of change identified or improve the condition and character of the proposed development over time within the context of the surrounding landscape setting.

- 10.1.9 Guidelines for Landscape and Visual Impact Assessment (GLVIA3) states that '*Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity*' (Landscape Institute and IEMA, 2013, page 4, para 1.1).
- 10.1.10 Within this chapter, the landscape impact assessment has assessed the effects of the proposed development's interaction with the existing landscape character areas (landscape receptors). The visual impact assessment considers the effect of the Proposed Scheme on the visual amenity experienced by people (visual receptors) and how this would change through a series of representative views.
- 10.1.11 This chapter of the ES assesses the likely Significant effects of the proposed development on the environment.
- Temporary visual intrusion during the construction of the proposed development;
 - Permanent effect to the landscape character, context and quality of the Application Site and its surrounds due to the presence of completed and operational proposed development; and
 - Permanent effects on the visual receptor's short, medium, and long-range representative views (including the visual amenity experienced by people within the views) due to the presence of the completed and operational proposed development.
- 10.1.12 This chapter (and its associated figures and appendices) should be read together with the Introduction (Chapter 1) of Volume 2: Main Report Volume, and the Summary of Cumulative Effects, Impacts and Mitigation (Chapter 17).

The proposed development

- 10.1.13 This LVIA chapter will base the landscape and visual impact assessments on the proposed illustrative masterplan (Dwg. 25017-HFR-AV-XX-DR-A-9120 P3, Illustrative Masterplan, dated 17/04/2026) by Fletcher Rae Architects (refer to Image 10.3).
- 10.1.14 The proposed development comprises the erection of two industrial warehouses (B2/B8), ancillary class E office, with supporting loading bays, trailer bays, trailer park spaces, parking spaces, and landscaping on land off Birch Business Park.
- 10.1.15 The proposed development will consist of two new 18m high commercial units each with double ridge hipped roofs. The proposed development will include associated car parking facilities, service yards, and proposed soft landscaping (refer to Image 10.3).

10.1.16 The proposed development is based on the following maximum parameters for the development:

- Up to 12,241 m² employment floorspace (industrial, storage and distribution and ancillary office floorspace - use classes B2, B8 and E[g][iii]);
- Vehicular, improvements;
- Creation of landscaped buffers to the site perimeter; and
- Maximum building height of 18m.

Image 10.3: Proposed Illustrative Masterplan (25017-HFR-AV-XX-DR-A-9120 P3, Illustrative Masterplan, dated 17/04/2026, by Fletcher Rae Architects)



10.1.17 The two commercial units and associated infrastructure will be positioned to the north of the existing Birch Business Park and accessible via the existing security gate entrance of Birch Business Park off Moss Hall Road. The proposed development will include a new vehicular access route extending from the existing access road within Birch Business Park.

10.1.18 This LVIA chapter assumes that the ultimate height of the proposed units will be 18m high from the proposed finish floor levels (FFL); finished floor level of south-western unit being 123.5m above ordnance datum (AOD), and the north-eastern unit 121.535m (AOD). Refer to Image 10.4, the proposed parameters plan (25017-HFR- AV-XX-DR-A-9119 P2, dated 21/07/2025) by Fletcher Rae Architects.

$\frac{1}{\sqrt{\pi}} \int_{-\infty}^{\infty} f(x) e^{-x^2} dx = \frac{1}{\sqrt{\pi}}$

March 2024 and provides the framework within which the participating districts need to develop their own local plans.

10.2 CONSULTATION, SCOPE, METHODOLOGY AND SIGNIFICANCE CRITERIA

CONSULTATION UNDERTAKEN TO DATE

10.2.1 Table 10-1 provides a summary of the consultation activities undertaken in support of the preparation of this assessment.

Table 10-1 - Summary of consultation undertaken

Body / organisation	Individual / stat body / organisation	Meeting dates and other forms of consultation	Summary of outcome of discussions
Rochdale Borough Council	Case officers: Nick Brookman and Ryan Grant	1 st April 2026, confirmation by email.	Approval of the 9 initial viewpoints submitted.

EXTENT OF THE STUDY AREA

STUDY AREA

- 10.2.2 A 2.5km study area is proposed based on a desk-based study to define the extent of the landscape resource and visual amenity to be considered.
- 10.2.3 Following the modelling of the ZTV, a study area radius of 2.5km was determined by considering the published character areas, OS mapping, aerial imagery, relevant designations, visual receptors, and the extents of the ZTV.
- 10.2.4 The landscape assessment will cover a 2.5km radius, whilst viewpoint locations are limited to 2.5km radius and consider close range, mid-range, and long-distance views.
- 10.2.5 The study area does not define the area beyond which there would be no impact. The study area defines the extent within which Significant landscape and visual effects have the potential to occur.

SCOPE OF THE ASSESSMENT

10.2.6 The scope of this assessment has been established through an ongoing scoping process. Further information can be found in Chapter 5: Approach to EIA.

Elements Scoped Out of the Assessment

- 10.2.7 It is considered that any landscape or visual effects arising as a result of the proposed development outside of the defined study area at a distance of greater than 2.5km radius is considered to be no more than Negligible based on professional opinion and is scoped out of this LVIA.
- 10.2.8 No identified landscape character areas, visual receptors, or cumulative sites located within the defined study area were scoped out of this LVIA.

Elements Scoped into the Assessment

- 10.2.9 After consultation was undertaken, additional viewpoints 10 and 11 were scoped in by Ascerta to cover visual receptors to the east of the proposed development due to the extent of ZTV in that eastern area not being covered by any of the nine agreed viewpoint locations.
- 10.2.10 During the site visit, Ascerta decided to rename vp2 as vp2B and to scope in another viewpoint location called VP2A to consider a further representative viewpoint with potentially more visibility of the proposed development along Moss Hall Road that considered the same visual receptors of the original vp2.

Table 10-2 - Elements scoped into the assessment

Element scoped in	Justification
Viewpoint 2A	Additional view from Moss Hall Road with potentially more visibility of the proposed development, viewpoint located opposite the main entrance of Birch Business Park.
Viewpoint 10	Additional view to represent pedestrians and vehicle users of Hareshill Road. Also, to cover mid-range views within the eastern extent of the ZTV.
Viewpoint 11	Additional view to represent pedestrians of PRow footpath (HeyFp143). Also, to cover long distance views within the eastern extent of the ZTV.

CONSTRUCTION AND OPERATIONAL STAGES

Construction Phase

- 10.2.11 The following elements are considered to have the potential to give rise to likely Significant effects during construction of the proposed development and have therefore been considered within this assessment:
- Site compound,
 - Earthworks,
 - Storage of earth and materials,
 - Temporary fencing including tree protection fencing,
 - Services and drainage infrastructure works,
 - Building construction,
 - Highway construction,
 - Construction of the car parking facilities and service yards associated with the units,
 - Use of crane towers and scaffolding,
 - Dust, noise, and associated construction activities,
 - Removal of some other neutral grassland, willow scrub, mixed scrub, other woodland: broadleaved, reedbed, lowland fen, species-rich native hedgerow, and log/brush piles. to facilitate the development,
 - Implementation of soft landscaping of perimeter landscape buffers.

- 10.2.12 Construction works and activity on site would involve dust, noise, disturbance, construction vehicles, machinery, scaffolding, earth mounds, fencing and the site compound. Construction traffic would access the site via the main entrance of Birch Business Park off Moss Hall Road.
- 10.2.13 Existing perimeter trees and scrub would be protected during construction where feasible. The potential effects of construction would be mitigated and minimised and construction working methods adopting best practices wherever practicable.

Operation Phase at Year 1

- 10.2.14 The following elements are considered to have the potential to give rise to likely Significant effects during the operation phase at year 1 of the proposed development and have therefore been considered within this assessment:
- 10.2.15 Operation year 1 works would include the following additions:
- Two commercial units with an ultimate height of 18m,
 - Access road,
 - Carparking facilities,
 - Service yards,
 - Recently implemented perimeter buffer planting comprising of specimen trees, scrub planting, woodland planting, gapping up of existing perimeter hedgerow, additional hedgerow planning, wildflower meadows and grassland.

Operation Phase at Year 15 (Residual Impacts)

- 10.2.16 The following elements are considered to have the potential to give rise to likely Significant residual effects during the operation phase at year 15 of the proposed development and have therefore been considered within this assessment:
- 10.2.17 Operation year 15 works would include the following additions:
- Two commercial units with an ultimate height of 18m,
 - Access road,
 - Carparking facilities,
 - Service yards,
 - Matured perimeter buffer planting comprising of specimen trees, scrub planting, woodland planting, gapping up of existing perimeter hedgerow, additional hedgerow planning, wildflower meadows and grassland.

GUIDANCE

- 10.2.18 This methodology has been developed in accordance with the principles of good practice set out in the following published guidance produced regarding landscape / landscape and visual impact assessment:
- An Approach to Landscape Sensitivity Assessment - To Inform Spatial Planning and Land Management (2019) Natural England;
 - Technical Guidance Note 02/21 Assessing landscape value outside national designations (2021) Landscape Institute;
 - An Approach to Landscape Character Assessment (2014) Natural England;
 - GLVIA3 - Statements of clarification, (2015) Landscape Institute (LI);

- Guidelines for Landscape and Visual Impact Assessment - Third Edition (GLVIA3), (2013) published by The Landscape Institute (LI) and the Institute of Environmental Management and Assessment (IEMA);
- Landscape Institute Technical Guidance Note 06/19: Visual Representation of Development Proposals (2019) Landscape Institute (LI);
- TIN 08/2015 Landscape Character Assessment, (2016) Landscape Institute (LI); and
- TIN 05/2017 Landscape Character Assessment, (Revised April 2018) Landscape Institute (LI).

APPROACH

10.2.19 Key stages of approach:

- Desk-based research of proposed layout, relevant designations, planning policy and OS mapping to define a study area and scope the areas of landscape resource and visual amenity to be assessed. Produce a Zone of Theoretical Visibility - ZTV and suggest viewpoint locations.
- Pre-consultation with the Local Planning Authority to agree the initial viewpoint locations, scope, and approach of the LVIA.
- Site visits to conduct site analysis and baseline photography from each of the agreed viewpoint locations.
- Identification of elements and characteristic of the landscape likely to be affected by the scheme and identification of the visual receptors.
- Evaluate the value and susceptibility of the landscape resource and visual receptors.
- Assess the magnitude of effects on the landscape resource and visual amenity that are predicted to occur, evaluated in terms of their magnitude, size or scale, geographical extent, duration, and reversibility.
- An evaluation of the overall significance of landscape and visual effects.
- Identification of the mitigation measures appropriate to the proposed scheme.
- Identification of the enhancement measures to the landscape.
- Summarise the assessed effects on landscape resource and visual amenity and conclude an opinion on identified Significant and non-Significant effects.

Mapping Visibility

- 10.2.20 GLVIA3 advises that land that may potentially be visually connected with a proposed development should be identified and mapped bearing in mind a reasonable approach which is proportional to the scale and nature of the proposed development.
- 10.2.21 GLVIA3 identifies two main approaches to mapping visibility, by a manual method and by a digital (or computer modelled) method.
- 10.2.22 In this instance, a Zone of Theoretical Visibility (ZTV) has been modelled to map the potential visible extent of the proposed development before conducting site analysis. A 2.5km study area has been defined based on desk-based study to define the extent of the intervisibility of the proposed development within the landscape resource and visibility within the visual amenity.

Zone of Theoretical Visibility (ZTV)

- 10.2.23 The Zone of Theoretical Visibility (ZTV) is a computer-generated tool used to identify the 'theoretical' extent of visibility of a development and help refine the extent of the study area.
- 10.2.24 LIDAR composite DTM data was used to produce a 'bare earth' ZTV model that considers a worst-case scenario of only the topography. The second ZTV was generated using LIDAR composite last return DSM data and includes surface factors other than just terrain that would influence visibility including built form, trees, hedgerows, walling, woodland, etc. The DSM ZTV is a useful tool to help select study area radius and viewpoint locations; however, it is worth noting that the surface data used may not accurately represent the current baseline.
- 10.2.25 GLVIA3 recognises the importance of surrounding landscape components in influencing actual visibility and in relation to these components it states: '*Their effects are best judged by field surveys that can examine and record their location, size and extent, and their effect in screening visibility at key points... Site surveys are therefore essential to provide an accurate baseline assessment of visibility.*' (Landscape Institute, para 6.10, page 103).
- 10.2.26 The ZTV were generated using QGIS software and a plugin called Visual Analysis using the following data, information, and parameters:
- LIDAR composite last return digital surface model (DSM) and digital terrain model (DTM) data by Defra from 2022 at 1m resolution;
 - Ordnance Survey mapping at 1:25,000 scale and 1:50,000 scale;
 - Viewer eye height set at 1.7m above landform;
 - Reference points of the ridgelines 18m from the ground.
- 10.2.27 The ZTV indicated that the proposed development might be visible beyond 2.5km radius of the Site; it is considered that any views experienced by potential receptors in these areas would be either very distant or largely screened and that the magnitude of effects would be lower than that experienced by receptors located within a 2.5km radius.

Viewpoint Photography and Visualisations (AVRs)

- 10.2.28 Panoramic photography was taken from each representative viewpoint using a DSLR camera with a full frame sensor, fixed 50mm lens, tripod, and panoramic head to comply with Technical Guidance Note 06/19 Visual Representation of Development Proposals by the Landscape Institute. All viewpoint locations were initially surveyed with a handheld GPS unit. The viewpoints were retaken by a Visualisation Consultant and the viewpoint locations survey-verified using Global Navigation Satellite System (GNSS) equipment for a wireline model with a semi-transparent hatch for the photowire with massing visualisations to be complete.
- 10.2.29 The Technical Guidance Note by the Landscape Institute identifies and describes visualisation types 1-4:
- 'Type 1 Annotated Viewpoint Photograph
 - Type 2 3D Wireline / Model
 - Type 3 Photomontage / Photowire
 - Type 4 Photomontage / Photowire (survey / scale verifiable)' (LI, para 3.5.2, page 9).

10.2.30 After reviewing the Norther Gateway's Viewpoints (Appendix 1) we added 2 additional viewpoints (10 and 11) to our initial 9 approved by the case officer in order to align our scope with their outline planning application. We also confirmed with the client that GNSS equipment was required to produce more accurate Type 3 AVR level 1 Photowires for the proposed development. The GNSS equipment has Higher reliability, better accuracy, and increased robustness compared to GPS equipment. This defined the scope as twelve viewpoint locations were produced as Accurate Verified Visualisations (AVRs) at level 1 (photowires with massing and taking into account degree of visibility due to intervening built form, trees, vegetation, etc).

10.2.31 AVRs are to be based on Technical Guidance Note 06/19 Visual Representation of Development Proposals by the Landscape Institute and the methodology detailed within the LVIA. The photography would be retaken with suitable fixed lenses (depending on distance to site) with a DSLR camera with full frame sensor, tripod, and panoramic head. The viewpoint locations would be accurately surveyed for the AVRs using accurate survey equipment:

AVR Level 0 Location and size of proposal

AVR Level 1 Location, size, and degree of visibility of proposal

AVR Level 2 As level 1 + description of architectural form

AVR Level 3 As level 2 + use of materials

Image 10.5 AVR level guidance (Landscape Institute, 2019)



Image above extracted from Appendix 6 of the Technical Guidance Note 06/19 Visual Representation of Development Proposals by the Landscape Institute, 2019

10.2.32 Approach for AVR1s:

- Modelling and placing the 3D objects to the 3D scene.
- Visiting the 12no. viewpoint locations to retake photography with camera equipment and accurately survey viewpoint location with survey equipment
- Finding guides (for each viewpoint) for the alignment.

- Creating the 3D scene (setting up the cameras, 3D models, reference points).
- Render the guides for the alignment with the panorama photography.
- Render the 3D models.
- Masking the foreground with the proposal.
- Templating Photowires for 12no. viewpoints.

Provide methodology of visualisations for the LVIA.

METHODOLOGY

LANDSCAPE AND VISUAL ASSESSMENTS

- 10.2.33 The LVIA will separately identify the landscape and visual baselines and consider the site context. The LVIA will evaluate the sensitivity of the receiving landscape and visual receptors based on a combined judgement of value and susceptibility. The magnitude of effect associated with the addition of the proposed development into the landscape resource and visual amenity will be assessed. The overall significance of effects for landscape and visual amenity will be based on a combined judgement of the sensitivity and the magnitude of effect.
- 10.2.34 The following terms have been used to define the significance of the effects identified and apply to both Beneficial and Adverse effects:
- **Major effect:** where the proposed development could be expected to have a substantial improvement or deterioration on receptors;
 - **Moderate effect:** where the proposed development could be expected to have a noticeable improvement or deterioration on receptors;
 - **Minor effect:** where the proposed development could be expected to result in a perceptible improvement or deterioration on receptors; and
 - **Negligible:** where no discernible improvement or deterioration is expected as a result of the proposed development on receptors, including instances where no change is confirmed.
- 10.2.35 As set out in **Chapter 5: Approach to EIA**, effects that are classified as **Moderate or above** are considered to be **Significant**. Effects classified as below **Moderate** are considered to be **Not Significant**.
- 10.2.36 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement will be described as High-Medium or Moderate-Minor etc.

Landscape Character

- 10.2.37 Landscape character assessment will be based on research and review of the published National Character Map that describes and classifies the existing landscape character within the study area.
- The site is located entirely within National Character Area No.54 Manchester Pennine Fringe, one of the 159 broad landscape character areas identified in the National Character Map. The published district and local level character assessments by relevant Borough Councils will also be referenced.

Landscape Susceptibility to Change

- 10.2.38 The ability of the landscape receptor, whether the overall landscape, condition of a particular character area, or individual elements, or particular aesthetic or perceptual aspects accommodate the proposed development without undue consequences for the maintenance of the existing

baseline. The definition and criteria for the assessment of landscape susceptibility to change is as follows:

Table 10-3 – Landscape Susceptibility

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

Landscape Value

- 10.2.39 Landscape value is the relative value or importance attached to different landscapes by society based on their landscape qualities that comprise of individual or combinations of elements/ features and aesthetic or perceptual dimensions which contribute to the character of the landscape.
- 10.2.40 The site is located within The Manchester Pennine Fringe. The Manchester Pennine Fringe occupies the transitional zone between the open moorlands of the Dark Peak and Southern Pennines, and the densely populated urban conurbation of Manchester. The area wraps around Manchester from Bolton in the north-west to the edge of Hazel Grove in the east, and includes the industrial towns of Bury, Bolton, Rochdale, Oldham, Dukinfield and Glossop. The following range of factors are to also be considered when determining value for areas outside national designations. However, the below bullet points are only indicators to be considered and are not a comprehensive or prescriptive list. Where there is no clear existing evidence on value, an assessment is made with the range of factors below considered (below factors are based on the guidance in Table 1 of TGN 02/21 by the Landscape Institute, Pages 7-11)
- *Natural Heritage*
 - *Cultural Heritage*
 - *Landscape Condition*
 - *Associations*
 - *Distinctiveness*
 - *Recreational*

- *Perceptual (Scenic)*
- *Perceptual (Wildness & tranquillity)*
- *Functional'*

10.2.41 This assessment will evaluate value based on landscape receptors being of High, Medium, or Low importance based on the range of factors listed above. The range of factors are not fixed and should be appropriate to the project and location.

Table 10-4 – Landscape Value

Landscape Value	Definition
High	Designated Landscapes for their international or national importance such as World Heritage Site, National Landscape, National Parks, Grade I and Grade II* Listed buildings or Registered Parks and Gardens. An area with Highly valued features that is well cared for to give a strong sense of place.
Medium	Landscape designated for its local or regional importance with intact character such as Grade II* and Grade II Listed Buildings or Registered Parks and Gardens, Conservation Areas, Scheduled Monuments, local nature site, long distance recreational routes. Tree Preservation Orders (TPO) and local designations that have geographic, cultural or landscape significance. An undesignated landscape which may be valued locally by the community such as an important open space. A landscape which is relatively coherent, with a good but not exceptional sense of place that may lack quality and cohesion.
Low	Areas or features of local importance such as TPO, Public Right of Way (PRoW) and locally listed buildings.

Landscape Sensitivity

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

Table 10-5 – Landscape Sensitivity

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

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

Magnitude of Landscape Effects

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

Table 10-6 – Magnitude of Landscape Effects

Magnitude of Landscape Effects	Definition
High	• Total loss of or Major alteration to key features or perceptual aspects of the baseline and/or the addition of new features considered to be totally uncharacteristic when set within the attributes of the receiving landscape. • The impacts would be of a large scale influencing several landscape character types/areas. The impacts would be long term and/or irreversible.
Medium	• Partial loss of or alteration to key features or perceptual aspects of the baseline and/or the addition of new features that may be prominent but may not necessarily be considered to be Majorly uncharacteristic when set within the attributes of the receiving landscape. • The impacts would be at the scale of the landscape character type/area within which the proposed development lies. The impacts would be Medium term and/or partially reversible.
Low	• Minor loss of or alteration to key features or perceptual aspects of the baseline and/or the addition of new features that may not necessarily be considered to be uncharacteristic when set within the attributes of the receiving landscape. • The impacts would be at the level of the immediate setting of the site. The impacts would be short term and/or reversible.
Negligible	• Very Minor loss of or alteration to key features or perceptual aspects of the baseline and/or the addition of new features that are not uncharacteristic with the surrounding landscape - approximating the 'no change' situation. • The impacts would be at the site level, within the development site itself.

	The impacts would be very short term and/or reversible.
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Significance of Landscape Effects

- 10.2.45 The final conclusions on effects are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional opinion of the individual judgements against the assessment criteria.
- 10.2.46 GLVIA3 suggests that there are no hard and fast rules with regard to the overall significance of effects, therefore the following definitions of varying levels of landscape effects have been used for this LVIA chapter:

Table 10-7 – Significance of Landscape Effects

Significance of Landscape Effects	Definition
Major	The proposed development has a large and prominent impact within the context of the wider area or are wholly out of character with the existing situation, and/or the landscape receptors are of High sensitivity.
Moderate	The proposed development has a noticeable impact within the context of the wider area, and/or the landscape receptors are of Medium sensitivity.
Minor	The proposed development has some, but only a limited impact within the mainly local context, and/or the landscape receptors are of Low sensitivity.
Negligible	The degree of change is so small as to have little or no impact, and/or the landscape receptors are of Low sensitivity.

- 10.2.47 Significance of landscape effects assessed as **Moderate Adverse** or **Major Adverse** are considered **Significant** for the purposes of the EIA Regulations. Effects assessed as **Moderate-Minor Adverse** or less are considered **Non-Significant** but are reported to ensure transparency and to inform detailed design and mitigation where appropriate.
- 10.2.48 Cumulative landscape assessment is required where the proposed development is assessed as giving rise to likely Significant effects on its own, or where there is a realistic potential for non-Significant effects to interact with other developments and give rise to Significant cumulative landscape effects.

Visual Receptors

- 10.2.49 As with landscape effects, a consideration of the sensitivity of visual receptors and the magnitude of the impact determines the significance of effect on visual receptors.
- 10.2.50 GLVIA3 states that, '*...Visual receptors are all people. Each visual receptor, meaning the particular person or group of people likely to be affected at a specific viewpoint, should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views*' (LI and IEMA, para 6.31, page 113).

Sensitivity of Visual Receptors

- 10.2.51 Sensitivity of visual receptors is based on a combined judgement of their susceptibility to change in views and visual amenity and the value attached to each particular view. The judgement of sensitivity of visual receptors will be considered as High, High-Medium, Medium, Medium-Low, or Low.

Susceptibility of Visual Receptors to Change

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

Table 10-8 – Visual Susceptibility

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

Value Attached to Views

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

Table 10-9 – Value attached to Views

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

Magnitude of Visual Effects

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

Table 10-10 – Magnitude of Visual Effects

Magnitude of Visual Effects	Definition
High	• Total loss of or Major alteration to views and/or the addition of new features that would be incongruous, very prominent, and/or would greatly contrast with the existing view. • Full, open views experienced for the majority of a journey. • The views would be close, direct, and/or totally occupied by the proposed development.
Medium	• Partial loss of or alteration to views and/or the addition of new features that would be prominent, and/or would contrast with the existing view. • Partial views experienced for part of a journey or activity.

	The views would be middle distance, partially oblique and/or partially occupied by the proposed development.
Low	- Minor loss of or alteration to views and/or the addition of new features that would not be prominent, and/or would not contrast with the existing view. - Glimpsed views experienced for a small part of a journey or activity. - The views would be distant, oblique, and/or only a small part of the view would be occupied by the proposed development.
Negligible	- Very minor loss of or alteration to views and/or the addition of new features that are unlikely to be readily perceived. - Very brief glimpsed views. - The views would be very distant, very oblique, and/or only a tiny part of the view would be occupied by the proposed development.

10.2.55 The sensitivity of the affected receptor is assessed on a scale of High, Medium, Low and Negligible, and the magnitude of visual effects is assessed on a scale of large, Medium, small, Negligible and no change, as set out in **Chapter 5: Approach to EIA**.

Significance of Visual Effects

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

Table 10-11 – Significance of Visual Effects

Significance of Visual Effects	Definition
Major	The proposed development would be out of character with the existing situation or prominent and contrasting with the existing views, the changes would be experienced by a large number of people, and/or the visual receptors would be of High sensitivity to the changes.
Moderate	The proposed development would be noticeable in views but not dominating, the changes would be experienced by a Medium number of people, and/or the visual receptors would be of Medium sensitivity to the changes.
Minor	The proposed development would result in small changes to the views, the changes would be experienced by a small number of people, and/or the visual receptors would be of Low sensitivity to the changes.
Negligible	The proposed development would not be readily perceived in views, the changes would be experienced by a very small number of people, and/or the visual receptors would be of Low sensitivity to the changes.

10.2.57 Significance of visual effects assessed as **Major Adverse**, **Major-Moderate Adverse**, or **Moderate Adverse** are considered **Significant** for the purposes of the EIA Regulations. Effects assessed as

Moderate-Minor Adverse or less are considered **Non-Significant** but are reported to ensure transparency and to inform detailed design and mitigation where appropriate.

- 10.2.58 Cumulative visual impact assessment is required where the proposed development is assessed as giving rise to likely Significant effects on its own, or where there is a realistic potential for non-Significant effects to interact with other developments and give rise to Significant cumulative visual effects.

Nature of Landscape and Visual Effects

- 10.2.59 The nature of the effects relating to landscape or visual receptors can be expressed as 'Adverse', or 'Beneficial' depending on the assessor's understanding of the nature and condition of the existing landscape resource and visual amenity and how this will be changed based on the proposed development.

Table 10-12 – Nature of Landscape and Visual Effects

Nature of Effects	Definition
Beneficial	The introduction of proposed elements or the overall proposed development will be perceived as positive within the landscape resource or view / visual amenity. Elements of the proposed development will enhance or improve already degraded areas of the landscape resource or view / visual amenity.
Adverse	The proposed development will have a negative effect on the existing landscape resource or view / visual amenity. This may include the loss of key views or the degradation landscape that is valued or of notable quality.

CUMULATIVE EFFECTS

- 10.2.60 Cumulative assessment is required where the proposed development is assessed as giving rise to likely Significant effects on its own, or where there is a realistic potential for Non-Significant effects to interact with other developments and give rise to Significant cumulative effects. This approach is supported by Planning Practice Guidance, which confirms that Environmental Statement should be focused on likely Significant effects and be proportionate to the nature and scale of the development.
- 10.2.61 The cumulative assessment is based on the same landscape and visual baseline and receptor groups as the main LVIA, and the methodology is also the same in terms of forming and expressing judgements.
- Cumulative effects on landscape receptors arise from combined direct and/or indirect effects on the physical landscape interpreted by the same receptor. For example: two developments within the same character area; or one development within, and one visible from, a designated area.
 - Cumulative effects on visual receptors arise either from two (or more) developments both being visible from the same place; or from sequential views as people travel.
 - Combined visibility: when the receptor is able to see two or more developments from one viewpoint:
 - in combination when the developments are within one field of view
 - or in succession when the observer has to rotate to see both.

- Sequential visibility: when the observer has to move along the route to see other developments.

10.2.62 In order to maintain consistency with the LVIA methodology, the cumulative assessment adopted the same 2.5 km study area applied throughout the assessment. Nine cumulative sites were identified relevant to the assessment. These sites were reviewed in relation to their potential to contribute to cumulative landscape and visual effects when experienced alongside the proposed development. The assessment considered the type, scale, location, and visibility of each cumulative site, together with the potential for combined direct or indirect effects on the landscape and visual receptors. The cumulative assessment was undertaken proportionately and in accordance with relevant guidance contained within Guidelines for Landscape and Visual Impact Assessment (GLVIA3).

10.3 LEGISLATIVE FRAMEWORK, POLICY AND GUIDANCE

PLANNING POLICY AND GUIDANCE

10.3.1 This combined assessment has been undertaken using relevant legislation and guidance set out in national, regional, and local planning policy. This has been set out and detailed below.

LEGISLATION

10.3.2 The subsequent legislation is relevant to the proposed scheme:

- The European Landscape Convention
- The Town and Country Planning (Environmental Impact Assessment Regulations 2017)

NATIONAL PLANNING POLICY

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

- The Town and Country Planning Act (TCPA), 1990;
- The National Parks and Access to the Countryside Act, 1949;
- The Wildlife and Countryside Act (WCA), 1981;
- The Countryside and Rights of Way Act (CROWA), 2000;
- The Hedgerow Regulations, 1997;
- The Environment Act, 2021;
- The Natural Environment and Rural Communities Act (NERC), 2006;
- The Conservation of Habitats and Species Regulations, 2019.(EU Exit); and
- National Planning Policy Framework (NPPF), updated December 2024).

10.3.4 The NPPF was updated in February 2025 and sets out the Government's national planning policies. The NPPF provides a framework to reference when producing locally prepared plans for housing and other development and should be considered in development plans and planning decisions.

10.3.5 The updated NPPF emphasises achieving well-designed places (chapter 12, pages 39-41), conserving, and enhancing the natural environment (chapter 15, pages 54-58) and conserving and enhancing the historic environment (chapter 16, pages 59-62).

10.3.6 In regard to achieving well-designed places, the NPPF states that developments should be '*sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)*' (Para 135c, page 40).

- 10.3.7 The framework suggests conserving and enhancing the natural and local environment by '*protecting and enhancing valued landscapes... and ... recognising the intrinsic character and beauty of the countryside...*' (para 187a and b, page 54).

REGIONAL PLANNING POLICY

- 10.3.8 Regional policy relevant to the proposed scheme is the Places for Everyone (PfE) Joint Development Plan document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039 (Adopted 21 March 2024), previously Greater Manchester Spatial Framework. The PfE Joint Development Plan was adopted in March 2024 and is the strategic development plan for nine Greater Manchester districts, including Rochdale.
- 10.3.9 Policy measures relevant to this LVIA chapter are (Nine Greater Manchester local authorities, 2024):

Greener Places

- Policy JP-G1 – Landscape Character (Page 152-153)
- Policy JP-G2 – Green Infrastructure Network (Page 159-160)
- Policy JP-G7 – Trees and Woodland (Page 176-177)
- Policy JP-G9 – The Green Belt (Page 183-184)

Places for People

- Policy JP-P1 – Sustainable Places (Page 189-191)
- Policy JP-P2 – Heritage (Page 192-194)

Image 10.6 Extract from Places for Everyone Map

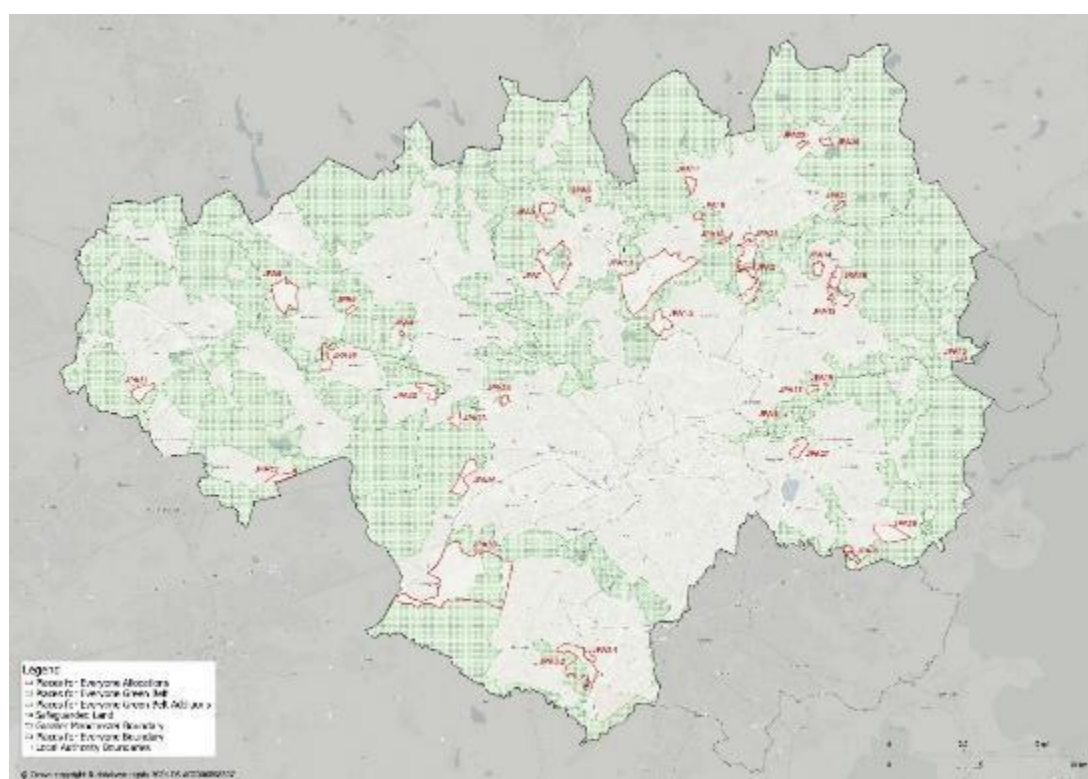
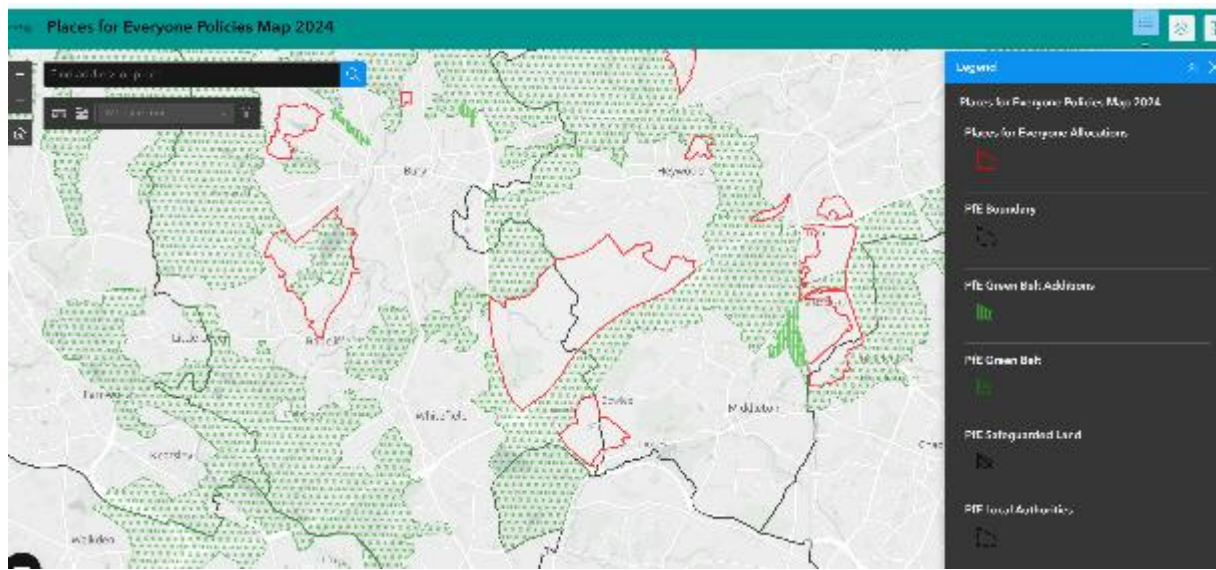


Image 10.7 Extract from Places for Everyone Map interactive map



LOCAL POLICY

10.3.10 Rochdale Metropolitan Borough Council's currently adopted Local Plan policies and plans comprises of the following documents; the Core Strategy, the Greater Manchester Joint Waste Development Plan, the Greater Manchester Joint Minerals Development Plan, the Rochdale Borough Unitary Development Plan and Policies, and the Maps for Rochdale Borough Unitary Development Plan.

Rochdale Borough Local Plan (Core Strategy), Adopted October 2016

10.3.11 The Core Strategy that was adopted October 2016 and is the lead document of the Local Plan and sets the strategic vision for development up to 2028. Relevant core strategy policies are as follows:

10.3.12 **Policy P2 – Protecting and enhancing character, landscape, and heritage** states that ‘1. *We will protect and enhance the borough’s character, the distinctiveness of its town centres, housing areas and countryside, and the qualities of its landscapes, utilising the considerable potential of these assets in development and regeneration schemes. We will do this by:*

- a. *Requiring new development to integrate successfully with the key natural features of the borough, e.g. river valleys and the Pennine landscape;*
- b. *Requiring new development to take opportunities to protect and open up important views of hills and valleys which are part of the borough's unique character;*
- c. *Restoring the River Roch and other water bodies to their place as key and attractive features of the borough, including opening up waterways where they have been covered, and enhancing their setting, heritage assets and biodiversity potential;*
- d. *Protecting, enhancing and utilising outstanding cultural landscapes, such as the Cheesden Valley area and around Littleborough and Hollingworth Lake; and*
- e. *Conserving and enhancing townscape character.*

2. We will protect the borough's heritage by:

- a. *Conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings. Key heritage assets of the borough include:*
 - i. *Four outstanding conservation areas: Central Rochdale, Middleton and Littleborough town centres and Rock Nook/Summit;*
 - ii. *Other designated assets such as listed buildings, conservation areas, registered parks and scheduled ancient monuments;*
 - iii. *The heritage of the Co-operative movement, the Rochdale Pioneers and the Labour movement;*
 - iv. *The Edgar Wood and J.H. Sellers cultural heritage;*
 - v. *The heritage of the seventeenth and eighteenth century vernacular tradition; and*
 - vi. *The engineering heritage, including mills, canals and railways.*
- b. *Conserving, enhancing and utilising other non-statutory heritage assets of local interest, be they buildings, parks, gardens or archaeological sites, including promoting their sensitive restoration;*
- c. *Using heritage assets positively and intelligently to strengthen identity and image and support the visitor economy, particularly in development and regeneration schemes; and*
- d. *Prioritising the conservation of heritage assets at risk from decay, giving special attention to designated heritage assets in this regard' (Pages 82-83).*

10.3.13 **Policy P3 – Improving design of new development** states that 'We will require all new developments, including associated landscaping, regardless of location in the borough, to adhere to high standards of design. The following design principles should be adhered to wherever relevant:

- *Enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general;*
- *Ensure that buildings contribute positively to the townscape, and are well proportioned;*
- *Incorporating design measures that design out crime and ensure developments and spaces are safe to use and access (including lighting as appropriate);*
- *Provide an appropriate mix of uses and consider the needs of all sections of society;*
- *Ensure a development is easy to move through and get around, especially for pedestrians, cyclists, public transport, disabled people and emergency service vehicles;*
- *Provide a hierarchy of routes, streets and spaces, relating positively to visual connections between the development and its surroundings;*
- *Ensure that the intended functions of buildings and spaces should be easily understood, and their entrances appropriately located and visible;*
- *Ensure buildings can be easily adapted to meet future/alternative needs of occupants;*
- *Minimise impact upon the environment, and adapt to the impact of climate change, including by re-using existing buildings and materials (maximising the benefits of existing embodied energy) and utilising sustainable drainage (Policies G1 and G2);*

- *Design buildings and spaces so that quality and appearance can be maintained over time; and*
- *Reduce the monotony and visual impact of car parking areas by using substantial and well-integrated landscaping.*

All developments should have regard to the principles outlined in the following documents (or equivalent documents which replace them), which set out in detail the Council's design expectations for new development:

- *Urban Design Guides SPDs, September 2007*
 - *Urban Design Guide SPD, September 2007;*
 - *Residential Design Guide SPD, September 2007;*
 - *Public Realm Design Guide SPD, September 2007;....' (Page 85).*

10.3.14 Policy G4 – Protecting Green Belt states that *'We will continue to protect from development the following areas of Green Belt:*

- *South of the borough: the urban fringe countryside in the south where its primary role will be to prevent neighbouring towns from merging (i.e. land between the towns of Rochdale, Middleton and Heywood and between those and towns outside the borough); and*
- *North of the borough: the Pennine rural fringe to the north and east of the borough where its primary role will be to prevent encroachment into the countryside (i.e. land north of Rochdale and Heywood, east of Rochdale).*

Development will be restricted to those limited types of development which are deemed appropriate by national planning policies unless very special circumstances can be demonstrated ...' (Page 93).

10.3.15 Policy G6 – Enhancing green infrastructure states that *'We will sustain and enhance a green network to support growth and regeneration in the borough and provide a high quality environment that meets the needs of our community and visitors to the borough. We will protect and improve green spaces and water bodies and ensure that their value to sustainable development and regeneration is maximised. Our priorities are to improve opportunities for recreation in urban areas and the countryside, improve opportunities for healthy lifestyles, and to help manage and respond to environmental risks such as flooding and the impacts of climate change. We will also ensure that the network supports the sustainable growth of the Greater Manchester city region and links with a wider Greater Manchester strategic green infrastructure network.*

We will protect, improve and create green infrastructure to help deliver strategic sustainable development priorities and meet local needs in the following locations:

...7. Countryside around towns where the focus will be on reclaiming derelict land, woodland planting and improvement, creating and improving paths and cycle networks to link town and country, promoting access to nature, improving flood risk management and maintaining a strong green belt...

...9. Urban areas and new development where the focus will be on incorporating green infrastructure into new development, sustainable urban drainage, increasing the number of street trees, greening housing areas and main roads, developing new green spaces, and incorporating green roofs and walls in new development...

...A Green Infrastructure Strategy for the borough and Green Infrastructure Action Plans for each township will inform and support area based masterplans and initiatives, development proposals and associated developer contributions, regeneration programmes and environmental management schemes.

We will expect development proposals and other proposals affecting green infrastructure to:

- a. be consistent with the above focus for green infrastructure and the wider than local value that green infrastructure can have;*
- b. have regard to local landscape character and contribute to its conservation or enhancement;*
- c. avoid the loss of existing urban greenspace or features e.g. trees unless suitable alternative provision is made, it has limited value, and its development or change of use will help to meet other sustainability or local regeneration objectives;*
- d. in the case of residential development, provide or contribute financially towards recreational open space, including maintenance, in accordance with the standards set out in the Provision of Recreational Open Space in New Housing Supplementary Planning Document (SPD);*
- e. take opportunities to improve access to, and the provision of, natural greenspace in accordance with local strategies and standards*
- f. take opportunities to secure innovative solutions to the design of urban open space to widen its potential functions e.g. flood risk management, promoting urban wildlife or climate change adaptation;*
- g. not sever, or impede the key functions of designated greenspace corridors or river valleys, or detract from their natural, visual or recreational quality, but enhance their value and accessibility;*
- h. protect ancient woodlands and hedgerows, support new woodland and tree planting in new developments, and replace removed trees from a site at a ratio of 2:1; and*
- i. take opportunities, where feasible, to improve the water quality and biodiversity of water bodies and their environs in compliance with the Water Framework Directive or equivalent.’ (Pages 95-97).*

Rochdale Borough Unitary Development Plan, Adopted June 2026

10.3.16 Rochdale Borough Unitary Development Plan (UDP) adopted in 2006 is still in place until the allocation's development plan is adopted. However, the Places for Everyone plan has meant amendments to the extent of the Green Belt land that is indicated in the UDP due to several proposed sites for development in the borough of Rochdale. This includes the Northern Gateway site that the site is located within, meaning the site and large part of the study area is no longer identified as being within the Green Belt boundary as opposed to what is illustrated within the maps for Rochdale Borough Unitary Development Plan (UDP). Therefore, the following three UDP policies no longer relate to the site and part of the study area in question:

- G/D/2 Green Belt (Page 35)
- D/4 Control of Development in Green Belt – General (Page 36); and
- D/5 Infilling at Major Existing Developed Sites in the Green Belt (Page 37).

UDP policies relevant to landscape and visual matters are as follows:

- 10.3.17 **G/BE/1 (Part One Policy) Design Quality** states that *'New development (both buildings and their settings) will be required to contribute to the provision of an attractive, safe and accessible built environment, and in particular contribute to the quality of the townscape and landscape, and accord with the best of its surroundings. Developments that engender local distinctiveness will be encouraged'* (Page 173).
- 10.3.18 **BE/2 Design Criteria for New Development** states that *'Development proposals will be required to demonstrate good design by:*
- a) Ensuring that they are compatible with or improve their surroundings by virtue of their scale, density, height, massing, layout, materials, architectural style and detail and means of enclosure;*
 - b) Creating visual interest in areas or buildings lacking character;*
 - c) Taking opportunities to retain, enhance or create views, landmarks and other townscape features which make a material contribution to the character of the area and reveal such features to public view;*
 - d) Retaining and enhancing the architectural or historic qualities and features of buildings of character;*
 - e) Appropriate treatment of open spaces between and around buildings, including the provision of landscaping as an integral part of the development layout;*
 - f) Retaining key natural features, including trees, as part of the landscaping of the site; ...'* (Page 173).
- 10.3.19 **BE/8 Landscaping in New Development** states that *'All developments will be required, where appropriate, to incorporate landscape schemes of a high quality.*
- Amenity landscaping will be required where, in the Council's opinion, it is necessary to:*
- a) Retain and integrate existing trees, planting or other landscape features (including areas of nature conservation or value);*
 - b) Screen or soften a development from adjoining land, or to screen an adjoining use from the site;*
 - c) Provide visual enclosure around car parking, storage or plant areas;*
 - d) Provide a structure to the development layout to create local character and distinctiveness, or as a setting for individual buildings or groups of buildings;*
 - e) Protect and enhance the setting of existing individual buildings or groups of buildings*
 - f) Provide landscaping on land adjoining or possibly forming part of a highway in order to maintain distance between the development and the highway for environmental or safety reasons, to provide a suitable setting for pedestrian or cycle routes, or to take account of easements for underground services; or*

g) There is an opportunity to enhance or create areas of nature conservation value.

Landscaping schemes will be expected to: h) Include, where appropriate, a survey of features of importance on the site, especially trees, hedges watercourses, ponds, walls and historic or archaeological remains;

i) Include proposals for new paving, structures and planting showing the location, species and planting size of trees and shrubs;

j) Provide arrangements for the replacement of failed planting;

k) Include proposals for the protection of incorporated landscape features during building works;

l) Take opportunities to enhance or create areas of nature conservation value and to secure appropriate maintenance regimes; and

m) Ensure that areas intended for public use are accessible and take account of personal safety and security...' (Page 177).

10.3.20 G/NE/5(Part One Policy) Landscape and Woodlands states that *'Proposals that contribute to the protection and enhancement of landscape quality and character and help to enhance or reintroduce local distinctiveness, will be supported. In considering the impact of development proposals, special emphasis will be placed on the effect of development on the visual and cultural character of the landscape and features of acknowledged cultural, natural and historic significance. The council will carry out and encourage actions by other parties to protect and improve landscape character, structure and quality.*

Measures to secure the protection and enhancement of existing woodlands and establish new woodland planting in appropriate locations will be carried out and encouraged. The protection and enhancement of woodland should provide clear benefits for landscape character and quality, biodiversity, the viability of rural economic activity or recreation as appropriate' (Page 202).

10.3.21 NE/6 Landscape Protection and Enhancement states that *'Development will be permitted where it conserves the physical and cultural attributes of the landscape and contributes, as appropriate, to the regeneration, restoration, enhancement or maintenance of the landscape likely to be affected.*

Proposals with potential landscape and visual implications will be assessed having regard to the extent to which they would:

a) Make a positive contribution to the visual amenity of the area (including views into and from the site and surrounding area);

b) Remove incongruous landscape features;

c) Assist the conservation of:

i. Landscape elements that contribute to local distinctiveness;

ii. Historic elements which make a Significant contribution (individually or cumulatively) to landscape character and quality (e.g., field, settlement or road patterns, existing buildings, sites and features of archaeological interest);

- iii. *Semi-natural vegetation which is characteristic to the landscape type;*
- iv. *The visual condition of landscape elements; and*
- v. *Tranquillity and the amenity and informal recreation value of the landscape.*

Development which adversely affects the character or physical structure of the landscape or which would detract from the physical record of the historic and cultural evolution of an area will not be permitted' (Page 203).

10.3.22 **NE/8 Development Affecting Trees, Woodlands and Hedgerows** states that '*Development proposals will be permitted that do not adversely affect trees, woodland or hedgerows.*

Proposals on sites containing trees and woodlands should ensure:

- a) *Suitable space and conditions for the successful retention of trees, woodland and hedgerows;*
- b) *That new tree planting is of an appropriate scale and species and that the impacts on the amenity of the development and surrounding area in the longer term e.g., root spread, stability, loss of daylight, leaf fall and personal safety have been fully considered;*
- c) *Suitable care and protection of trees and their environment during construction;*
- d) *The nature conservation value of existing hedgerows, trees and woodland has been safeguarded where appropriate including the incidence of protected species e.g., bat roosts, and the value of ground flora e.g. bluebells;*
- e) *Hedgerows which meet the criteria set out in the Hedgerow Regulations 1997 and other hedgerows which are locally distinctive and valuable for their natural or historic value are fully safeguarded;*
- f) *The requirement of the Forestry Commission for a felling licence to be obtained is met where appropriate;*
- g) *Suitable arrangements for future maintenance and management of trees and woodland (which may need to be secured by means of a legal agreement); and*
- h) *Replacement planting of trees in the event of death or failure during a 5 year period' (Page 206).*

10.3.23 **NE/10 New Woodland Planting** states that '*The Council will support proposals and initiatives which increase the amount and quality of new woodland planting throughout the Borough. The aim will be to develop a mixed range of woodland across the Borough to enhance landscape and biodiversity, provide greater recreational opportunity, assist the diversification of the rural economy and contribute to the reduction of air pollution. Tree species should be locally native and appropriate to the location. Where appropriate, new or extended woodland through natural regeneration will be encouraged and supported. Care must be taken to ensure that tree planting does not damage or lead to the loss of existing valuable habitats either on site or in adjacent areas.*

The Council will particularly encourage woodland planting schemes:...

...b) Marginal farmland and degraded environments in the urban fringes or the countryside around towns;...

...g) To assist the regeneration and redevelopment of derelict and degraded urban sites and areas (for example through screening and structural planting on development sites)' (Pages 207-208).

DESIGNATIONS

10.3.24 See Figure 10.3: Landscape Relevant Designations regarding designations located within the study area. These designations were considered when evaluating landscape value of the different published landscape character types and areas in section 10.5 Sensitivity of the Landscape Resource.

- The Site is located within the Places for Everyone Allocation Area for the Northern Gateway meaning there has been removal of green belt land from within that allocation area;
- Places for everyone Green Belt land is located at least 722m north-west of the site;
- The nearest conservation area to the site is Birch Village Conservation Area which is located 952m south-east of the site on the opposite side of the M62 corridor;
- The nearest statutory listed building to the site is the Lower Whittle Farmhouse located to the south-east of the site circa. 745m.
- The nearest Site of Biological Importance (SBI) is the Pilsworth located to the 880m to the west of the site.
- Hollins Vale Local Nature Reserve (LNR) is located 1.95km to the west of the site.

10.4 BASELINE LANDSCAPE CHARACTER

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

- National Character Area Profile: NCA54 Manchester Pennine Fringe (Natural England, 2026)
- <https://nationalcharacterareas.co.uk/manchester-pennine-fringe/>
- Greater Manchester Landscape Character and Sensitivity Assessment (Greater Manchester Combined Authority, 2018)

10.4.1 National Character Area (NCA)

The site and study area are located within NCA54 Manchester Pennine Fringe (see Image 10.8). The landscape surrounding the site primarily reflects the characteristics of this NCA, with its generally flat, urban fringe setting.

Image 10.8 Extent of NCA54 extracted from the NCA profile: 54 Manchester Pennine Fringe (by Natural England, 2013)



● Site Location

It is our professional judgement that this NCA fully encompasses the site and the surrounding 2.5km radius study area.

The text is extracted from the NCA profile to understand the characteristics of the NCA relevant to the landscape setting.

10.4.2 Summary of NCA54

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

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

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

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

Challenges from development, transport links and recreation are Significant in this fringe area. However, there are opportunities to improve habitat quality, distribution and connectivity, provide better water quality and storage, minimise erosion, and increase carbon storage and recreational provisions. This can strengthen landscape resilience and adaptation to climate change, and manage increased tourism and recreational demand, while promoting the positive benefits that contact with nature affords' (Natural England, 2013, Page 3).

Statements of Environmental Opportunity (SEO) for NCA54

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

SEO 2: Sustainably manage and enhance the distinctive features of the Pennine fringe landscape, including the predominantly pastoral agricultural land use, the mosaic of farmland and upland fringe habitats, the clough woodland, the drystone walling and the gritstone buildings, to strengthen the landscape character, and improve habitat condition and connectivity, bringing benefits for water quality and reduced soil erosion.

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

SEO 4: Manage existing woodlands and community forests, and extend broadleaved woodland cover in appropriate locations, to help mitigate the effects of climate change, improve biodiversity, reduce the impact of new development, and provide access to nature and green infrastructure links into urban areas' (Natural England, 2013, Page 4).

10.4.3 Key characteristics of NCA54

- *'Transitional zone between elevated, open moorlands and densely populated urban areas on lower ground.*
- *Landform is a transition from upland to Lowland, with smooth shoulders of land divided by steep-sided valleys with fast-flowing rivers.*
- *Elevated vantage points provide extensive views across the adjacent Manchester Conurbation NCA.*
- *Fringe area underlain by the Carboniferous Coal Measures rising to the north and east, into the Carboniferous Millstone Grit uplands.*
- *Several rivers flow through the area from the Pennine uplands, linking with adjacent Lowland areas.*
- *Woodland cover is characterised by a range of woodland types concentrated along river valleys, as well as some newer community woodlands in the urban areas.*
- *Field boundaries include dry "gritstone" walls at Higher elevations and hedgerows at Lower elevations.*
- *Limited semi-natural habitats include broadleaved mixed and yew woodland, Lowland dry acid grassland, Lowland meadows, Lowland heathland, and purple moor-grass and rush pasture, which are often fragmented.*
- *Extensive evidence of 18th and 19th century stone and brick-built industrial buildings, including mill lodges and reservoirs originating from the woollen and cotton industries.*
- *Historic trans-Pennine communication routes, especially railways and canals.*
- *Much of the countryside is influenced by recreational use from adjacent urban areas and the diversification of farmland, giving the area a distinct urban fringe character.*
- *High population densities across a belt of industrial towns, with busy transport networks and motorways. Almost half of this NCA is classed as urban.'* (Natural England, 2013, Page 6).

10.4.4 Regional-level Landscape Character Assessment

Reviewing relevant regional-level published landscape character assessments, the following landscape character types and areas from the Greater Manchester Landscape Character and Sensitivity Assessment (2018) by LUC were identified within the 2.5km radius study area (refer to Figure 10.4).

The site is located within Landscape Character Type (LCT) Urban Fringe Farmland, and Landscape Character Area (LCA) 27. Simister, Slattocks, and Healds Green.

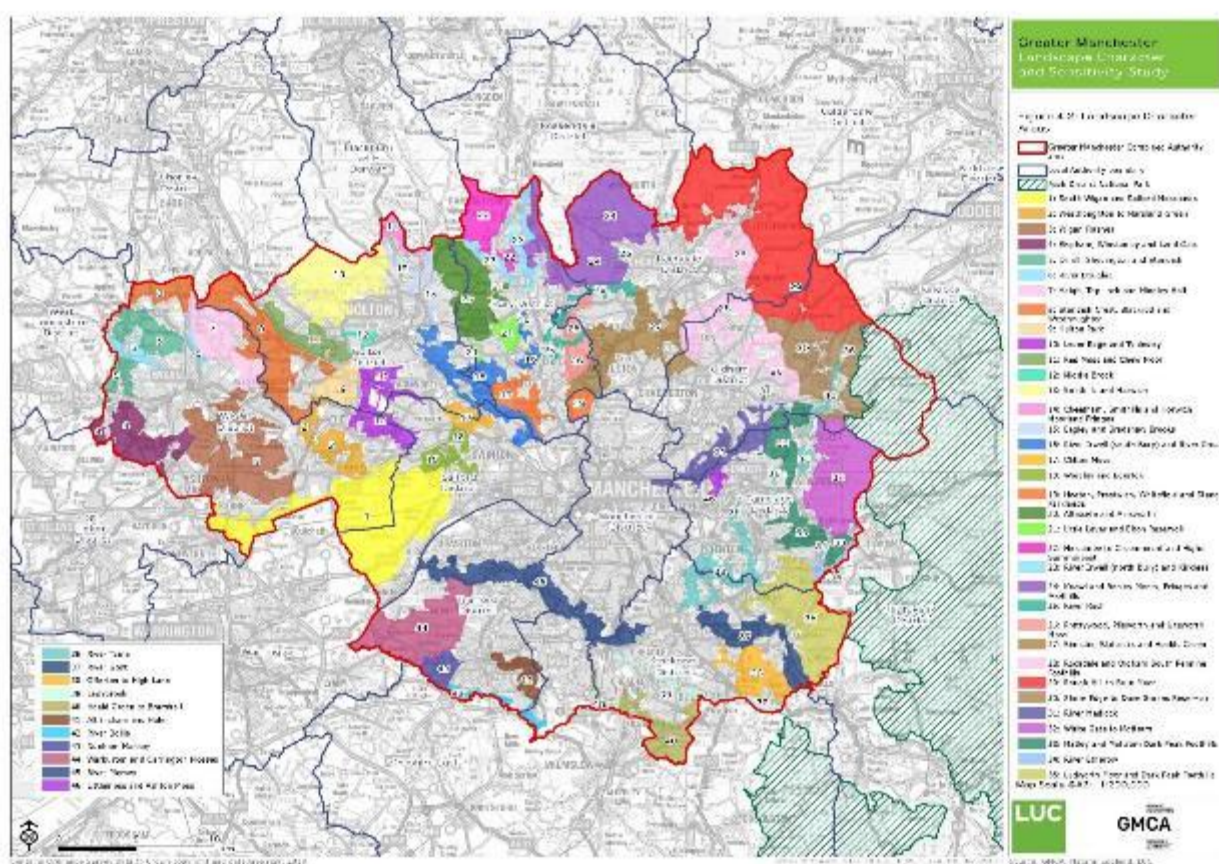
The extent of the study area also includes Landscape Character Types and Areas (refer to Figure 10.4):

- LCT – Incised Urban Fringe Valleys, LCA 25 – River Roch
- LCT – Mossland and Lowland Farmland, LCA 26 – Prettywood, Pilsworth, and Unsworth Moss
- LCT – Reclaimed Land and Wetlands, LCA 26 – Prettywood, Pilsworth, and Unsworth Moss

10.4.5 Greater Manchester Landscape Character and Sensitivity Assessment (2018)

LUC was commissioned by Manchester City Council on behalf of itself and the other nine Greater Manchester local authorities (Bolton MBC, Bury MBC, Oldham MBC, Rochdale MBC, Salford CC, Stockport MBC, Tameside MBC, Trafford MBC and Wigan MBC) as well as the Greater Manchester Combined Authority (GMCA) in November 2017 to produce up-to-date landscape evidence to support preparation of the Greater Manchester Spatial Framework.

Image 10.9 Landscape Character Assessment of Greater Manchester (Source: Greater Manchester Landscape Character and Sensitivity Assessment, 2018, by LUC)



LCT: Urban Fringe Farmland

The site and immediate setting are located within the LCT Urban Fringe Farmland and Character Area 27.

Key Characteristics of LCT: Urban Fringe Farmland

Topography, Geology, and Drainage

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

Land use and field patterns

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

Semi-natural habitats and woodland cover

- *Open landscape with sparse woodland cover generally limited to isolated plantation woodland, hedgerows and the steep cloughs that bisect the rolling farmland.*
- *A small number of Ancient Woodlands (e.g. Oaken Bank Wood and Glade Wood within Hopwood Woodlands Local Nature Reserve (LNR), Rochdale) provide important habitats and wildlife corridors.*

- *Established clumps of hawthorn and dog rose line some of the field boundaries and highways, with some incorporating mature broadleaved trees.*
- *Other SBI-designated habitats include areas of dry heath, acid and of species rich grassland. Elton Reservoir, south-east of Bury, remains a legacy of the area's industrial past and is an important site for water fowl. Flashes also form locally important wetland habitats of industrial origin.*

Archaeological and cultural heritage

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

Settlement, road pattern, and rights of way

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

Views and perceptual qualities

- *In general the more elevated, rolling farmland has an exposed and open character with little sense of enclosure and strong visual connections with surrounding landscapes.*
- *Views within the floodplains are typically restricted by hedgerows, hedgerow trees and development, creating a more enclosed landscape with pockets of seclusion and relative tranquillity.*

- *Wide panoramic views from high points over the Greater Manchester conurbation contained within a bowl dramatically flanked by the South/West Pennines and the Peak District National Park.*
- *Long views towards the coastal plain to the west stretch as far as Fiddler's Ferry Power Station near Widnes.*
- *Historic mills with tall chimneys and warehouses also form landmarks on the skyline.*
- *Transport corridors and pylon lines are very apparent, with the lack of tree cover within the rolling open farmland leaving the large roads and motorway visually exposed and audible.'* (LUC, Page 106-107).

Commercial/ Industrial Developments: Sensitivity of LCA 27 Simister, Slattocks, and Healds Green

- 10.4.6 The Greater Manchester Landscape Character and Sensitivity Report states that LCA 27 has *'Moderate sensitivity to commercial/ industrial development... as it lies adjacent to and contains existing large industrial development (Birch Business Park and Stakehill Industrial & Distribution Park) and is crossed by large road infrastructure such as the M62 and A627(M) which have a strong influence, detracting from the rural qualities of the landscape. However, the more elevated land in the east of this LCA (around Thornfields Farm) would be more sensitive to development due to its visual prominence from areas to the west'* (LUC, Page 110).

LCT: Incised Urban Fringe Valleys

- 10.4.7 The narrow-incised valleys are typically wooded and have a natural character, with areas having a strong sense of seclusion and relative tranquillity, contrasting with surrounding densely populated urban areas. Their character is influenced by a complex mix of land uses and variations in topography.

Key Characteristics of LCT: Incised Urban Fringe Valleys

'Topography, Geology, and Drainage

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

Land use and field patterns

- *The valleys cut through thick glacial deposits supporting Lower quality, in places poorly draining farmland.*

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

Semi-natural habitats and woodland cover

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

Archaeological and cultural heritage

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

- *Historically important buildings include churches, traditional farmstead buildings, occasional medieval manor houses and halls. Examples include the 14th century parish church of St Mary in Radcliffe (Bury) and the Tudor manor house of Bramhall Hall in Stockport.*

Settlement, road pattern, and rights of way

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

Views and perceptual qualities

- *Views are typically contained by the steep valley sides and woodland. From the more elevated locations along the valley sides there are views to the surrounding Pennine uplands (including the Peak District National Park) and over Greater Manchester.*
- *The elevated valley sides of the Irwell and Kirklees afford views to the landmark hills of Harcles Hill and Scout Moor, with the Peel Monument and Scout Moor Wind Farm forming focal points. Wimberry Stones Brow/Indian's Head is a distinctive upland landform feature visible from the Tame in Oldham.*
- *The Saddleworth War Memorial is a prominent skyline feature on Alderman's Hill (also known locally as "Pots and Pans Hill") above the Tame Valley.*
- *While proximity to urban areas, transport and other infrastructure can significantly affect their character, the narrow valley landforms and often dense woodland cover provide a sense of seclusion and tranquillity.*
- *Major transport infrastructure can sever the valleys' visual unity, influence local views and break perceptions of tranquillity and the small landform scale. Large pylons frequently dominate views" (LUC, Page 58-59).*

Commercial/ Industrial Developments: Sensitivity of LCA 25 – River Roch

- 10.4.8 The Greater Manchester Landscape Character and Sensitivity Report states that LCA 25 *'moderate-high sensitivity to commercial / industrial developments ... They contain existing large development, such as electricity substations, water treatment works and industrial complexes, as well as being crossed by motorways, such as the M60, M66 and M67. The surrounding urban areas also have a strong influence, detracting from the rural qualities and naturalistic character of the valleys. This results in lower sensitivity judgements than the LCT as a whole'* (LUC, Page 61).

LCT: Mossland and Lowland Farmland

- 10.4.9 This is a rural landscape and one which provides an important sense of separation between distinct settlements and urban areas. In the lowland farmland areas, there is a mixture of pasture and arable cultivation, and field boundaries tend to be defined by gappy hedgerows or post and wire fencing. In the mosslands, productive peaty soils have led to there being large arable fields, defined by drainage ditches and reinforced with geometric moss woodlands.

Key Characteristics of LCT: Mossland and Lowland Farmland

'Topography, Geology, and Drainage

- *Landform generally flat or gently undulating, with elevation generally ranging from 0-30 metres AOD. It rises to over 100m in places, e.g. at Lostock Junction and Hunger Hill (Bolton), Ashton Moss (Tameside) and on the edge of Unsworth (Bury).*
- *Underlying bedrock geology of Coal Measures (mudstones, siltstones, sandstones) overlain by fluvioglacial sands and gravels with pockets of peat and clay.*
- *Floodplain landscape, often poorly drained, with numerous brooks, occasional small reservoirs and a large number of ponds, flashes and ditches.*
- *Soil quality is variable; restored agricultural land typically has thin, sandy, poorly drained soils (Grade 3 or Grade 4) whereas areas of reclaimed mossland have rich, peaty soils, some of which are of High agricultural productivity (Grade 1 or Grade 2).*

Land use and field patterns

- *Land use largely reclaimed Lowland farmland, mainly arable but with some pasture, interspersed with distinctive areas of remnant mossland.*
- *Areas of Lowland farmland have a pattern of Medium to large scale fields, generally defined by gappy hedgerows, with few hedgerow trees. Field are of post medieval (e.g. south of Lostock and Lostock Junction), 18th, 19th and 20th century origin.*
- *The mosslands are a simple, ordered landscape divided geometrically into a series of small to large sized fields with deep, open drainage ditches as field boundaries, interspersed with moss woodlands. Field are of post medieval (e.g. Warburton Park), 18th, 19th and 20th century origin.*
- *Some recreational provision including golf courses.*

Semi-natural habitats and woodland cover

- *Remnant mosslands and large geometric moss woodlands are an important nature conservation resource, and many are locally designated as Sites of Biological Interest (SBI).*

- *Sites of Special Scientific Interest (SSSIs) at Red Moss (Bolton), Brookheys Covert (Trafford), Highfield Moss (Wigan) and Astley and Bedford Mosses (Wigan), the latter of which is also a Special Area of Conservation (SAC).*
- *In Lowland farmland areas there are small pockets of woodland, either on small steep-sided valleys, along motorway edges or associated with settlement edges. Areas of willow and alder carr fringe wetlands, which include ponds, flashes and ditches.*
- *Farmland is drained by narrow brooks e.g. Middle Brook at Lostock (Bolton) and Whittle Brook at Unsworth (Bury), which contribute to the network of wetland habitats within the landscape.*

Archaeological and cultural heritage

- *In ancient times, the mosses were regarded as “dangerous wildernesses”, and the unstable nature of the moss deterred the early development of settlement and roads, reflected in a current lack of development in contrast to surrounding settled areas.*
- *Mosses were also strategically important barriers to forces moving north or south e.g. in 1745 the Jacobite army was diverted towards Manchester at Wigan, rather than heading south across the mossland.*
- *Urban expansion and past widespread coal extraction has resulted in a fragmentation of the mosslands. Remnant spoil heaps and former railway corridors are now important for wildlife and recreation.*
- *Conservation Areas at Warburton and Dunham Woodhouses in Trafford, both containing a number of Listed Buildings including the Grade I listed Old Church of Saint Werburg in Warburton. Grade II* Listed Buildings include Morley’s Hall, Light Oaks Hall (Wigan) and Buckley Hill Farmhouse (Tameside).*
- *Scheduled Monuments include a promontory fort on the Glaze Brook at Great Woollen (Trafford) and a moated site at Morley’s Hall (Wigan).*

Settlement, road pattern, and rights of way

- *In Lowland farmland areas, settlement comprises small villages along country lanes, and scattered farmhouses.*
- *In the mosslands, farm buildings are located along the long, straight lanes at the edge of the mosses.*
- *Straight lanes known as ‘rides’ are often Higher than the mossland (due to peat shrinkage), and are sometimes emphasised by trees and scrub.*
- *Parts of the landscape are influenced by large scale industrial and commercial development, housing, motorway corridors and railway lines e.g. large scale commercial development at Middlebrook (Bolton), Heywood (Rochdale), M60 at Clifton Moss (Bolton/Salford). There is also evidence of past mineral and extractive industries.*
- *Public footpaths tend to run along field boundaries. Some long distance routes cross the landscape, including the Trans Pennine Trail and National Route 62 at Dunham Massey and the Middle Brook Valley Trail at Lostock. There are small areas of Open Access land (moss and woodland).*

Views and perceptual qualities

- *Views tend to be internal due to the flat or gently undulating, Low-lying nature of the land, with surrounding development often forming the backdrop. Overhead lines form prominent vertical elements e.g. crossing Barton Moss (Salford) and Carrington Moss (Trafford).*
- *Some distant views from elevated areas of farmland e.g. from Lostock Junction south across Chew Moor to the opposing settled ridge and from Lostock north to the Pennine Foothills at Rivington in Chorley / Blackburn with Darwen.*
- *Some wide, sweeping views across mossland areas are available from local High points, e.g. motorway flyovers and bridges over canals.*
- *There are some views south from Trafford into neighbouring Warrington and Cheshire East districts, across the Bollin Valley.*
- *The mosslands have a sense of remoteness, with few buildings and roads in poor condition, some of which terminate in dead ends. Mists and fogs are common on cooler nights. The sense of remoteness can be perceived as unsettling.*
- *Motorways are audibly and visually dominant in some areas, reducing tranquillity e.g. the M61 at Chew Moor and the M62 at Irlam/Barton' (LUC, Page 66-67).*

Commercial/ Industrial Developments: Overall Sensitivity of LCT: Mosslands and Lowlands Farmland

- 10.4.10 The Greater Manchester Landscape Character and Sensitivity Report suggests that the overall assessment of landscape sensitivity for LCT: Mosslands and Lowlands Farmland is '*moderate sensitivity*' (LUC, Page 69) to commercial / industrial development.

LCT: Reclaimed Land and Wetlands

- 10.4.11 This is a rural landscape but one which remains influenced by its industrial legacy and proximity to surrounding urban and industrial areas.

Key Characteristics of LCT: Reclaimed Land and Wetlands

'Topography, Geology, and Drainage

- *Landform generally flat to gently undulating overall, with some locally distinctive artificial landforms as a result of past mineral extraction and landfill (e.g. at Lower Green and Higher Folds in Wigan and Pilsworth in Bury).*
- *Low-lying, typically 20-30m AOD, with some areas rising to between 120m and 165m AOD e.g. south of Aspull (Wigan), Edge Fold / Lever Edge (Bolton) and Prettywood (Rochdale).*
- *Underlying bedrock geology of Coal Measures (mudstones, siltstones, sandstones) overlain by fluvioglacial sands and gravels with pockets of peat and clay.*
- *Network of Lowland wetland habitats and open water bodies (flashes), the latter formed as a result of coal mining subsidence and inundation. Low-lying basin areas drained by rivers and brooks, e.g. Hey Brook, Wigan.*
- *Soils have been heavily influenced by glacial till deposition resulting in clay loam. Agricultural land is mostly classed as Grade 3 with some small areas around Wigan classed as Grade 4.*

Land use and field patterns

- *Network of Lowland wetland habitats and large-scale open water bodies (flashes), surrounded by a matrix of mixed farmland (pasture and cereal crops).*
- *Some areas of land have a neglected appearance or are in the process of being restored e.g. Landfill site at Lower Green, Astley (Wigan). Others have been recently restored for recreational use e.g. Cutacre Country Park (Bolton).*
- *Mainly Medium scale, rectangular fields delineated by a network of drainage ditches and species poor hedgerows. Fields are of post-medieval (e.g. at Marsland Green, Hulton, Daisy Hill, Lightshaw Hall), 18th, 19th or 20th century origin.*

Semi-natural habitats and woodland cover

- *Bryn Marsh and Ince Moss Site of Special Scientific Interest (SSSI) in Wigan supports some of the best swamp and tall fen vegetation in Greater Manchester, as well as important populations of dragonflies and breeding birds; and Abram Flashes SSSI (also Wigan) is of importance for breeding birds.*
- *Mosaic of habitats including open water, reed beds, wet meadows, Lowland fen and carr scrub on reclaimed land, supporting wetland species including birds. Many areas recognised by local designation as Sites of Biological Importance (SBIs), and some are also Local Nature Reserves (LNRs).*
- *Naturally regenerated carr woodland associated with wetland areas also forms part of SBIs and LNRs. Some plantation woodland is also found across the landscape e.g. along motorway corridors.*

Archaeological and cultural heritage

- *A landscape profoundly influenced by its industrial past, which includes surface coal mining, sand and clay extraction and peat extraction, providing a sense of time-depth.*
- *Many former industrial areas have been reclaimed, now forming important areas for recreation and wildlife e.g. Pennington Flash Country Park (Wigan) and the recently formed Cutacre Country Park (Bolton).*
- *Evidence of the area's industrial legacy include large former cotton mills, pit ventilation shafts, spoil heaps and water filled subsidence, connected by associated railway sidings, canals and roads.*
- *There are some, mostly Grade II, Listed Buildings across the area, including farmhouses and public houses. Lightshaw Hall in Wigan is Grade II* listed.*

Settlement, road pattern, and rights of way

- *Settlement mainly comprises rural hamlets and farmsteads, with some traditional red-brick 'Moss Cottages'. Dense surrounding urban and large scale industrial development provides sharply defined boundaries to the LCT, forming the skyline in many views.*
- *Roads, railways and canals bisect the landscape, often on raised embankments to protect them from subsidence.*

- *A network of public footpaths mainly follows tracks and lanes, occasionally crossing fields. Long distance walking and cycling routes follow canals and former railway corridors e.g. the Leeds and Liverpool Canal Walk and National Route 55.*
- *There is some Open Access land (heathland and woodland), and there are Country Parks at Pennington Flash (Wigan) and Cutacre (Bolton).*

Views and perceptual qualities

- *In Lower-lying areas views tend to be restricted by landform, although there are some open views across large water bodies e.g. at Wigan Flashes including Pennington Flash.*
- *Some distant views from Higher open ground at the urban edge are available e.g. south-west over the Wigan conurbation from Top Lock, south from Lever Edge (Bolton) over farmland to the Wigan/Salford conurbation and north-west from the A58 at Prettywood across the Roch Valley to the West Pennines.*
- *Areas are often overlooked by surrounding urban and industrial areas, particularly from Higher ground e.g. at Lever Edge (Bolton), resulting in reduced perceptions of tranquillity. A sense of tranquillity can be experienced in the Wigan Flashes' (LUC, Pages 99-100).*

Commercial/ Industrial Development of Sensitivity of LCA 26 – Prettywood, Pilsworth, and Unsworth Moss

- 10.4.12 The Greater Manchester Landscape Character and Sensitivity Report suggests that the overall landscape sensitivity of LCT: Reclaimed Land/ Wetlands is 'Moderate sensitivity' (LUC, Page 102). LCA 26 is '*judged to be of moderate sensitivity to housing development because of their elevation and role in providing separation between settlements*' (LUC, Page 102). There is no specific reference to landscape sensitivity to commercial developments for LCA 26.

Description of the Site and Immediate Setting

- 10.4.13 The site is situated to the north-east of the existing Birch Business Park and is an extension to the existing Business Park, accessible from the inner roads.
- 10.4.14 The site is approximately 4.1 hectares (ha) in size, located to the north of Birch Business Park off Moss Hall Road in Heywood, Rochdale. The site comprises of open vacant land with visible signs of earthworks associated with construction derived materials generated as part of the wider existing Birch Business Park development. The site contains existing hedgerows along the northern, eastern and southern perimeter with predominantly hawthorn species containing Significant gaps. The site contains areas of unmanaged vegetation particularly along the western perimeter (dogwood, goat willow, silver birch, and hawthorn), and along the northern perimeter (goat willow, bulrush, and common rush).
- 10.4.15 The ground surface around the western and central areas of the site comprises of crushed and compacted concrete, brick, and sandstone generated during various phases of relatively recent construction works across the wider Birch Business Park. The eastern part of the site is mainly vegetated with grasses, scrub and young trees. The north-eastern and south-eastern parts of the site consist of marshy/waterlogged conditions with bulrushes, common rush, and goat willow.
- 10.4.16 The existing vehicular access of the site is a spine road through Birch Business Park located off Moss Hall Road. Birch Business Park contains a security barrier access point to prevent free flowing

traffic into the business park. The site would be accessible via the M60, M66, and M62 offering connections to Manchester, Liverpool, and Leeds.

- 10.4.17 The site is located close to a strong network of public right of ways (PRoWs). The closest PRoW is footpath HeyFp74 that partly runs adjacent the northern and north-eastern boundaries of the site. Footpaths HeyFp75, HeyFp72, and HeyFp142 feed off footpath HeyFP74 and are located nearby to the site to the north, north-east, and east of the site.
- 10.4.18 The immediate setting comprises agricultural fields, and Birch Business Park. The agricultural fields to the north, east, and south-east are separated from the site by native scrub, and native hedgerow containing gaps. Along the north-eastern boundary there is water tolerant species such as willow, elder, dogwood, bullrush, and grasses, that extend from the pond located just outside the north-western boundary along to the north-eastern boundary. The remnant hawthorn hedge separating the site from the agricultural land to the north, east, and west, contains Significant gaps allowing views in and out of the site. The damp perimeter stretches around to the eastern corner boundary where there is a ditch and more waterlog tolerant species. The site has high topography at the centre of the site with a lower, more wet, perimeter to the north, east, and south-east.
- 10.4.19 The south-west of the site is the existing Birch Business Park. Birch Business Park is 12.9ha and consists of 12 existing industrial units. There are native trees that predate the business park along the perimeter, which integrate the business park into the surrounding landscape.
- 10.4.20 The site is bound by stock-proof fencing along the northern, eastern, and southern boundaries amongst gappy hedgerows, scrubs or perimeter trees groups. Whilst palisade fencing runs along the western boundary adjacent to Birch Business Park. The norther west corner of the site runs around a neighbouring pond that is fenced off by deer mesh fencing topped with three lines of barbed wire.
- 10.4.21 The users of Birch Business Park at present are professionals, the existing site as it is inaccessible to the public. There are indications of previous construction use on the site with earthworks and sand mounds.
- 10.4.22 Views out are partially screened by existing perimeter vegetation, less so in the centre of the site where the topography is the highest. There are views to the north, east, and south-east of the surrounding agricultural land, and views towards Birch Business Park to the south-west.

10.5 SENSITIVITY OF THE LANDSCAPE RESOURCE

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

- Susceptibility to change
- Landscape value

Susceptibility to Change

10.5.2 This assessment evaluates landscape susceptibility to change, based on the methodology described in section 10.2, as follows:

National-Level landscape susceptibility

- NCA54 – Manchester Pennine Fringe is considered to be **Medium-Low** susceptibility;

Regional-Level landscape susceptibility

- LCT – Urban Fringe Farmland, LCA 27 – Simister, Slattocks, and Healds Green is considered **Medium** susceptibility;
- LCT – Incised Urban Fringe Valleys, LCA 25 – River Roch is considered **High-Medium** susceptibility;
- LCT – Mossland and Lowland Farmland, LCA 26 – Prettywood, Pilsworth, and Unsworth Moss is considered **Medium** susceptibility;
- LCT – Reclaimed Land and Wetlands, LCA 26 – Prettywood, Pilsworth, and Unsworth Moss is considered **Medium** susceptibility.

The Site and Immediate setting susceptibility

- The Site and Immediate setting are considered to be **Medium-Low** susceptibility.

Landscape Value

10.5.3 Factors set out in Box 5.1 of GLVIA3 provide a basis for determining landscape value though they are supplemented by Technical Guidance note 02/21 – Assessing landscape value outside national designations. The landscape value of the site including its immediate setting and the wider setting within the context of the study area has been considered with reference to the information of relevant landscape character areas from published landscape character assessment at national and local level (refer to Landscape value within 10.2 – Scope, Methodology, and Significance criteria).

10.5.4 This assessment evaluates landscape value or townscape value as follows:

National-Level landscape value

- NCA54 – Manchester Pennine Fringe is considered to **Medium** value;

Regional-Level landscape value

- LCT – Urban Fringe Farmland, LCA 27 – Simister, Slattocks, and Healds Green is considered **Medium** value;
- LCT – Incised Urban Fringe Valleys, LCA 25 – River Roch is considered **High-Medium** value;
- LCT – Mossland and Lowland Farmland, LCA 26 – Prettywood, Pilsworth, and Unsworth Moss is considered **Medium** value;
- LCT – Reclaimed Land and Wetlands, LCA 26 – Prettywood, Pilsworth, and Unsworth Moss is considered **Medium-Low** value.

The Site and Immediate setting value

- The Site and Immediate setting are considered to be **Medium-Low** value.

Landscape Sensitivity

10.5.5 This assessment evaluates the combined judgement of landscape sensitivity as follows:

National-Level landscape sensitivity

- NCA54 – Manchester Pennine Fringe is considered to be **Medium** sensitivity based on the evaluation of Medium-Low susceptibility and Medium value;

Regional-Level landscape sensitivity

- LCT – Urban Fringe Farmland, LCA 27 – Simister, Slattocks, and Healds Green is considered **Medium** sensitivity based on the evaluation of Medium susceptibility and Medium value;
- LCT – Incised Urban Fringe Valleys, LCA 25 – River Roch is considered **High-Medium** sensitivity based on the evaluation of High-Medium susceptibility and High-Medium value;
- LCT – Mossland and Lowland Farmland, LCA 26 – Prettywood, Pilsworth, and Unsworth Moss is considered **Medium** sensitivity based on the evaluation of Medium susceptibility and Medium value;
- LCT – Reclaimed Land and Wetlands, LCA 26 – Prettywood, Pilsworth, and Unsworth Moss is considered **Medium** sensitivity based on the evaluation of Medium susceptibility and Medium-Low value.

The Site and Immediate setting landscape sensitivity

- The Site and Immediate setting are considered to be **Medium-Low** sensitivity based on the evaluation of Medium-Low susceptibility and Medium-Low value.

10.6 LANDSCAPE ASSESSMENT OF POTENTIAL EFFECTS, MITIGATION, AND RESIDUAL EFFECTS

National-Level Landscape Character

Magnitude of Landscape Effects for NCA 54

- 10.6.1 The site and whole study area is located within NCA54 – Manchester Pennine Fringe. The proposed development will result in the loss of open vacant land that was previously used for construction purposes associated with the neighbouring Birch Business Park. There will be removal of existing ground surface on site of crushed material such as concrete, brick, rubble and sandstone and stockpile of sand. There will be loss of other neutral grassland, willow scrub and mixed scrub. The Arboricultural Impact Assessment (April 2026) by E3P suggests a partial loss of tree group ‘G4’ comprising of goat willow, silver birch and hawthorn, and the partial loss of hedge ‘H2’ comprising of hawthorn and goat willow. The proposed development will mean the addition of two 18m high commercial units on new finished floor levels with associated car parking facilities, service yards and access road.
- 10.6.2 These changes within the context of NCA will appear as a partial or minor alteration to key features of the baseline with the addition of the new features being perceived from within the NCA but not uncharacteristic when set within the attributes of the neighbouring commercial units that already exist to the immediate south-west within Birch Business Park. There are further existing large-scale units apparent within the NCA in Heywood Distribution Park off Pilsworth Road, and Hareshill Road. The landscape effects would impact only part of NCA within which the proposed development lies.
- 10.6.3 Intervisibility of the built form within the wider Manchester Pennine Fringe would be generally limited due to the amount of intervening commercial units, local landform, trees, scrub and woodland within the local area. The construction activities and features would be temporary. The Magnitude of landscape effects at Construction stage and Operation at Year 1 is considered to be **Medium-Low**.
- 10.6.4 Mitigation measures of additional tree planting, hedgerow planting, scrub planting, woodland planting, and wildflower will be important to mitigate losses of mixed scrub, willow scrub, and other neutral grassland. The addition of scrub, specimen tree and woodland planting in the eastern corner is important to help soften intervisibility within the NCA. Particularly to the north, north-east, east where intervisibility of the proposed development will be more open at close to mid-range early on during the operation phase.
- 10.6.5 The duration of the proposed development at operation phase would band long-term and irreversible at years 1 and 15. Over time, mitigation planting will mature and intervisibility within the NCA will reduce and view of the built form will soften. By year 15 the residual effects would remain **Medium-Low** even though the proposed development will establish as an extension of the existing Birch Business Park.
- 10.6.6 The magnitude of landscape effects on NCA 54 is considered to be:
- Construction Phase: **Medium-Low**
- Operation year 1: **Medium-Low**
- Operation year 15: **Medium-Low**

Significance of Landscape Effects for NCA 54

- 10.6.7 The proposed development has some limited impact within the wider area of the NCA Manchester Pennine Fringe, and the landscape receptors are of **Medium** sensitivity.
- 10.6.8 The magnitude of landscape effects is considered **Medium-Low** during construction, and during operation phase at years 1 and 15. Therefore, the significance of Landscape Effects are **Moderate-Minor Adverse ('Not Significant')** during construction and during operation phase at year 1. Residual effects reducing to **Moderate-Minor Adverse ('Not Significant')** during operation phase at year 15.

Table 10-13 – Assessment of potential effects for NCA54 during Construction

Landscape receptor	NCA 54 Manchester Pennine Fringe
Potential effects	The sensitivity of NCA 54 is Medium . The magnitude of landscape effects is Medium-Low in the Construction Phase. Overall significance of landscape effects is Moderate-Minor Adverse ('Not Significant')
Additional mitigation	Standard construction management to minimise disturbance. Works are of a temporary nature. Time deliveries outside of peak hours.
Residual effects and monitoring	No residual effects due to the temporary nature of the Construction Phase.

Table 10-13 – Assessment of potential effects for NCA54 during Operation Phase at Year 1, and residual effects at Operation Phase Year 15.

Landscape receptor	NCA 54 Manchester Pennine Fringe
Potential effects (Year 1)	The sensitivity of NCA 54 is Medium . The magnitude of landscape effects is Medium-Low in the operation phase at year 1. Overall significance of landscape effects is Moderate-Minor Adverse ('Not Significant')
Additional mitigation	Retain mature trees, scrub, and hedgerows, where possible. Use locally appropriate species to integrate with the surrounding ecology and character. Appropriate materials, colour, and form for the proposed built form to integrate with the existing vernacular of the neighbouring existing units within Birch Business Park so the proposed development will appear as a logical extension of the Business Park. Additional tree planting, hedgerow planting, scrub planting, woodland planting, and wildflower to mitigate losses of mixed scrub, willow scrub, and other neutral grassland. The addition of scrub, specimen tree and woodland planting in the eastern corner is to help soften intervisibility within the NCA. Particularly to the north, north-east, east where intervisibility of the proposed development will be more open at close to mid-range early on during the operation phase.
Residual effects and monitoring (Year 15)	The sensitivity of NCA 54 is Medium . The magnitude of landscape effects is Medium-Low in the operation phase at year 15.

	Overall significance of landscape effects is Moderate-Minor Adverse (' Not Significant ')
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Regional Landscape Character

10.6.9 **Magnitude of Landscape Effects for LCT Urban Fringe Farmland, LCA 27 – Simister, Slattocks, and Healds Green**

- 10.6.10 The proposed development is proposed within LCT Urban Fringe Farmland, LCA 27 – Simister, Slattocks, and Healds Green and would therefore landscape receptors would experience direct effects. The landscape, as suggested in the name, is predominantly agricultural farmland heavily influenced by surrounding urban edge and large-scale industry. Strong influences of the neighbouring urban areas include numerous tall pylon lines, motorway corridor and services, major roads, and perceptual aspects of the neighbouring Heywood Distribution Park and settlement in Heywood and Middlewich.
- 10.6.11 There will be loss of other neutral grassland, willow scrub and mixed scrub from within the site a spart of the proposed development. The proposed development will result in the loss of open vacant land previously used for construction purposes associated with the neighbouring Birch Business Park. There will be removal of existing ground surface on site of crushed material such as concrete, brick, rubble and sandstone and stockpile of sand. The proposed development will mean the addition of two 18m high commercial units on new finished floor levels with associated car parking facilities, service yards and access road.
- 10.6.12 The construction activities would be generally noticeable or perceptible within part of the character area. The construction activities and features would be temporary, and the magnitude of landscape effects is considered **Medium-Low** at Construction Phase.
- 10.6.13 At operation phase, at years 1 and 15, the magnitude of landscape effects is anticipated to remain the **Medium-Low**. The change would not necessarily be considered uncharacteristic when perceived in combination with neighbouring units of Birch Business Park which would be of a similar character as the proposed built form. The change would be long-term and irreversible, however the proposed development will establish as a logical extension of Birch Business Park.
- 10.6.14 Over time, mitigation planting will mature and intervisibility within the LCA will reduce and views of the built form will soften. By year 15 the residual effects would be adverse even though the proposed development will establish as an extension of the existing Birch Business Park.
- 10.6.15 Mitigation measures of additional tree planting, hedgerow planting, scrub planting, woodland planting, and wildflower will be important to mitigate losses of mixed scrub, willow scrub, and other neutral grassland. The addition of scrub, specimen tree and woodland planting in the eastern corner is important to help soften intervisibility within the LCA. Particularly to the north, north-east, east where intervisibility of the proposed development will be more open at close to mid-range early on during the operation phase.
- 10.6.16 The magnitude of landscape effects on LCT Urban Fringe Farmland, LCA 27 – Simister, Slattocks, and Healds Green is considered to be:

Construction Phase: **Medium-Low**

Operation year 1: **Medium-Low**

Operation year 15: **Medium-Low**

Significance of Landscape Effects for LCT Urban Fringe Farmland, LCA 27 – Simister, Slattocks, and Healds Green

The proposed development has some noticeable impact within the context of the wider area, and the landscape receptors are of **Medium** sensitivity.

The magnitude of landscape effects is considered **Medium-Low** during construction, and during operation phase at years 1 and 15. The significance of landscape effects are **Moderate-Minor Adverse ('Not Significant')** during Construction Phase and operation year 1. Over time, with the addition of mitigation measures and the proposed development integrating into the landscape character area. The residual effects will be **Moderate-Minor Adverse ('Not Significant')** during operation phase at year 15 as the proposed development establishes and integrates into the surrounding context as a logical extension of Birch Business Park whilst improving the current condition of the site.

Table 10-15 – Assessment of potential effects for LCT Urban Fringe Farmland, LCA 27 – Simister, Slattocks, and Healds Green during Construction

Landscape receptor	LCT Urban Fringe Farmland, LCA 27 – Simister, Slattocks, and Healds Green
Potential effects	The sensitivity of LCT Urban Fringe Farmland, LCA 27 – Simister, Slattocks, and Healds Green is Medium . The magnitude of landscape effects is Medium-Low during the Construction Phase. Overall significance of landscape effects is Moderate-Minor Adverse ('Not Significant') during the Construction Phase.
Additional mitigation	Standard construction management to minimise disturbance. Works are of a temporary nature. Time deliveries outside of peak hours.
Residual effects and monitoring	No residual effects due to the temporary nature of the Construction Phase.

Table 10-16 – Assessment of potential effects for LCT Urban Fringe Farmland, LCA 27 – Simister, Slattocks, and Healds Green during Operation Phase at Year 1, and residual effects at Operation Phase Year 15.

Landscape receptor	LCT Urban Fringe Farmland, LCA 27 – Simister, Slattocks, and Healds Green
Potential effects (Year 1)	The sensitivity of LCT Urban Fringe Farmland, LCA 27 – Simister, Slattocks, and Healds Green is Medium . The magnitude of landscape effects is Medium-Low during the operation phase at year 1. Overall significance of landscape effects is Moderate-Minor Adverse ('Not Significant') during the operation phase at year 1.
Additional mitigation	Retain mature trees, scrub, and hedgerows, where possible. Use locally appropriate species to integrate with the surrounding ecology and character. Appropriate materials, colour, and form for the proposed built form to integrate with the existing vernacular of the neighbouring existing units within Birch Business Park so the proposed development will appear as a logical extension of the Business Park.

	Additional tree planting, hedgerow planting, scrub planting, woodland planting, and wildflower to mitigate losses of mixed scrub, willow scrub, and other neutral grassland. The addition of scrub, specimen tree and woodland planting in the eastern corner is also important to help soften intervisibility within the NCA. Particularly to the north, north-east, east where intervisibility of the proposed development will be more open at close to mid-range early on during the operation phase.
Residual effects and monitoring (Year 15)	The sensitivity of LCT Urban Fringe Farmland, LCA 27 – Simister, Slattocks, and Healds Green is Medium. The magnitude of landscape effects is Medium-Low during the operation phase at year 15. Overall significance of landscape effects is Moderate-Minor Adverse ('Not Significant') during the operation phase at year 15.

Magnitude of Landscape Effects for LCT – Incised Urban Fringe Valleys, LCA 25 – River Roch

- 10.6.17 The landscape character of LCT – Incised Urban Fringe Valleys, and LCA 25 – River Roch would experience indirect effects within a narrow western part of the study area (refer to Figure 10.4: Landscape Character). The Landscape Character Type, Incised Urban Fringe Valleys, within which LCA 25 is located, would experience limited intervisibility due to the contained nature of the wooded valley and amount of intervening woodland, landform, hedgerows, and built form. The landscape is characterised by a narrow, incised river valley with a mix of semi-natural vegetation, and riparian corridors, and urban fringe land uses.
- 10.6.18 The proposed development would be perceived as a minor alteration to the perceptual aspects of the baseline due to intervening trees, woodland, built form, hedgerows, and landform. Any intervisibility visibility would be small, limited, and barely perceptible within the setting of the LCT and LCA. Any change would not necessarily be considered to be uncharacteristic when set within the attributes of the receiving landscape within the context of an already influenced urban fringe valley landscape.
- 10.6.19 The construction works would appear as a minor to very minor alteration to perceptual aspects of the baseline. The magnitude of landscape effects at Construction Phase is considered **Low-Negligible**.
- 10.6.20 During operation at Year 1, the development would remain a minor to very minor alteration to perceptual aspects of the setting. This change would remain consistent with the existing urban influences present in the surrounding landscape. The magnitude of landscape effects at operation phase at years 1 and 15 are considered to remain **Low-Negligible**. The change would be long-term and irreversible.
- 10.6.21 The magnitude of landscape effects on LCT Incised Urban Fringe Valleys, LCA 25 – River Roch is therefore considered to be:
- Construction Phase: **Low-Negligible**
- Operation year 1: **Low-Negligible**
- Operation year 15: **Low-Negligible**

Significance of Landscape Effects for LCT – Incised Urban Fringe Valleys, LCA 25 – River Roch

- 10.6.22 The proposed development has some but only a limited impact within the context of LCT – Incised Urban Fringe Valleys, LCA 25 – River Roch, and the landscape receptors are of **High-Medium** sensitivity.
- 10.6.23 The magnitude of landscape effects is considered **Low-Negligible** during construction, and during operation phase at years 1 and 15. Therefore, the significance of landscape effects are **Moderate-Minor Adverse ('Not Significant')** during Construction Phase, and operation years 1 and 15.
- 10.6.24 **Table 10-17 – Assessment of potential effects for LCT Incised Urban Fringe Valleys, LCA 25 – River Roch during Construction**

Landscape receptor	LCT Incised Urban Fringe Valleys, LCA 25 – River Roch
Potential effects	The sensitivity of LCT Incised Urban Fringe Valleys, LCA 25 – River Roch is High-Medium . The magnitude of landscape effects is Low-Negligible during the Construction Phase. Overall significance of landscape effects is Moderate-Minor Adverse ('Not Significant') during the Construction Phase.
Additional mitigation	Standard construction management to minimise disturbance. Works are of a temporary nature. Time deliveries outside of peak hours.
Residual effects and monitoring	No residual effects due to the temporary nature of the Construction Phase.

Table 10-18 – Assessment of potential effects for LCT Incised Urban Fringe Valleys, LCA 25 – River Roch during Operation Phase at Year 1, and residual effects at Operation Phase Year 15.

Landscape receptor	LCT Incised Urban Fringe Valleys, LCA 25 – River Roch
Potential effects (Year 1)	The sensitivity of LCT Incised Urban Fringe Valleys, LCA 25 – River Roch is High-Medium . The magnitude of landscape effects is Low-Negligible during operation phase year 1. Overall significance of landscape effects is Moderate-Minor Adverse ('Not Significant') during operation phase year 1.
Additional mitigation	Not applicable.
Residual effects and monitoring (Year 15)	The sensitivity of LCT Incised Urban Fringe Valleys, LCA 25 – River Roch is High-Medium . The magnitude of the change is Low-Negligible during operation phase year 15. Overall significance of landscape effects is Moderate-Minor Adverse ('Not Significant') during operation phase year 15.

Magnitude of Landscape Effects LCT – Mossland and Lowland Farmland and LCT – Reclaimed Land and Wetlands, LCA 26 – Prettywood, Pilsworth, and Unsworth Moss

- 10.6.25 The landscape character of LCA 26 – Prettywood, Pilsworth, and Unsworth Moss would experience indirect effects for small parts of the LCAs at distance. The proposed development is not located

within these LCTs and LCA. Boths LCTs and LCA would experience very limited effects overall due to distance and the amount of intervening woodland, hedgerows, trees and built form.

- 10.6.26 The proposed development would be perceived as a very minor alteration to the perceptual aspects of the baseline due to intervening trees, woodland, built form, hedgerows, and landform. Any intervisibility visibility would be small, limited, and barely perceptible within the setting of the LCT and LCA. However, the small change would interrupt a wooded skyline that is already interrupted by commercial units at Birch Business Park. Any change would not necessarily be considered to be uncharacteristic when set within the attributes of the receiving landscape within the context of an already influenced urban fringe setting.
- 10.6.27 The partially visible construction works at distance would appear as a minor to very minor alteration to perceptual aspects of the baseline. The magnitude of landscape effects at Construction Phase is considered **Low-Negligible**.
- 10.6.28 During operation at Year 1, the development would remain a minor to very minor alteration to perceptual aspects of the setting. This change would remain consistent with the existing urban influences present in the surrounding landscape. The magnitude of landscape effects at operation phase at years 1 and 15 are considered to remain **Low-Negligible**. The change would be long-term and irreversible.
- 10.6.29 The magnitude of landscape effects on LCT – Mossland and Lowland Farmland and LCT – Reclaimed Land and Wetlands, LCA 26 – Prettywood, Pilsworth, and Unsworth Moss considered to be:
- Construction Phase: **Low-Negligible**
- Operation year 1: **Low-Negligible**
- Operation year 15: **Low-Negligible**
- Significance of Landscape Effects for LCT – Mossland and Lowland Farmland, LCA 26 – Prettywood, Pilsworth, and Unsworth Moss**
- 10.6.30 The proposed development has some limited to very limited impact within the context of the wider area, and the landscape receptors are of **Medium** sensitivity.
- 10.6.31 The magnitude of landscape effects is considered **Low-Negligible** during construction, and during operation phase at years 1 and 15. Therefore, the significance of landscape effects are **Minor Adverse ('Not Significant')** during Construction Phase, and operation years 1 and 15.

Table 10-19 – Assessment of potential effects for LCT – Mossland and Lowland Farmland and LCT – Reclaimed Land and Wetlands, LCA 26 – Prettywood, Pilsworth, and Unsworth Moss during Construction

Landscape receptor	LCT – Mossland and Lowland Farmland and LCT – Reclaimed Land and Wetlands, LCA 26 – Prettywood, Pilsworth, and Unsworth Moss
Potential effects	The sensitivity of LCT – Mossland and Lowland Farmland and LCT – Reclaimed Land and Wetlands, LCA 26 – Prettywood, Pilsworth, and Unsworth Moss is Medium. The magnitude of landscape effects is Low-Negligible during the Construction Phase. Overall significance of landscape effects is Minor Adverse ('Not Significant').

Additional mitigation	Standard construction management to minimise disturbance. Works are of a temporary nature. Time deliveries outside of peak hours.
Residual effects and monitoring	No residual effects due to the temporary nature of the Construction Phase.

Table 10-20 – Assessment of potential effects for LCT – Mossland and Lowland Farmland and LCT – Reclaimed Land and Wetlands, LCA 26 – Prettywood, Pilsworth, and Unsworth Moss during Operation Phase at Year 1, and residual effects at Operation Phase Year 15.

Landscape receptor	LCT – Mossland and Lowland Farmland and LCT – Reclaimed Land and Wetlands, LCA 26 – Prettywood, Pilsworth, and Unsworth Moss
Potential effects (Year 1)	The sensitivity of LCT – Mossland and Lowland Farmland and LCT – Reclaimed Land and Wetlands, LCA 26 – Prettywood, Pilsworth, and Unsworth Moss is Medium. The magnitude of the change is Low-Negligible during operation phase at year 1. Overall significance of landscape effects is Minor Adverse ('Not Significant') during operation phase at year 1.
Additional mitigation	Not applicable
Residual effects and monitoring (Year 15)	LCT – Mossland and Lowland Farmland and LCT – Reclaimed Land and Wetlands, LCA 26 – Prettywood, Pilsworth, and Unsworth Moss is Medium. The magnitude of the change is Low-Negligible during operation phase at year 15. Overall significance of landscape effects is Minor Adverse ('Not Significant') during operation phase at year 15.

Magnitude of Landscape Effects on the Site and Immediate Surroundings

- 10.6.32 The site and immediate setting would experience a major change with the addition of two 18m high commercial units with associated road access, car parking and open space. The proposed development will result in the loss of open vacant land that was previously used for construction purposes associated with the neighbouring Birch Business Park. There will be removal of existing ground surface on site of crushed material such as concrete, brick, rubble and sandstone and stockpile of sand. There will be loss of other neutral grassland, willow scrub and mixed scrub. The Arboricultural Impact Assessment (2026, E3P) suggests a partial loss of tree group 'G4' comprising of goat willow, silver birch and hawthorn, and the partial loss of hedge 'H2' comprising of hawthorn and goat willow. The two 18m high commercial units are proposed on new finished floor levels with associated car parking facilities, service yards and access road.
- 10.6.33 These changes within the immediate setting will appear as major alteration to key features of the baseline that are not necessarily considered to be majorly uncharacteristic to the immediate setting due to the neighbouring commercial built form to the south-west within Birch Business Park.
- 10.6.34 The construction activities and features would be temporary. The duration of the proposed development at operation phase would be long-term and irreversible. The magnitude of landscape effects at Construction stage and Operation at year 1 are considered to be **High-Medium**.
- 10.6.35 Mitigation measures of additional tree planting, hedgerow planting, scrub planting, woodland planting, and wildflower will be important to mitigate losses of mixed scrub, willow scrub, and other

neutral grassland. The addition of gapping up hedgerow, scrub planting, specimen tree planting, and woodland planting within the site is important to help soften intervisibility over time from within the site and the immediate setting, particularly to the north, east and south.

- 10.6.36 Over time, mitigation planting will mature and help the proposed built form integrate within its immediate surroundings. Maturation of perimeter mitigation planting will reduce intervisibility from the immediate setting. By year 15 the residual effects would be **Medium** even though the proposed development will establish as an extension of the existing Birch Business Park.

The magnitude of landscape effects on the site and immediate surroundings is considered to be:

Construction Phase: **High-Medium**

Operation year 1: **High-Medium**

Operation year 15: **Medium**

Significance of Landscape on the Site and Immediate Surroundings

- 10.6.37 The proposed development will result major alterations within the context of the site and immediate setting. The proposed development is not considered characteristic when set within the attributes for the immediately neighbouring Birch Business Park that already influences the site. The landscape receptors are of **Medium-Low** sensitivity.
- 10.6.38 The magnitude of landscape effects is **High-Medium** during the Construction Phase, and at operation phase at years 1. Therefore, the significance of landscape effects is **Moderate Adverse ('Significant')** during Construction Phase and during operation at year 1. Over time, the proposed development would integrate into the immediate setting as part of Birch Business Park and mitigation planting having matured. The residual effects will lower to **Medium** magnitude of landscape effects, and **Moderate-Minor Adverse ('Not Significant')** during the operation phase at year 15 as the proposed development establishes and integrates into the surrounding context.

Table 10-21 – Assessment of potential effects for Site and immediate surroundings during Construction

Landscape receptor	Site and Immediate Surroundings
Potential effects	The sensitivity of the site and immediate surroundings is Medium-Low . The magnitude of landscape effects is High-Medium during the Construction Phase. Overall significance of landscape effects is Moderate Adverse ('Significant') during the Construction Phase.
Additional mitigation	Standard construction management to minimise disturbance. Works are of a temporary nature. Time deliveries outside of peak hours.
Residual effects and monitoring	No residual effects due to the temporary nature of the Construction Phase.

Table 10-22 – Assessment of potential effects for Site and immediate surroundings during Operation Phase at Year 1, and residual effects at Operation Phase Year 15.

Landscape receptor	Site and Immediate Surroundings
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Potential effects (Year 1)	The sensitivity of the site and immediate surroundings is Medium-Low. The magnitude of landscape effects is High-Medium during the operation phase at year 1. Overall significance of landscape effects is Moderate Adverse ('Significant') during the operation phase at year 1.
Additional mitigation	Retain mature trees, scrub, and hedgerows, where possible. Use locally appropriate species to integrate with the surrounding ecology and character. Appropriate materials, colour, and form for the proposed built form to integrate with the existing vernacular of the neighbouring existing units within Birch Business Park so the proposed development will appear as a logical extension of the Business Park. Additional tree planting, hedgerow planting, scrub planting, woodland planting, and wildflower to mitigate losses of mixed scrub, willow scrub, and other neutral grassland. The addition of scrub, specimen tree and woodland planting in the eastern corner to help soften intervisibility within the immediate setting. Particularly to the north, north-east, east where intervisibility of the proposed development will be more open at close range early on during the operation phase.
Residual effects and monitoring (Year 15)	The sensitivity of the site and immediate surroundings is Medium-Low. The magnitude of landscape effects is Medium in the operation phase at year 15. Overall significance of landscape effects is Moderate-Minor Adverse ('Not Significant').

Table 10-23 – Summary of Landscape effects

Landscape Receptor	Potential Effects	Significance of Effects Prior to Mitigation/ Enhancement	Additional Mitigation	Residual Effects	Monitoring
NCA 54 Manchester Pennine Fringe	Construction Phase				
	Sensitivity: Medium Magnitude of visual effects at Construction Phase: Medium-Low	Moderate-Minor Adverse ('Not Significant') T / D / ST P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term, N/A = Not Applicable	Standard construction management to minimise disturbance. Time deliveries outside of peak hours.	No residual effects due to the temporary nature of the Construction Phase	Site Manager to implement and monitor standard construction management and time deliveries.
	Operational Phase				
	Sensitivity: Medium Magnitude of visual effects at operation phase year 1 and year 15: Medium-Low	Year 1 Moderate-Minor Adverse ('Not Significant') P / D / LT	Retain mature trees, scrub, and hedgerows, where possible. Use locally appropriate species to integrate with the surrounding ecology and character. Appropriate materials, colour, and form for the proposed built form to integrate with the existing vernacular	Year 15 Moderate-Minor Adverse ('Not Significant') P / D / LT	Management Team to maintain the landscape scheme including the mitigation planting for 30 years. Any

Landscape Receptor	Potential Effects	Significance of Effects Prior to Mitigation/ Enhancement	Additional Mitigation	Residual Effects	Monitoring
			of the neighbouring existing units within Birch Business Park so the proposed development will appear as a logical extension of the Business Park. Additional tree planting, hedgerow planting, scrub planting, woodland planting, and wildflower to mitigate losses of mixed scrub, willow scrub, and other neutral grassland. The addition of scrub, specimen tree and woodland planting in the eastern corner to help soften intervisibility. Particularly to the north, north-east, east where intervisibility of the proposed development will be more open at close to mid-range early on during the operation phase.		planting fatalities would be replaced.
LCT Urban Fringe Farmland, LCA 27 – Simister, Slattocks, and Healds Green	Construction Phase				
	Sensitivity: Medium Magnitude of visual effects at Construction Phase: Medium-Low	Moderate-Minor Adverse ('Not Significant') T / D / ST P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term, N/A = Not Applicable	Standard construction management to minimise disturbance. Time deliveries outside of peak hours.	No residual effects due to the temporary nature of the Construction Phase	Site Manager to implement and monitor standard construction management and time deliveries.
	Operational Phase				
	Sensitivity: Medium Magnitude of visual effects at operation phase year 1 and year 15: Medium-Low	Year 1 Moderate-Minor Adverse ('Not Significant') P / D / LT	Retain mature trees, scrub, and hedgerows, where possible. Use locally appropriate species to integrate with the surrounding ecology and character. Appropriate materials, colour, and form for the proposed built form to integrate with the existing vernacular of the neighbouring existing units within Birch Business Park so the proposed development will appear as a logical extension of the Business Park. Additional tree planting, hedgerow planting, scrub planting, woodland planting, and wildflower to mitigate losses of mixed scrub, willow scrub, and other neutral grassland. The addition of scrub, specimen tree and woodland planting in the eastern corner to help soften intervisibility. Particularly to the north, north-east, east where intervisibility of the proposed development will be more	Year 15 Moderate-Minor Adverse ('Not Significant') P / D / LT	Management Team to maintain the landscape scheme including the mitigation planting for 30 years. Any planting fatalities would be replaced.

Landscape Receptor	Potential Effects	Significance of Effects Prior to Mitigation/ Enhancement	Additional Mitigation	Residual Effects	Monitoring
			open at close to mid-range early on during the operation phase.		
LCT Incised Urban Fringe Valleys, LCA 25 – River Roch LCT Incised Urban Fringe Valleys, LCA 25 – River Roch	Construction Phase				
	Sensitivity: High-Medium Magnitude of visual effects at Construction Phase: Low-Negligible	Moderate-Minor Adverse ('Not Significant') T / I / ST P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term, N/A = Not Applicable	Not Applicable.	No residual effects due to the temporary nature of the Construction Phase.	Not Applicable
	Operational Phase				
	Sensitivity: High-Medium Magnitude of visual effects at operation phase year 1 and year 15: Low-Negligible	Year 1 Moderate-Minor Adverse ('Not Significant') P / I / LT	Not Applicable.	Year 15 Moderate-Minor Adverse ('Not Significant') P / I / LT	Not Applicable
LCT – Mossland and Lowland Farmland, LCA 26 – Prettywood, Pilsworth, and Unsworth Moss	Construction Phase				
	Sensitivity: Medium Magnitude of visual effects at Construction Phase: Low-Negligible	Minor Adverse ('Not Significant') T / I / ST P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term, N/A = Not Applicable	Not Applicable.	No residual effects due to the temporary nature of the Construction Phase.	Not Applicable
	Operational Phase				
	Sensitivity: Medium Magnitude of visual effects at operation phase year 1 and year 15: Low-Negligible	Year 1 Minor Adverse ('Not Significant') P / I / LT	Not Applicable	Year 15 Minor Adverse ('Not Significant') P / I / LT	Not Applicable
	Construction Phase				

Landscape Receptor	Potential Effects	Significance of Effects Prior to Mitigation/ Enhancement	Additional Mitigation	Residual Effects	Monitoring
LCT – Reclaimed Land and Wetlands, LCA 26 – Prettywood, Pilsworth, and Unsworth Moss	Sensitivity: Medium Magnitude of visual effects at Construction Phase: Low-Negligible	Minor Adverse ('Not Significant') T / I / ST P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term, N/A = Not Applicable	Not Applicable	No residual effects due to the temporary nature of the Construction Phase.	Not Applicable
	Operational Phase				
	Sensitivity: Medium Magnitude of visual effects at operation phase year 1 and year 15: Low-Negligible	Year 1 Minor Adverse ('Not Significant') P / I / LT	Not Applicable.	Year 15 Minor Adverse ('Not Significant') P / I / LT	Not Applicable
Site and Immediate Surroundings	Construction Phase				
	Sensitivity: Medium-Low Magnitude of visual effects at Construction Phase: High-Medium	Moderate Adverse ('Significant') T / D / ST P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term, N/A = Not Applicable	Standard construction management to minimise disturbance. Time deliveries outside of peak hours.	No residual effects due to the temporary nature of the Construction Phase.	Site Manager to implement and monitor standard construction management and time deliveries.
	Operational Phase				
	Sensitivity: Medium-Low Magnitude of visual effects at operation phase year 1 and year 15: High-Medium	Year 1 Moderate Adverse ('Significant') P / D / LT	Retain mature trees, scrub, and hedgerows, where possible. Use locally appropriate species to integrate with the surrounding ecology and character. Appropriate materials, colour, and form for the proposed built form to integrate with the existing vernacular of the neighbouring existing units within Birch Business Park so the proposed development will appear as a logical extension of the Business Park. Additional tree planting, hedgerow planting, scrub planting, woodland planting, and wildflower to mitigate losses of mixed scrub, willow scrub, and other neutral grassland.	Year 15 Moderate-Minor Adverse ('Not Significant') P / D / LT	Management Team to maintain the landscape scheme including the mitigation planting for 30 years. Any planting fatalities would be replaced.

Landscape Receptor	Potential Effects	Significance of Effects Prior to Mitigation/ Enhancement	Additional Mitigation	Residual Effects	Monitoring
			The addition of scrub, specimen tree and woodland planting in the eastern corner to help soften intervisibility within the immediate setting. Particularly to the north, north-east, east where intervisibility of the proposed development will be more open at close range early on during the operation phase.		

10.7 VISUAL ASSESSMENT OF POTENTIAL EFFECTS, MITIGATION AND RESIDUAL EFFECTS

10.7.1 Visual receptors

The nature of the existing view and the potential magnitude of effects to the view by the proposed development has been considered with regard to twelve representative viewpoint locations within the context of a 2.5km study area that was defined by site analysis. Viewpoint locations are listed below in Table 10-24 and illustrated in Figure 10.4 Landscape Character.

Table 10-24: Viewpoint: Locations

Visual Receptor Types	Representative Viewpoint Locations	Viewpoint Description	Approximate Distance (m) and Direction from site	Coordinates
Pedestrians of PRow footpath (HeyFp142) Residents of Stock Nook.	VP1	View from PRow footpath (HeyFp142) near Stock Nook	287m east	E: 384703.237 N: 408810.493
Pedestrians of Moss Hall Road Vehicle users of Moss Hall Road	VP2A	View from Moss Hall Road opposite Birch Business Park Entrance	5m south	E: 384036.415 N: 408366.045
	VP2B	View from Moss Hall Road near entrance to Higher Barn Farm	350m west	E: 383787.147 N: 408634.511
Pedestrians of access road within Birch Business Park Vehicle users of access road within Birch Business Park	VP3	View from road within Birch Business Park	0m south-east	E: 384187.537 N: 408518.9
Pedestrians of PRow (HeyFp74) footpath	VP4	View from PRow footpath (HeyFp74)	86m north-east	E: 384547.409 N: 408863.454
Pedestrians of PRow footpath (HeyFp72) Pedestrians of Hareshill Road (A6184) Vehicle users of Hareshill Road (A6184)	VP5	View from PRow footpath (HeyFp72) crossing Hareshill Road (A6184)	592m north-east	E: 384904.183 N: 409208.556
Pedestrians of Pilsworth Road Vehicle users of Pilsworth Road	VP6	View from Pilsworth Road opposite access to PRow (HeyFp75)	525m north	E: 384163.581 N: 409315.092

Pedestrians of PRow footpath (MidFp114)	VP7	View from PRow footpath (MidFp114) north of Dingle Farm	1.87m south-east	E: 386183.146 N: 408020.758
Pedestrians of (79BUR South West Under Motorway South West Castle Road) Recreational users of playing fields	VP8	View from playing fields with PRow (79BUR South West Under Motorway South West Castle Road) close to the M60	2km south-west	E: 382329.287 N: 407242.255
Pedestrians of PRow footpath (MidFp96)	VP9	View from PRow footpath (MidFp96) east of Bowlee	2.3km south	E: 384696.48 N 406146.809
Pedestrians of Hareshill Road Vehicle users Hareshill Road	VP10	View from Hareshill Road	1.16km east	E: 385637.784 N: 408840.811
Pedestrians of PRow footpath (HeyFp143)	VP11	View from PRow footpath (HeyFp143)	2.4km east	E: 386867.55 N: 408550.715

Pedestrians on PRow footpath

10.7.2 Represented by VP1– View from PRow footpath (HeyFp142)

10.7.3 Pedestrians using the PRow footpath (HeyFp142) are considered to have **High** susceptibility as the users are people engaged in outdoor recreation of PRow's whose attention is focused on the landscape. The value attached to the view is **Medium-Low** due to the agricultural views being valuable to the local community however of ordinary value with Birch Business Park and Heywood Distribution Park as large-scale detracting features. A combined judgement results in **Medium** sensitivity.

10.7.4 Construction works will involve machinery, construction traffic accessing the site, scaffolding, dust, and noise. The construction activity will be a temporary change that would be prominent at mid-range for at least half of the footpath route. Views would be partially screened by retained scrub and trees on the south-eastern boundary. Dust and noise would cause a prominent disturbance during the temporary Construction Phase. At year 1 of the operation phase, the proposed development will remain prominent along a half of the route. The new built form would be in keeping with the character of the existing commercial units visible from Birch Business Park. The magnitude of effects during the Construction Phase and year 1 of operation will be **High-Medium** and the significance of effect will be **Major-Moderate Adverse**.

10.7.5 At year 15 of the operation phase, mitigation planting in the north-eastern part of the site will have matured to help soften views and partly screen the visible extent of the proposed built form. Over time, the proposed development will establish as an extension of Birch Business Park. The development will be partially screened by the existing scrub and trees along the south boundary (that would lose their leaves in the winter), and the proposed native trees, scrub, woodland and hedgerow on the north-eastern part of the development. The magnitude of effects is expected to be **Medium**, and the significance of effect for pedestrians using the PRow footpath would be **Moderate Adverse** by year 15 of operation.

Table 10-25 – Assessment of potential effects, additional mitigation, residual effects and monitoring during construction

Visual receptor	Pedestrians on PRoW footpath (HeyFp142)
Potential effects	The sensitivity is Medium . The magnitude of visual effect is High-Medium in the Construction Phase. Overall significance of visual effects is Major-Moderate Adverse (' Significant ')
Additional mitigation	▪ Standard construction management to minimise disturbance. ▪ Time deliveries outside of peak hours.
Residual effects and monitoring	No residual effects due to the temporary nature of the Construction Phase.

Table 10-26 – Assessment of potential effects (Operation Phase year 1), additional mitigation, residual effects (Operation Phase year 15) and monitoring during operation

Visual receptor	Pedestrians on PRoW footpath (HeyFp142)
Potential effects (Year 1)	The sensitivity is Medium . The magnitude of visual effect is High-Medium during Operation Phase year 1. Overall significance of visual effects is Major-Moderate Adverse (' Significant ')
Additional mitigation	Mitigation by design: ▪ Propose scrub, woodland, trees and hedgerow within the north-eastern part of the development to provide additional screening. ▪ Retain mature trees and hedgerows along the southern boundary. ▪ Use locally appropriate species to integrate with the surrounding ecology and character. ▪ Appropriate materials for the proposed built form to integrate with the existing vernacular of the neighbouring units at Birch Business Park.
Residual effects and monitoring (Year 15)	The sensitivity is Medium . The magnitude of visual effect is Medium during Operation Phase year 15. Overall significance of visual effects is Moderate Adverse (' Significant ')

Residents on Stock Nook

- 10.7.6 **Represented by VP1 – View from PRoW footpath (HeyFp142) near Stock Nook**
- 10.7.7 Residents of Stock Nook off Dr Fold Lane are represented by VP1. These residents are at close to mid-range views from upper and ground floor windows. The proposed development would be visible at an oblique angle. The oblique view is partially screened by existing vegetation on site along the southern boundary. The residents are considered to have **High** susceptibility. The value attached to the view is **Medium-Low** due to the agricultural views being valuable to the local community; however, of ordinary value with Birch Business Park and Heywood Distribution Park as large-scale detracting features. A combined judgement results in **Medium** sensitivity.
- 10.7.8 Construction works will involve machinery, construction traffic accessing the site, scaffolding, dust, and noise. The construction activity will be a temporary change that would be visible at close to mid-

range from the residential dwelling. Views would be partially screened by retained scrub and trees on the south-eastern boundary. Dust and noise would cause a prominent disturbance during the temporary Construction Phase. The magnitude of effects during the Construction Phase will be **High-Medium** and the significance of effect will be **Major-Moderate Adverse**.

- 10.7.9 At year 1 of operation the magnitude of visual effects will remain prominent at close to mid-range. The proposed built form will be partially screened by the existing scrub and trees along the south-eastern boundary (that would lose their leaves in the winter). The magnitude of effects during year 1 of operation will be **High-Medium** and the significance of effect will be **Major-Moderate Adverse**.
- 10.7.10 By year 15 of operation, the proposed native trees and hedgerow on the north-eastern edge will have matured to help soften views and further partially screen the proposed built form. The magnitude of visual effects at year 15 is expected to be **Medium**, and the significance of effect for the residents would be **Moderate Adverse** at year 15 due to the proposed built form establishing as a logical extension of the Birch Business Park.

Table 10-27 – Assessment of potential effects, additional mitigation, residual effects and monitoring during construction

Visual receptor	Residents on Stock Nook
Potential effects	The sensitivity is Medium . The magnitude of visual effect is High-Medium in the Construction Phase. Overall significance of visual effects is Major-Moderate Adverse ('Significant').
Additional mitigation	■ Standard construction management to minimise disturbance. ■ Time deliveries outside of peak hours.
Residual effects and monitoring	No residual effects due to the temporary nature of the Construction Phase.

Table 10-28 – Assessment of potential effects (Operation Phase year 1), additional mitigation, residual effects (Operation Phase year 15) and monitoring during operation

Visual receptor	Residents on Stock Nook
Potential effects (Year 1)	The sensitivity is Medium . The magnitude of visual effect is High-Medium in the Operation Phase year 1. Overall significance of visual effects is Major-Moderate Adverse ('Significant').
Additional mitigation	Mitigation by design: ■ Propose scrub, woodland, trees and hedgerow within the north-eastern part of the development to provide additional screening. ■ Retain mature trees and hedgerows along the southern boundary. Use locally appropriate species to integrate with the surrounding ecology and character. ■ Appropriate materials for the proposed built form to integrate with the existing vernacular of the neighbouring units at Birch Business Park.
Residual effects and monitoring (Year 15)	The sensitivity is Medium . The magnitude of visual effect is Moderate in the Operation Phase year 15. Overall significance of visual effects is Moderate Adverse ('Significant').

Pedestrians of Moss Hall Road

- 10.7.11 **Represented by VP2A and 2B – View from Moss Hall Road opposite Birch Business Park Entrance and View from Moss Hall Road near entrance to Higher Barn Farm**
- 10.7.12 Pedestrians on Moss Hall Road are represented by VP2A and 2B. Sections of Moss Hall Road have limited views of the site due to intervening built form (Birch Business Park), hedgerows and mature trees. The pedestrians are considered to have **Medium** susceptibility as people using highway footways where the speed of travel may allow for consideration and enjoyment of the view. The value attached to the view is **Medium-Low** due to the agricultural views being of ordinary value with Birch Business Park as a detracting feature visible along part of the route. A combined judgement results in **Medium-Low** sensitivity.
- 10.7.13 Construction works will involve machinery, construction traffic accessing the site, scaffolding, dust, and noise. The construction activity will be a temporary change that would be visible at certain sections of the road. Views would be partially screened by Birch Business Park and intervening mature vegetation. Dust and noise would cause disturbance during the temporary Construction Phase. Partial and glimpsed views will be experienced along small parts of the route. The magnitude of effects during the Construction Phase will be **Medium-Low**. The significance of visual effect will therefore be **Moderate-Minor Adverse**.
- 10.7.14 At year 1 of the operation phase, the proposed development will be experienced partially or as glimpses along small parts of the route. The new built form would be in keeping with the character of the existing commercial units visible from Birch Business Park. The magnitude of effects during the Construction Phase and year 1 of operation will be **Medium-Low**. The significance of visual effect will therefore be **Moderate-Minor Adverse**.
- 10.7.15 At year 15 of the operation phase, mitigation planting in the northern, western, and southern boundaries of the site will have matured; however, glimpses or partial views of the top parts of the units will remain apparent from the road. Over time, the proposed development will establish as an extension of Birch Business Park. The magnitude of visual effect is expected to remain **Medium-Low**, and the significance of effect for pedestrians of Moss Hall Road would remain **Moderate-Minor Adverse** by year 15 of operation.

Table 10-29 – Assessment of potential effects, additional mitigation, residual effects and monitoring during construction

Visual receptor	Pedestrians from Moss Hall Road
Potential effects	The sensitivity is Medium-Low . The magnitude of visual effect is Medium-Low in the Construction Phase. Overall significance of visual effects Moderate-Minor Adverse ('Not Significant')
Additional mitigation	▪ Standard construction management to minimise disturbance. ▪ Time deliveries outside of peak hours.
Residual effects and monitoring	No residual effects due to the temporary nature of the Construction Phase.

Table 10-30 – Assessment of potential effects (Operation Phase year 1), additional mitigation, residual effects (Operation Phase year 15) and monitoring during operation

Visual receptor	Pedestrians from Moss Hall Road
Potential effects (Year 1)	The sensitivity is Medium-Low. The magnitude of visual effect is Medium-Low in the Operation Phase Year 1. Overall significance of visual effects Moderate-Minor Adverse ('Not Significant')
Additional mitigation	Mitigation by design: ■ Additional tree planting along the northern, western and southern boundaries to help soften views from along Moss Hall Road. ■ Retain mature trees and hedgerows around the perimeter of the site where possible. ■ Appropriate material and colour of proposed units to integrate with the existing vernacular of the surrounding units at Birch Business Park.
Residual effects and monitoring (Year 15)	The sensitivity is Medium-Low. The magnitude of visual effect is Medium-Low in the Operation Phase year 15. Overall significance of visual effects Moderate-Minor Adverse ('Not Significant')

Vehicle users of Moss Hall Road

- 10.7.16 **Represented by VP2A and 2B – View from Moss Hall Road opposite Birch Business Park Entrance and View from Moss Hall Road near entrance to Higher Barn Farm**
- 10.7.17 Vehicle users of Moss Hall Road are represented by VP2A and 2B. Sections of this road have partial views of the site with intervening built form (Birch Business Park) and mature trees. Vehicle users are considered to have **Low** susceptibility due to their speed travelling along the route. The value attached to the view is **Medium-Low** due to the agricultural views being of ordinary value with Birch Business Park as a detracting feature visible along part of the route. A combined judgement results in **Medium-Low** sensitivity.
- 10.7.18 Construction works will involve machinery, construction traffic accessing the site, scaffolding, dust, and noise. The construction activity will be a temporary change that would be visible at certain sections of the road. Views would be partially screened by Birch Business Park and intervening mature vegetation. Dust and noise would cause disturbance during the temporary Construction Phase. Partial and glimpsed views will be experienced along small parts of the route. The magnitude of effects during the Construction Phase will be **Medium-Low**. The significance of visual effect will therefore be **Moderate-Minor Adverse**.
- 10.7.19 At year 1 of the Operation Phase, the proposed development will be experienced partially or as glimpses along small parts of the route. The new built form would be in keeping with the character of the existing commercial units visible from Birch Business Park. The magnitude of effects during the Construction Phase and year 1 of operation will be **Medium-Low**. The significance of visual effect will therefore be **Moderate-Minor Adverse**.

- 10.7.20 At year 15 of the Operation Phase, mitigation planting in the northern, western, and southern boundaries of the site will have matured; however, glimpses or partial views of the top parts of the units will remain apparent from the road. Over time, the proposed development will establish as an extension of Birch Business Park. The magnitude of visual effects is expected to remain **Medium-Low**, and the significance of effect for pedestrians of Moss Hall Road would remain **Moderate-Minor Adverse** by year 15 of operation.

Table 10-31 – Assessment of potential effects, additional mitigation, residual effects and monitoring during construction

Visual receptor	Vehicle users from Moss Hall Road
Potential effects	The sensitivity is Medium-Low . The magnitude of visual effect is Medium-Low in the Construction Phase. Overall significance of visual effects Moderate-Minor Adverse (' Not Significant ')
Additional mitigation	■ Standard construction management to minimise disturbance. ■ Time deliveries outside of peak hours.
Residual effects and monitoring	No residual effects due to the temporary nature of the Construction Phase.

Table 10-32 – Assessment of potential effects (Operation Phase year 1), additional mitigation, residual effects (Operation Phase year 15) and monitoring during operation

Visual receptor	Vehicle users from Moss Hall Road
Potential effects (Year 1)	The sensitivity is Medium-Low The magnitude of visual effect is Medium-Low in the Operation Phase Year 1. Overall significance of visual effects Moderate-Minor Adverse (' Not Significant ')
Additional mitigation	Mitigation by design: ■ Additional tree planting along the northern, western and southern boundaries to help soften views from along Moss Hall Road. ■ Retain mature trees and hedgerows around the perimeter of the site where possible. ■ Appropriate material, and colour of proposed units to integrate with the existing vernacular of the surrounding units at Birch Business Park.
Residual effects and monitoring (Year 15)	The sensitivity is Medium-Low The magnitude of visual effect is Medium-Low in the Operation Phase year 15. Overall significance of visual effects Moderate-Minor Adverse (' Not Significant ')

Pedestrians of access road within Birch Business Park

- 10.7.21 **Represented by VP3 – View from road within Birch Business Park**
- 10.7.22 Pedestrians within Birch Business Park are represented by VP3. Receptors from this location experience open and close-range views of the site from internal estate roads, with limited screening from existing built form and pockets of mature vegetation. The pedestrians are considered to have

Medium susceptibility due to their purpose being likely to walk to or away from their place of work within a Business Park. The value attached to the view is **Low**, due to dominating detracting features of the industrial and commercial character of the business park. A combined judgement results in **Medium-Low** sensitivity.

- 10.7.23 Construction works will involve construction traffic accessing the site via the access road within the Birch Business Park, machinery, scaffolding, dust, and noise. The construction activity will represent a temporary but prominent alteration to the view at close range that will affect the whole of the route. The change will be partially screened by intervening commercial units or existing vegetation along the western and southern boundaries of the site. Dust and noise would create a prominent but temporary disturbance during the Construction Phase. The magnitude of effects during the Construction Phase will be **High-Medium** and the significance of visual effect will be **Moderate Adverse**.
- 10.7.24 At year 1 of the Operation Phase, the proposed development will be experienced partial views at close range along the whole route or as glimpses along small parts of the route. The new built form would be in keeping with the character of the existing commercial units within Birch Business Park. The magnitude of effects during the Construction Phase and year 1 of operation will be **High-Medium**. The significance of visual effect will therefore be **Moderate Adverse**.
- 10.7.25 At year 15 of the Operation Phase, mitigation planting in western and southern boundaries of the site will have matured; however, partial views of the units will remain prominent along the access road at close range. Over time, the proposed development will establish as an extension of Birch Business Park. The magnitude of visual effects is expected to remain **High-Medium**, and the significance of effect for pedestrians would be **Moderate Adverse** by year 15 of operation.

Table 10-33 – Assessment of potential effects, additional mitigation, residual effects and monitoring during construction

Visual receptor	Pedestrians of access roach within Birch Business Park
Potential effects	The sensitivity is Medium-Low . The magnitude of visual effect is High-Medium in the Construction Phase. Overall significance of visual effects Moderate Adverse ('Significant')
Additional mitigation	■ Standard construction management to minimise disturbance. ■ Time deliveries outside of peak hours.
Residual effects and monitoring	No residual effects due to the temporary nature of the Construction Phase.

Table 10-34 – Assessment of potential effects (Operation Phase year 1), additional mitigation, residual effects (Operation Phase year 15) and monitoring during operation

Visual receptor	Pedestrians of access roach within Birch Business Park
Potential effects (Year 1)	The sensitivity is Medium-Low . The magnitude of visual effect is High-Medium in the Operation Phase year 1. Overall significance of visual effects Moderate Adverse ('Significant')

Additional mitigation	Mitigation by design: - Propose landscape to provide additional screening. - Retain mature trees, hedgerows, and boundary features. - Use locally appropriate species to integrate with the surrounding ecology and character. - Appropriate material to integrate with the existing vernacular of the surrounding buildings.
Residual effects and monitoring (Year 15)	The sensitivity is Medium-Low . The magnitude of visual effect is High-Medium in the Operation Phase year 15. Overall significance of visual effects is Moderate Adverse ('Significant')

Vehicle users of access road within Birch Business Park

10.7.26 Represented by VP3 – View from road within Birch Business Park

10.7.27 Road users within Birch Business Park are represented by VP3. Receptors along the internal estate roads experience open and relatively close-range views of the site, with only limited filtering provided by existing built form and areas of mature vegetation. Vehicles travelling through the business park are generally moving at low speeds, allowing road users greater opportunity to perceive changes within the surrounding environment. Vehicle users are considered to have **Low** susceptibility. The value attached to the view is **Low**, due to dominating detracting features of the industrial and commercial character of the business park. A combined judgement results in **Low** sensitivity.

10.7.28 Construction works will involve construction traffic accessing the site via the access road within the Birch Business Park, machinery, scaffolding, dust, and noise. The construction activity will represent a temporary but prominent alteration to the view at close range that will affect the whole of the route. The change will be partially screened by intervening commercial units or existing vegetation along the western and southern boundaries of the site. Dust and noise would create a prominent but temporary disturbance during the Construction Phase. The magnitude of effects during the Construction Phase will be **High-Medium** and the significance of visual effect will be **Moderate Adverse**.

10.7.29 At year 1 of the Operation Phase, the proposed development will experience partial views at close range along the whole route or as glimpses along small parts of the route. The new built form would be in keeping with the character of the existing commercial units within Birch Business Park. The magnitude of effects during the Construction Phase and year 1 of operation will be **High-Medium**. The significance of visual effect will therefore be **Moderate Adverse**.

10.7.30 At year 15 of the Operation Phase, mitigation planting in western, and southern boundaries of the site will have matured however partial views of the units will remain prominent along the access road at close range. Over time, the proposed development will establish as an extension of Birch Business Park. The magnitude of visual effects is expected to remain **High-Medium**, and the significance of effect for pedestrians would be **Moderate Adverse** by year 15 of operation.

Table 10-35 – Assessment of potential effects, additional mitigation, residual effects and monitoring during construction

Visual receptor	Vehicle users of access road within Birch Business Park
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Potential effects	The sensitivity is Low The magnitude of visual effect is High-Medium in the Construction Phase. Overall significance of visual effects Moderate Adverse ('Significant')
Additional mitigation	- Standard construction management to minimise disturbance. - Time deliveries outside of peak hours.
Residual effects and monitoring	No residual effects due to the temporary nature of the Construction Phase.

Table 10-36 – Assessment of potential effects (Operation Phase year 1), additional mitigation, residual effects (Operation Phase year 15) and monitoring during operation

Visual receptor	Vehicle users of access road within Birch Business Park
Potential effects (Year 1)	The sensitivity is Low The magnitude of visual effect is High-Medium in the Operation Phase year 1. Overall significance of visual effects Moderate Adverse ('Significant')
Additional mitigation	Mitigation by design: - Propose landscape to provide additional screening. - Retain mature trees, hedgerows, and boundary features. - Use locally appropriate species to integrate with the surrounding ecology and character. - Appropriate material to integrate with the existing vernacular of the surrounding buildings.
Residual effects and monitoring (Year 15)	The sensitivity is Low The magnitude of visual effect is High-Medium in the Operation Phase year 15. Overall significance of visual effects is Moderate Adverse ('Significant')

Pedestrians on PRow footpath (HeyFp74)

10.7.31 Represented by VP4– View from PRow footpath (HeyFp74)

10.7.32 Pedestrians using the PRow footpath (HeyFp74) are considered to have **High** susceptibility as the users are people engaged in outdoor recreation of PRow's whose attention is focused on the landscape. The value attached to the view is **Medium-Low** due to the agricultural views being valuable to the local community however of ordinary value with Birch Business Park and Heywood Distribution Park as large-scale detracting features. A combined judgement results in **Medium** sensitivity.

10.7.33 Construction works will involve machinery, construction traffic accessing the site, scaffolding, dust, and noise. The construction activity will be a temporary change that would be very prominent for the section of footpath that runs along the northern boundary and prominent to perceptible at mid-range for at least half of the footpath route. Dust and noise would cause a prominent disturbance during the temporary Construction Phase. The construction works will be experienced full open views or partial views for a large part of the journey. The magnitude of effects during the Construction Phase will be **High-Medium** and the significance of visual effect will be **Major-Moderate Adverse**.

- 10.7.34 At year 1 of the Operation Phase, the proposed development will remain prominent along a most of the route. The new built form would be in keeping with the character of the existing commercial units visible from Birch Business Park. The magnitude of effects during year 1 of operation will be **High-Medium** and the significance of effect will be **Major-Moderate**, with the nature of effects being Adverse.
- 10.7.35 At year 15 of the Operation Phase, mitigation planting in the north-eastern part of the site will have matured to help soften views and partly screen the visible extent of the proposed built form. Over time, the proposed development will establish as an extension of Birch Business Park. The development will be partially screened by the existing scrub and trees along the south boundary (that would lose their leaves in the winter), and the proposed native trees, scrub, woodland and hedgerow on the north-eastern part of the development. The magnitude of effects is expected to be **Medium**, and the significance of effect for pedestrians using the PRow footpath would be Moderate Adverse at year 15, which would be **Moderate Adverse** by year 15 of operation.

Table 10-37 – Assessment of potential effects, additional mitigation, residual effects and monitoring during construction

Visual receptor	Pedestrians on PRow footpath (HeyFp74)
Potential effects	The sensitivity is Medium The magnitude of visual effect is High-Medium in the Construction Phase. Overall significance of visual effects is Major-Moderate Adverse ('Significant')
Additional mitigation	- Standard construction management to minimise disturbance. - Time deliveries outside of peak hours.
Residual effects and monitoring	No residual effects due to the temporary nature of the Construction Phase.

Table 10-38 – Assessment of potential effects (Operation Phase year 1), additional mitigation, residual effects (Operation Phase year 15) and monitoring during operation

Visual receptor	Pedestrians on PRow footpath (HeyFp74)
Potential effects (Year 1)	The sensitivity is Medium . The magnitude of visual effect is High-Medium during Operation Phase year 1. Overall significance of visual effects is Major-Moderate Adverse ('Significant')
Additional mitigation	Mitigation by design: - Propose scrub, woodland, trees and hedgerow within the north-eastern part of the development to provide additional screening. - Retain mature trees and hedgerows along the southern boundary. - Use locally appropriate species to integrate with the surrounding ecology and character. - Appropriate materials for the proposed built form to integrate with the existing vernacular of the neighbouring units at Birch Business Park.
Residual effects and monitoring (Year 15)	The sensitivity is Medium . The magnitude of visual effect is Medium during Operation Phase year 15.

	Overall significance of visual effects is Moderate Adverse ('Significant')
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Pedestrians of Hareshill Road

- 10.7.36 **Represented by VP5 - View from PRow footpath (HeyFp72) crossing Hareshill Road (A6184)**
- 10.7.37 Pedestrians of highway footway of Hareshill Road are considered **Medium** where the speed of travel may allow for consideration and enjoyment of the view. The value attached to the view is **Low** as there are dominant detracting large-scale industrial and commercial units in the surrounding landscape. A combined judgement results in **Medium-Low** sensitivity.
- 10.7.38 During construction, activities including site clearance, machinery, and scaffolding would be visible. The distance of the development and the intervening vegetation would partially screen the temporary construction work; however, the predominantly flat topography will still allow the construction work to be seen by these receptors at distance. The proposed development will not be visible along part of the road due to local roadside bunding. The magnitude of effects is **Medium** as there is an open view for a small part of the journey to the view. This results in a **Moderate-Minor Adverse** significance of effect.
- 10.7.39 At year 1, the proposed building would be visible at distance from along Hareshill Road for a small part of a route due to roadside bunding along part of the road. The change would be permanent and irreversible. The magnitude of effects will be **Medium** during Operation Phase at year 1 resulting in a **Moderate-Minor Adverse**.
- 10.7.40 At year 15 of the Operation Phase, mitigation planting in the north-eastern part of the site will have matured to help soften views and partly screen the visible extent of the proposed built form. Over time, the proposed development will establish as an extension of Birch Business Park. The magnitude of effects is expected to be **Medium-Low** as visibility along part of the route will be limited to partial views instead of being open views. The significance of effect for pedestrians would be Moderate Adverse at year 15, which would be **Moderate-Minor Adverse** by year 15 of operation.

Table 10-39 – Assessment of potential effects, additional mitigation, residual effects and monitoring during construction

Visual receptor	Pedestrians of Hareshill Road
Potential effects	The sensitivity is Medium-Low . The magnitude of visual effect is Medium in the Construction Phase. Overall significance of visual effects Moderate-Minor Adverse ('Not Significant')
Additional mitigation	▪ Standard construction management to minimise disturbance. ▪ Time deliveries outside of peak hours.
Residual effects and monitoring	No residual effects due to the temporary nature of the Construction Phase.

Table 10-40 – Assessment of potential effects (Operation Phase year 1), additional mitigation, residual effects (Operation Phase year 15) and monitoring during operation

Visual receptor	Pedestrians of Hareshill Road
Potential effects (Year 1)	The sensitivity is Medium-Low .

	The magnitude of visual effect is Medium in the Operation Phase year 1. Overall significance of visual effects Moderate-Minor Adverse ('Not Significant')
Additional mitigation	Mitigation by design: ■ Propose landscape to provide additional screening. ■ Retain mature trees, hedgerows, and boundary features. ■ Use locally appropriate species to integrate with the surrounding ecology and character. ■ Appropriate material to integrate with the existing vernacular of the surrounding buildings.
Residual effects and monitoring (Year 15)	The sensitivity is Medium-Low. The magnitude of visual effect is Medium-Low in the Operation Phase year 15. Overall significance of visual effects is Moderate-Minor Adverse ('Not Significant')

Pedestrians on PRow footpath (HeyFp72)

10.7.41 **Represented by VP5 – View from PRow footpath (HeyFp72) crossing Hareshill Road (A6184)**

10.7.42 Pedestrians using the PRow footpath (HeyFp72) are considered to have **High** susceptibility as the users are people engaged in outdoor recreation of PRow's whose attention is focused on the landscape. The value attached to the view is **Medium-Low** due to the agricultural views being valuable to the local community however of ordinary value with Birch Business Park and Heywood Distribution Park as large-scale detracting features. A combined judgement results in **Medium** sensitivity.

10.7.43 Construction works will involve machinery, scaffolding, dust, and noise. The construction activity will be a temporary change that would be noticeable or perceptible at close or mid-range along the footpath route by pedestrians heading south-west with the proposed development clearly visible in front. The construction works will be experienced as full open views for the majority of the footpath route. The magnitude of effects during the construction phase will be **High-Medium** and the significance of visual effect will be **Major-Moderate Adverse**.

10.7.44 At year 1 of the operation phase, the proposed development will remain prominent along the majority of the route at close-range or mid-distance. The new built form would be in keeping with the character of the existing commercial units visible from Birch Business Park. The magnitude of effects during year 1 of operation will be **High-Medium** and the significance of effect will be **Major-Moderate**, with the nature of effects being Adverse.

10.7.45 At year 15 of the operation phase, mitigation planting in the north-eastern part of the site will have matured to help soften views and partly screen the visible extent of the proposed built form. Over time, the proposed development will establish as an extension of Birch Business Park. The development will be partially screened by the proposed native trees, scrub, woodland and hedgerow on the north-eastern part of the development. The magnitude of effects is expected to be **Medium**, and the significance of effect for pedestrians using the PRow footpath would be Moderate Adverse at year 15, which would be **Moderate Adverse** by year 15 of operation.

Table 10-41 – Assessment of potential effects, additional mitigation, residual effects and monitoring during construction

Visual receptor	Pedestrians on PRow footpath (HeyFp72)
Potential effects	The sensitivity is Medium The magnitude of visual effect is High-Medium in the construction phase. Overall significance of visual effects is Major-Moderate Adverse ('Significant')
Additional mitigation	- Standard construction management to minimise disturbance. - Time deliveries outside of peak hours.
Residual effects and monitoring	No residual effects due to the temporary nature of the Construction Phase.

Table 10-42 – Assessment of potential effects (Operation phase year 1), additional mitigation, residual effects (Operation phase year 15) and monitoring during operation

Visual receptor	Pedestrians on PRow footpath (HeyFp72)
Potential effects (Year 1)	The sensitivity is Medium The magnitude of visual effect is High-Medium during Operation phase year 1. Overall significance of visual effects is Major-Moderate Adverse ('Significant')
Additional mitigation	Mitigation by design: - Propose scrub, woodland, trees and hedgerow within the north-eastern part of the development to provide additional screening. - Retain and enhance existing mature trees, hedgerows around the perimeter of the site. - Use locally appropriate species to integrate with the surrounding ecology and character. - Appropriate materials for the proposed built form to integrate with the existing vernacular of the neighbouring units at Birch Business Park.
Residual effects and monitoring (Year 15)	The sensitivity is Medium The magnitude of visual effect is Medium during Operation phase year 15. Overall significance of visual effects is Moderate Adverse ('Significant')

Vehicle users of Hareshill Road

10.7.46 Represented by VP5 - View from PRow footpath (HeyFp72) crossing Hareshill Road (A6184)

10.7.47 Vehicle users travelling along Hareshill Road would experience through the landscape at speed resulting in views being short lived. Receptors are considered to have **Low** susceptibility as the views are short-lived, and the value attached to the view is considered **Low**. A combined judgement therefore results in **Low** sensitivity.

10.7.48 During construction, activities including site clearance, plant and machinery, scaffolding, and construction traffic would be partially visible to vehicle users for a small part of the route. Views would be brief in duration due to the speed of movement along the route, and the distance to the development together with intervening vegetation would partially screen temporary construction

activity. The magnitude of visual effects is therefore considered to be **Medium-Low**, resulting in a **Minor Adverse** significance of effect.

10.7.49 At Year 1, the proposed building would be partially visible from sections of Hareshill Road. The change would be permanent and irreversible. The magnitude of effects is considered to be **Medium-Low**, resulting in a **Minor Adverse** significance of visual effect.

10.7.50 At Year 15, the proposed built form would appear more established and integrated within the existing built context already visible along the route. The development would be viewed in the context of Birch Business Park and would appear consistent with the surrounding commercial character. Due to the brief and passing nature of views experienced by vehicle users, the magnitude of effects would be **Low**, resulting in a **Minor Adverse** significance of visual effect.

Table 10-43 – Assessment of potential effects, additional mitigation, residual effects and monitoring during construction

Visual receptor	Vehicle users travelling along Hareshill Road
Potential effects	The sensitivity is Low The magnitude of visual effect is Medium-Low in the construction phase. Overall significance of visual effects Minor Adverse (' Not Significant ')
Additional mitigation	▪ Standard construction management to minimise disturbance. ▪ Time deliveries outside of peak hours.
Residual effects and monitoring	No residual effects due to the temporary nature of the Construction Phase.

Table 10-44 – Assessment of potential effects (Operation phase year 1), additional mitigation, residual effects (Operation phase year 15) and monitoring during operation

Visual receptor	Vehicle users travelling along Hareshill Road
Potential effects (Year 1)	The sensitivity is Low The magnitude of visual effect is Medium-Low in the Operation phase year 1. Overall significance of visual effects Minor Adverse (' Not Significant ')
Additional mitigation	Mitigation by design: ▪ Propose scrub, woodland, trees and hedgerow within the north-eastern part of the development to provide additional screening. ▪ Retain and enhance existing mature trees, hedgerows around the perimeter of the site. ▪ Use locally appropriate species to integrate with the surrounding ecology and character. ▪ Appropriate material to integrate with the existing vernacular of the surrounding buildings.
Residual effects and monitoring (Year 15)	The sensitivity is Low The magnitude of visual effect is Low in the Operation phase year 15. Overall significance of visual effects is Minor Adverse (' Not Significant ')

Pedestrians of Pilsworth Road

- 10.7.51 **Represented by VP6 – View from Pilsworth Road opposite access to PRow (HeyFp75)**
- 10.7.52 Pedestrians considered to have **Medium** susceptibility where the speed of travel may allow for consideration and enjoyment of the view. The value attached to the view is **Medium-Low** as there are detracting industrial and commercial units in the surrounding landscape. A combined judgement results in **Medium-Low** sensitivity.
- 10.7.53 During the construction phase, scaffolding and cranes may be partially visible along part of the route. The construction works would be partially screened by intervening topography, hedgerows, scrub, and trees. For part of the route, the proposed development would be screened by intervening landform hedgerow and trees. Partial views of the two proposed units being constructed will be experienced for part of the route. The magnitude of visual effects is therefore considered to be **Medium**, resulting in a **Moderate-Minor Adverse** significance of effect.
- 10.7.54 At Year 1, the proposed built form will be partially visible interrupting the skyline along part of the route. The proposed development would be partially visible at mid-range and be perceived as a small change within a wider view. The change would be permanent and irreversible, and the extent of visual change would remain small for part of the route. The partial views of the proposed development would be visible in combination of the partial views of other commercial units of Birch Business Park. The magnitude of effects is therefore considered to be **Medium**, resulting in a **Moderate-Minor Adverse** significance of visual effect.
- 10.7.55 At Year 15, the proposed built form would appear more integrated within the established built context of the surrounding area, with retained and proposed vegetation maturing to further softening views of the development. Trees and scrub to be proposed along the northern boundary and north-eastern part of the site to help soften views of the proposed built form. The magnitude of effects would be **Medium**, resulting in a **Moderate-Minor Adverse** significance of visual effect.

Table 10-45 – Assessment of potential effects, additional mitigation, residual effects and monitoring during construction

Visual receptor	Pedestrians travelling along Pilsworth Road
Potential effects	The sensitivity is Medium-Low The magnitude of visual effect is Medium in the construction phase. Overall significance of visual effects Moderate-Minor Adverse ('Not Significant')
Additional mitigation	■ Standard construction management to minimise disturbance. ■ Time deliveries outside of peak hours.
Residual effects and monitoring	No residual effects due to the temporary nature of the Construction Phase.

Table 10-46 – Assessment of potential effects (Operation phase year 1), additional mitigation, residual effects (Operation phase year 15) and monitoring during operation

Visual receptor	Pedestrians travelling along Pilsworth Road
Potential effects (Year 1)	The sensitivity is Medium-Low The magnitude of visual effect is Medium in the Operation phase year 1. Overall significance of visual effects Moderate-Minor Adverse ('Not Significant')

Additional mitigation	Mitigation by design: - Propose trees and gap up hedgerows along the northern boundary to soften views. - Retain and enhance existing mature trees, hedgerows around the perimeter of the site. - Use locally appropriate species to integrate with the surrounding ecology and character. - Appropriate materials for the proposed built form to integrate with the existing vernacular of the neighbouring units at Birch Business Park.
Residual effects and monitoring (Year 15)	The sensitivity is Medium-Low The magnitude of visual effect is Medium in the Operation phase year 15. Overall significance of visual effects is Moderate-Minor Adverse (' Not Significant ')

Vehicle users of Pilsworth Road

10.7.56 Represented by VP6 – View from Pilsworth Road opposite access to PRoW (HeyFp75)

10.7.57 Vehicle users travelling through the landscape at speed resulting in views being short lived would experience **Low** susceptibility. The value attached to the view is **Medium-Low** as there are detracting industrial and commercial units in the surrounding landscape. A combined judgement results in **Medium-Low** sensitivity.

10.7.58 During the construction phase, scaffolding and cranes may be partially visible along part of the route. The construction works would be partially screened by intervening topography, hedgerows, scrub, and trees. For part of the route, the proposed development would be screened by intervening landform hedgerow and trees. Partial views of the two proposed units being constructed will be experienced for part of the route. The magnitude of visual effects is therefore considered to be **Medium**, resulting in a **Moderate-Minor Adverse** significance of effect.

10.7.59 At Year 1, the proposed built form will be partially visible interrupting the skyline along part of the route. The proposed development would be partially visible at mid-range and be perceived as a small change within a wider view. The change would be permanent and irreversible. The extent of visual change would remain small for part of the route. The partial views of the proposed development would be visible in combination of the partial views of other commercial units of Birch Business Park. The magnitude of effects is therefore considered to be **Medium**, resulting in a **Moderate-Minor Adverse** significance of visual effect.

10.7.60 At Year 15, the proposed built form would appear more integrated within the established built context of the surrounding area, with retained and proposed vegetation maturing to further softening views of the development. Trees, scrub, and woodland planting proposed along the northern boundary and north-eastern part of the site would over time help soften views of the proposed built form. The magnitude of effects would be **Medium**, resulting in a **Moderate-Minor Adverse** significance of visual effect.

Table 10-47 – Assessment of potential effects, additional mitigation, residual effects and monitoring during construction

Visual receptor	Vehicle users travelling along Pilsworth Road
Potential effects	The sensitivity is Medium-Low

	The magnitude of visual effect is Medium in the Construction Phase. Overall significance of visual effects is Moderate-Minor Adverse (' Not Significant ')
Additional mitigation	Standard construction management to minimise disturbance.
Residual effects and monitoring	No residual effects due to the temporary nature of the Construction Phase.

Table 10-48 – Assessment of potential effects (Operation phase year 1), additional mitigation, residual effects (Operation phase year 15) and monitoring during operation

Visual receptor	Vehicle users travelling along Pilsworth Road
Potential effects (Year 1)	The sensitivity is Medium-Low The magnitude of visual effect is Medium in the Operation phase year 1. Overall significance of visual effects Moderate-Minor Adverse (' Not Significant ')
Additional mitigation	Mitigation by design: - Propose trees and gap up hedgerows along the northern boundary to soften views. - Retain and enhance existing mature trees, hedgerows around the perimeter of the site. - Use locally appropriate species to integrate with the surrounding ecology and character. - Appropriate materials for the proposed built form to integrate with the existing vernacular of the neighbouring units at Birch Business Park.
Residual effects and monitoring (Year 15)	The sensitivity is Medium-Low The magnitude of visual effect is Medium in the Operation phase year 15. Overall significance of visual effects is Moderate-Minor Adverse (' Not Significant ')

Pedestrians of PRoW footpath HeyFp75

- 10.7.61 **Represented by VP6 – View from Pilsworth Road opposite access to PRoW (HeyFp75)**
- 10.7.62 Pedestrians of PRoW footpath whose attention may be focused on the landscape would have **High** susceptibility. The value attached to the view is **Medium-Low** as there are detracting industrial and commercial units in the surrounding landscape. A combined judgement results in **Medium** sensitivity.
- 10.7.63 During the construction phase, scaffolding and cranes may be partially visible along parts of the footpath due to intervening hedgerow and landform. Glimpses and partial views of the construction works will be experienced due to intervening hedgerow running alongside part of the route. The remaining section of footpath will run along a localised low-lying depression of land. The magnitude of visual effects is therefore considered to be **Medium-Low**, resulting in a **Moderate-Minor Adverse** significance of effect.
- 10.7.64 At Year 1, the proposed built form will be partially visible interrupting the skyline or glimpsed at through foreground hedgerow. The proposed development would be perceptible at mid-range as a small change within a wider view and noticeable at close-range. The change would be permanent

and irreversible. The magnitude of effects is therefore considered to be **Medium-Low**, resulting in a **Moderate-Minor Adverse** significance of visual effect during the operation phase at years 1 and 15.

Table 10-49 – Assessment of potential effects, additional mitigation, residual effects and monitoring during construction

Visual receptor	Pedestrians of PRow footpath HeyFp75
Potential effects	The sensitivity is Medium The magnitude of visual effect is Medium-Low in the construction phase. Overall significance of visual effects Moderate-Minor Adverse (' Not Significant ')
Additional mitigation	■ Standard construction management to minimise disturbance. ■ Time deliveries outside of peak hours.
Residual effects and monitoring	No residual effects due to the temporary nature of the Construction Phase.

Table 10-50 – Assessment of potential effects (Operation phase year 1), additional mitigation, residual effects (Operation phase year 15) and monitoring during operation

Visual receptor	Pedestrians of PRow footpath HeyFp75
Potential effects (Year 1)	The sensitivity is Medium The magnitude of visual effect is Medium-Low in the Operation phase year 1. Overall significance of visual effects Moderate-Minor Adverse (' Not Significant ')
Additional mitigation	Mitigation by design: ■ Propose trees and gap up hedgerows along the northern boundary to soften views. ■ Retain and enhance existing mature trees, hedgerows around the perimeter of the site. ■ Use locally appropriate species to integrate with the surrounding ecology and character. ■ Appropriate materials for the proposed built form to integrate with the existing vernacular of the neighbouring units at Birch Business Park.
Residual effects and monitoring (Year 15)	The sensitivity is Medium-Low The magnitude of visual effect is Medium-Low in the Operation phase year 15. Overall significance of visual effects is Moderate-Minor Adverse (' Not Significant ')

Pedestrians of PRow footpath (MidFp114).

10.7.65 **Represented by VP7 – View from PRow footpath (MidFp114) north of Dingle Farm.**

10.7.66 Pedestrians of PRow footpath whose attention may be focused on the landscape would have **High** susceptibility. The value attached to the view is **Medium-Low**, a reasonably good landscape value but with detracting elements of large commercial units being partially visible at distance. A combined judgement results in the sensitivity being **Medium**.

- 10.7.67 Construction works comprising scaffolding, cranes and the proposed built form of two commercial units would be partially visible a distance due to intervening trees, hedgerows, topography, and built form. The construction works will be perceived as partial views at distance along part of the route. The magnitude of visual effects is therefore considered to be **Medium-Low**, resulting in a **Moderate-Minor Adverse** visual significance of effect.
- 10.7.68 At Year 1, the proposed units would be partially visible from sections of PRow footpath MidFp114 with most views partly screened by intervening trees, hedgerows, topography, and built form, and vegetation. The development would be experienced at a distance and for part of the route. The magnitude of effects is therefore considered to be **Medium-Low**, resulting in a **Moderate-Minor Adverse** significance of visual effect.
- 10.7.69 Trees, scrub, and woodland planting proposed along the northern boundary and north-eastern part of the site would over time help soften views of the proposed built form. The proposed built form would establish as part of Birch Business Park that is partially visible within the setting. The proposed development would over time appear as a small change within a wider panoramic view whilst being of similar character to the commercial units already visible within the view that are part of Birch Business Park and Heywood Distribution Park. By Year 15, the magnitude of effects would also be **Low**, resulting in **Moderate Adverse** significance of visual effect.

Table 10-51– Assessment of potential effects, additional mitigation, residual effects and monitoring during construction

Visual receptor	Pedestrians of PRow footpath (MidFp114).
Potential effects	The sensitivity is Medium . The magnitude of visual effect is Medium-Low in the construction phase. Overall significance of visual effects Moderate-Minor Adverse (' Not Significant ')
Additional mitigation	▪ Standard construction management to minimise disturbance. ▪ Time deliveries outside of peak hours.
Residual effects and monitoring	No residual effects due to the temporary nature of the Construction Phase.

Table 10-52 – Assessment of potential effects (Operation phase year 1), additional mitigation, residual effects (Operation phase year 15) and monitoring during operation

Visual receptor	Pedestrians of PRow footpath (MidFp114).
Potential effects (Year 1)	The sensitivity is Medium The magnitude of visual effect is Medium-Low in the Operation phase year 1. Overall significance of visual effects Moderate-Minor Adverse (' Not Significant ')
Additional mitigation	Mitigation by design: ▪ Propose scrub, woodland, trees and hedgerow within the north-eastern part of the development to provide additional screening. ▪ Retain and enhance existing mature trees, hedgerows around the perimeter of the site. ▪ Use locally appropriate species to integrate with the surrounding ecology and character.

	■ Appropriate materials for the proposed built form to integrate with the existing vernacular of the neighbouring units at Birch Business Park.
Residual effects and monitoring (Year 15)	The sensitivity is Medium The magnitude of visual effect is Medium-Low in the Operation phase year 15. Overall significance of visual effects Moderate-Minor Adverse ('Not Significant')

Pedestrians of (79BUR South West Under Motorway South West Castle Road).

10.7.70 Represented by VP8 - View from playing fields with PRow (79BUR South West Under Motorway South West Castle Road) close to the M60

10.7.71 Pedestrians of PRow footpath whose attention may be focused on the landscape would have **High** susceptibility. The value attached to the view is **Medium-Low**, a reasonably good landscape value but with detracting elements of large commercial units in the distance and residential settlement at mid distance. A combined judgement results in the sensitivity being **Medium**.

10.7.72 Glimpses of the construction works such as scaffolding, cranes, dust, and one of the commercial units would be perceptible at distance interrupting the wooded skyline, The change would be visible in combination with other commercial units. The change would be perceived as small in context with the very wide panoramic view of a wooded skyline with several commercial units currently visible along the elevated skyline. Views would be partially screened by intervening trees, topography, and built form. Even in winter, glimpsed views of part of one of the commercial units would be visible at distance and only experienced for a small part of the route. The magnitude of visual effects during the construction phase is assessed as **Low**. The significance of visual effects would be **Moderate-Minor Adverse**.

10.7.73 At years 1 and 15 of the operation phase, the partial visibility of newly constructed units will be small within the context of a wide panoramic views of a wooded skyline with other commercial units partially visible. Even in winter, glimpsed views of part of one of the commercial units would be visible at distance and only experienced for a small part of the route due to intervening trees, built form, and topography. The magnitude of effects is expected to be **Low**, and the significance of effect for pedestrians using the PRow footpath would be **Moderate-Minor Adverse** at year 1 and year 15 of operation.

Table 10-53 – Assessment of potential effects, additional mitigation, residual effects and monitoring during construction

Visual receptor	Pedestrians of (79BUR South West Under Motorway South West Castle Road).
Potential effects	The sensitivity is Medium The magnitude of visual effect is Low in the construction phase. Overall significance of visual effects Moderate-Minor Adverse ('Not Significant')
Additional mitigation	■ Standard construction management to minimise disturbance. ■ Time deliveries outside of peak hours.
Residual effects and monitoring	No residual effects due to the temporary nature of the Construction Phase.

Table 10-54 – Assessment of potential effects (Operation phase year 1), additional mitigation, residual effects (Operation phase year 15) and monitoring during operation

Visual receptor	Pedestrians of (79BUR South West Under Motorway South West Castle Road).
Potential effects (Year 1)	The sensitivity is Medium The magnitude of visual effect is Low in the Operation phase year 1. Overall significance of visual effects Moderate-Minor Adverse (' Not Significant ')
Additional mitigation	Not applicable
Residual effects and monitoring (Year 15)	The sensitivity is Medium The magnitude of visual effect is Low in the Operation phase year 15. Overall significance of visual effects is Moderate-Minor Adverse (' Not Significant ')

Recreational users of playing fields.

- 10.7.74 **Represented by VP8 - View from playing fields with PRoW (79BUR South West Under Motorway South West Castle Road) close to the M60**
- 10.7.75 Recreational users of the playing fields are considered to have **Medium** susceptibility, where enjoyment of the landscape is incidental rather than the main interest. The value attached to the view is **Medium-Low**, a reasonably good landscape value but with detracting elements of large commercial units in the distance and residential settlement at mid distance. A combined judgement results in the sensitivity being **Medium-Low**.
- 10.7.76 Glimpses of the construction works such as scaffolding, cranes, dust, and one of the commercial units would be perceptible at distance interrupting the wooded skyline, The change would be visible in combination with other commercial units. The change would be perceived as very small in context with the very wide panoramic view of a wooded skyline with several commercial units currently visible along the elevated skyline. Views would be partially screened by intervening trees, topography, and built form. The magnitude of visual effects during the construction phase is assessed as **Low**. The significance of visual effects would be **Minor Adverse**.
- 10.7.77 At years 1 and 15 of the operation phase, the partial visibility of newly constructed units will be small within the context of a wide panoramic views of a wooded skyline with other commercial units partially visible. Even in winter, views would be glimpsed due to intervening trees, built form, and topography. The magnitude of effects is expected to be **Low**, and the significance of effect for recreational users would be **Minor Adverse** at year 1 and year 15 of operation.

Table 10-55 – Assessment of potential effects, additional mitigation, residual effects and monitoring during construction

Visual receptor	Recreational users of playing fields
Potential effects	The sensitivity is Medium-Low The magnitude of visual effect is Low in the construction phase. Overall significance of visual effects Minor Adverse (' Not Significant ')

Additional mitigation	- Standard construction management to minimise disturbance. - Time deliveries outside of peak hours.
Residual effects and monitoring	No residual effects due to the temporary nature of the Construction Phase.

Table 10-56 – Assessment of potential effects (Operation phase year 1), additional mitigation, residual effects (Operation phase year 15) and monitoring during operation

Visual receptor	Recreational users of playing fields
Potential effects (Year 1)	The sensitivity is Medium-Low The magnitude of visual effect is Low in the Operation phase year 1. Overall significance of visual effects Minor Adverse ('Not Significant')
Additional mitigation	Not applicable
Residual effects and monitoring (Year 15)	The sensitivity is Medium-Low The magnitude of visual effect is Low in the Operation phase year 15. Overall significance of visual effects is Minor Adverse ('Not Significant')

Pedestrians of PRow footpath (MidFp96)

10.7.78 Represented by VP9 - View from PRow footpath (MidFp96) east of Bowlee

10.7.79 Pedestrians using PRow footpath MidFp96 are considered to have **High** susceptibility whose attention may be focused on the landscape. The value attached to the view is assessed as **Medium** due to the reasonably good landscape value with some detracting factors including large-scale commercial/ industrial units or recreational facilities such as a Lloyds gym and a golf driving range with tall lattice posts for perimeter netting. A combined judgement therefore results in **Medium** sensitivity.

10.7.80 The construction works and proposed development would be screened by intervening coniferous woodland and deciduous woodland just north of the M62 corridor, and by foreground hedgerow or topography along parts of the footpath route. The construction works and proposed development would not be visible along the whole extent of the footpath route. The magnitude of visual effects is assessed as **Negligible** and the significance of visual effects as **Negligible** during the construction phase, and operation phase at years 1 and 15.

Table 10-57 – Assessment of potential effects, additional mitigation, residual effects and monitoring during construction

Visual receptor	Pedestrians of PRow footpath (MidFp96).
Potential effects	The sensitivity is Medium The magnitude of visual effect is Negligible in the construction phase. Overall significance of visual effects Negligible ('Not Significant')
Additional mitigation	Not applicable

Residual effects and monitoring	No residual effects due to the temporary nature of the Construction Phase.
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Table 10-58 – Assessment of potential effects (Operation phase year 1), additional mitigation, residual effects (Operation phase year 15) and monitoring during operation

Visual receptor	Pedestrians of PRow footpath (MidFp96).
Potential effects (Year 1)	The sensitivity is Medium The magnitude of visual effect is Negligible in the Operation phase year 1. Overall significance of visual effects Negligible (' Not Significant ')
Additional mitigation	Not applicable
Residual effects and monitoring (Year 15)	The sensitivity is Medium The magnitude of visual effect is Negligible in the Operation phase year 15. Overall significance of visual effects is Negligible (' Not Significant ')

Pedestrians along Hareshill Road

10.7.81 Represented by VP10 - View from Hareshill Road

10.7.82 Pedestrians along Hareshill Road would experience **Medium** susceptibility where the speed of travel may allow for consideration and enjoyment of the view. The value attached to the view is considered **Low** as it is in an area of dominant detracting features of residential settlement being constructed. A combined judgement therefore results in **Medium-Low** sensitivity.

10.7.83 During the construction phase, activities including site clearance, machinery, scaffolding, cranes, and construction traffic may be partially visible from limited sections of the route. The topography of the site allows for open views of the proposed development. The construction works would however be partially screened by intervening built form associated with existing housing development, and trees. Partial views of the construction works would be experienced for part of a journey. The construction works would be temporary, and the scale of the change would appear small within the context of wider view. The magnitude of visual effects is therefore considered to be **Medium**, resulting in a **Moderate-Minor Adverse** significance of visual effect.

10.7.84 At Year 1, the proposed development would be partially visible from sections of Hareshill Road interrupting the skyline, with views filtered or partially screened by intervening housing development and trees. The proposed development would be permanent. The magnitude of effects is therefore considered to be **Medium**, resulting in a **Moderate-Minor Adverse** significance of visual effect.

10.7.85 At Year 15, mitigation planting of trees, scrub and woodland planting in the north-eastern part of the site would have matured to help soften views and reduce the amount of proposed built form visible. The proposed built form would appear more established and integrated within the existing context. The proposed units would not be fully screened by proposed tree and woodland planting due to the height of the proposed buildings being 18m high from proposed new finished floor levels. The magnitude of effects is therefore considered to be **Low**, and the significance of visual effect would remain **Minor Adverse** at year 15.

Table 10-59 – Assessment of potential effects, additional mitigation, residual effects and monitoring during construction

Visual receptor	Pedestrians along Hareshill Road
Potential effects	The sensitivity is Medium-Low The magnitude of visual effect is Medium in the construction phase. Overall significance of visual effects Moderate-Minor Adverse (' Not Significant ')
Additional mitigation	▪ Standard construction management to minimise disturbance. ▪ Time deliveries outside of peak hours.
Residual effects and monitoring	No residual effects due to the temporary nature of the Construction Phase.

Table 10-60 – Assessment of potential effects (Operation phase year 1), additional mitigation, residual effects (Operation phase year 15) and monitoring during operation

Visual receptor	Pedestrians along Hareshill Road
Potential effects (Year 1)	The sensitivity is Medium-Low The magnitude of visual effect is Medium in the Operation phase year 1. Overall significance of visual effects Moderate-Minor Adverse (' Not Significant ')
Additional mitigation	Mitigation by design: ▪ Propose scrub, tree and woodland planting in the north-eastern part of the site to provide additional screening ▪ Retain and enhance existing mature trees, hedgerows around the perimeter of the site. ▪ Use locally appropriate species to integrate with the surrounding ecology and character. ▪ Appropriate material to integrate with the existing vernacular of the surrounding buildings.
Residual effects and monitoring (Year 15)	The sensitivity is Medium-Low The magnitude of visual effect is Low in the Operation phase year 1. Overall significance of visual effects Minor Adverse (' Not Significant ')

Vehicle users Hareshill Road

10.7.86 Represented by VP10 - View from Hareshill Road

10.7.87 Vehicle users along Hareshill Road would experience **Low** susceptibility travelling through the landscape at speed resulting in views being short lived. The value attached to the view is considered **Low** as it is in an area of dominant detracting features of residential settlement being constructed. A combined judgement therefore results in **Low** sensitivity.

10.7.88 During construction, activities including site clearance, machinery, scaffolding, cranes, and dust would be partially visible along sections of the route. The construction works would be partially screened by intervening built form currently being constructed, and trees. The partial view of the commercial site would be visible at distance however the change would appear in an elevated position interrupting the skyline. The scale of the change would be perceived as small within the

wider view. The magnitude of visual effects is therefore considered to be **Medium**, resulting in a **Moderate-Minor Adverse** significance of visual effect.

10.7.89 At Year 1, the proposed development would be partially visible along sections of Hareshill Road, with most views filtered or partially screened by intervening housing development and vegetation. The partial view of the commercial site would be visible at distance however the change would appear in an elevated position interrupting the skyline. The scale of the change would be perceived as small within the wider view. The magnitude of effects is therefore considered to be **Medium**, and the significance of visual effect would be **Moderate-Minor Adverse** at year 1 of the operation phase.

10.7.90 At Year 15, the proposed built form would appear more established and integrated within the existing context. Mitigation scrub, tree and woodland planting would mature to help further limit visibility of the proposed built form. There will however still remain some visibility of the proposed units at year 15 due to the height of the building being 18m high off proposed finished floor levels. The magnitude of effects is therefore considered to be **Low**, and the significance of visual effect would be **Minor Adverse** at year 15 of the operation phase.

Table 10-61 – Assessment of potential effects, additional mitigation, residual effects and monitoring during construction

Visual receptor	Vehicle users travelling along Hareshill Road
Potential effects	The sensitivity is Low The magnitude of visual effect is Medium in the construction phase. Overall significance of visual effects Moderate-Minor Adverse (' Not Significant ')
Additional mitigation	▪ Standard construction management to minimise disturbance. ▪ Time deliveries outside of peak hours.
Residual effects and monitoring	No residual effects due to the temporary nature of the Construction Phase.

Table 10-62 – Assessment of potential effects (Operation phase year 1), additional mitigation, residual effects (Operation phase year 15) and monitoring during operation

Visual receptor	Vehicle users travelling along Hareshill Road
Potential effects (Year 1)	The sensitivity is Low The magnitude of visual effect is Medium in the Operation phase year 1. Overall significance of visual effects Moderate-Minor Adverse (' Not Significant ')
Additional mitigation	Mitigation by design: ▪ Propose scrub, tree and woodland planting in the north-eastern part of the site to provide additional screening. ▪ Retain and enhance existing mature trees, hedgerows around the perimeter of the site. ▪ Use locally appropriate species to integrate with the surrounding ecology and character. ▪ Appropriate material to integrate with the existing vernacular of the surrounding buildings.

Residual effects and monitoring (Year 15)	The sensitivity is Low The magnitude of visual effect is Low in the Operation phase year 15. Overall significance of visual effects is Minor Adverse ('Not Significant')
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Pedestrians of PRow footpath (HeyFp143)

10.7.91 Represented by VP11 - View from PRow footpath (HeyFp143)

10.7.92 Pedestrians using PRow footpath HeyFp143 whose attention may be focused on the landscape are considered to have **Medium** susceptibility. The value attached to the view is considered **Medium-Low** as there are detracting elements residential settlement and commercial units. A combined judgement therefore results in **Medium-Low** sensitivity.

10.7.93 During construction, activities including scaffolding, cranes, and the commercial units being built would be perceptible at distance from sections of the footpath. However, views of construction activity would be filtered and partially screened by intervening trees and built form. The magnitude of visual effects during the construction phase is therefore considered to be **Low**, resulting in a **Minor Adverse** significance of visual effect.

10.7.94 At Year 1, the proposed development would remain partially visible along sections of PRow footpath HeyFp143 due to the elevated topography. The development would form a perceptible but relatively small component within the wider view. The character of the proposed built form would be in keeping with other commercial units visible at distance along the route. The magnitude of effects is therefore considered to be **Low**, resulting in a **Minor Adverse** significance of visual effect.

10.7.95 At Year 15, retained and maturing vegetation along the south-eastern boundary would further soften and integrate the proposed built form within the surrounding context. The magnitude of effects is therefore considered to be **Low**, resulting in a **Minor Adverse** significance of visual effect.

Table 10-63 – Assessment of potential effects, additional mitigation, residual effects and monitoring during construction

Visual receptor	Pedestrians of PRow footpath (HeyFp143)
Potential effects	The sensitivity is Medium-Low The magnitude of visual effect is Low in the construction phase. Overall significance of visual effects Minor Adverse ('Not Significant')
Additional mitigation	▪ Standard construction management to minimise disturbance. ▪ Time deliveries outside of peak hours.
Residual effects and monitoring	No residual effects due to the temporary nature of the Construction Phase.

Table 10-64 – Assessment of potential effects (Operation phase year 1), additional mitigation, residual effects (Operation phase year 15) and monitoring during operation

Visual receptor	Pedestrians of PRow footpath (HeyFp143)
Potential effects (Year 1)	The sensitivity is Medium-Low The magnitude of visual effect is Low in the Operation phase year 1. Overall significance of visual effects Minor Adverse ('Not Significant')
Additional mitigation	Mitigation by design:

	- Propose landscaping along the south-eastern boundary to provide additional screening. - Retain and enhance existing mature trees, hedgerows around the perimeter of the site. - Use locally appropriate species to integrate with the surrounding ecology and character. - Appropriate material to integrate with the existing vernacular of the surrounding buildings.
Residual effects and monitoring (Year 15)	The sensitivity is Medium-Low The magnitude of visual effect is Low in the Operation phase year 15. Overall significance of visual effects is Minor Adverse ('Not Significant')

Table 10-65- Summary of Visual effects

Receptor	Representative Viewpoints	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
Pedestrians of PRoW footpath (HeyFp142)	Construction Phase					
	VP 1	Sensitivity: Medium Magnitude of visual effects in construction: High-Medium	Major-Moderate Adverse ('Significant') T / I / ST P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term, N/A = Not Applicable	Standard construction management to minimise disturbance. Time deliveries outside of peak hours.	No residual effects due to the temporary nature of the Construction Phase	N/A
	Operational Phase					
	VP 1	Sensitivity: Medium Magnitude of visual effects in operation year 1: High-Medium Magnitude of visual effects in operation year 15: Medium	<u>Year 1</u> Major-Moderate Adverse ('Significant') P / I / LT	Propose scrub, woodland, trees and hedgerow within the north-eastern part of the development to provide additional screening. Retain and enhance existing trees and hedgerow. Use locally appropriate species. Appropriate materials.	<u>Year 15</u> Moderate Adverse ('Significant') P / I / LT	Management Team to maintain the landscape scheme including the mitigation planting for 30 years. Any planting fatalities would be replaced.
	Construction Phase					

Receptor	Representative Viewpoints	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
Residents of Stock Nook.	VP 1	Sensitivity: Medium Magnitude of visual effects in construction: High-Medium	Major-Moderate Adverse ('Significant') T / I / ST P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term, N/A = Not Applicable	Standard construction management to minimise disturbance. Time deliveries outside of peak hours.	No residual effects due to the temporary nature of the Construction Phase	N/A
	Operational Phase					
	VP 1	Sensitivity: Medium Magnitude of visual effects in operation year 1: High-Medium Magnitude of visual effects in operation year 15: Medium	Year 1 Major-Moderate Adverse ('Significant') P / I / LT	Propose scrub, woodland, trees and hedgerow within the north-eastern part of the development to provide additional screening. Retain and enhance existing trees and hedgerow. Use locally appropriate species. Appropriate materials.	Year 15 Moderate Adverse ('Significant') P / I / LT	Management Team to maintain the landscape scheme including the mitigation planting for 30 years. Any planting fatalities would be replaced.
Pedestrians of Moss Hall Road.	Construction Phase					
	VP 2A and 2B	Sensitivity: Medium-Low Magnitude of visual effects in construction: Medium-Low	Moderate-Minor Adverse ('Not Significant') T / I / ST P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term, N/A = Not Applicable	Standard construction management to minimise disturbance. Time deliveries outside of peak hours.	No residual effects due to the temporary nature of the Construction Phase	N/A
	Operational Phase					
	VP 2A and 2B	Sensitivity: Medium-Low Magnitude of visual effects in operation year 1: Medium-Low	Year 1 Moderate-Minor Adverse ('Not Significant') P / I / LT	Additional tree planting along the northern, western and southern boundaries to help soften views from along Moss Hall Road.	Year 15 Moderate-Minor Adverse ('Not Significant') P / I / LT	Management Team to maintain the landscape scheme including the mitigation planting for 30 years. Any planting

Receptor	Representative Viewpoints	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
		Magnitude of visual effects in operation year 15: Medium-Low		Retain and enhance existing trees and hedgerow. Use locally appropriate species. Appropriate materials.		fatalities would be replaced.
Vehicle users of Moss Hall Road	Construction Phase					
	VP 2A and 2B	Sensitivity: Medium-Low Magnitude of visual effects in construction: Medium-Low	Moderate-Minor Adverse ('Not Significant') T / I / ST P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term, N/A = Not Applicable	Standard construction management to minimise disturbance. Time deliveries outside of peak hours.	No residual effects due to the temporary nature of the Construction Phase	N/A
	Operational Phase					
	VP 2A and 2B	Sensitivity: Medium-Low Magnitude of visual effects in operation year 1: Medium-Low Magnitude of visual effects in operation year 15: Medium-Low	Year 1 Moderate-Minor Adverse ('Not Significant') P / I / LT	Additional tree planting along the northern, western and southern boundaries to help soften views from along Moss Hall Road. Retain and enhance existing trees and hedgerow. Use locally appropriate species. Appropriate materials.	Year 15 Moderate-Minor Adverse ('Not Significant') P / I / LT	Management Team to maintain the landscape scheme including the mitigation planting for 30 years. Any planting fatalities would be replaced.
Pedestrians of access road within Birch Business Park.	Construction Phase					
	VP 3	Sensitivity: Medium-Low Magnitude of visual effects in construction: High-Medium	Moderate Adverse ('Significant') T / D / ST P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term, N/A = Not Applicable	Standard construction management to minimise disturbance. Time deliveries outside of peak hours.	No residual effects due to the temporary nature of the Construction Phase	N/A

Receptor	Representative Viewpoints	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
	Operational Phase					
	VP 3	Sensitivity: Medium-Low Magnitude of visual effects in operation year 1 and 15: High-Medium	<u>Year 1</u> Moderate Adverse ('Significant') P / D / LT	Propose scrub, and trees along west and southern boundaries to provide additional screening. Retain and enhance existing trees and hedgerow. Use locally appropriate species. Appropriate materials.	<u>Year 15</u> Moderate Adverse ('Significant') P / D / LT	Management Team to maintain the landscape scheme including the mitigation planting for 30 years. Any planting fatalities would be replaced.
Vehicle users of access road within Birch Business Park.	Construction Phase					
	VP 3	Sensitivity: Low Magnitude of visual effects in construction: High-Med	Moderate Adverse ('Significant') T / D / ST P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term, N/A = Not Applicable	Standard construction management to minimise disturbance. Time deliveries outside of peak hours.	No residual effects due to the temporary nature of the Construction Phase	N/A
	Operational Phase					
	VP 3	Sensitivity: Low Magnitude of visual effects in operation year 1: High-Medium Magnitude of visual effects in operation year 15: High-Medium	<u>Year 1</u> Moderate Adverse ('Significant') P / D / LT	Propose scrub, and trees along west and southern boundaries to provide additional screening. Retain and enhance existing trees and hedgerow. Use locally appropriate species. Appropriate materials.	<u>Year 15</u> Moderate Adverse ('Significant') P / D / LT	Management Team to maintain the landscape scheme including the mitigation planting for 30 years. Any planting fatalities would be replaced.
Pedestrians of PRow footpath (HeyFp74)	Construction Phase					
	VP 4	Sensitivity: Medium Magnitude of visual effects	Major-Moderate Adverse ('Significant') T / I / ST	Standard construction management to	No residual effects due to the temporary nature of the	N/A

Receptor	Representative Viewpoints	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
		in construction: High-Medium	P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term, N/A = Not Applicable	minimise disturbance. Time deliveries outside of peak hours.	Construction Phase	
	Operational Phase					
	VP 4	Sensitivity: Medium Magnitude of visual effects in operation year 1: High-Medium Magnitude of visual effects in operation year 15: Medium	<u>Year 1</u> Major-Moderate Adverse ('Significant') P / I / LT	Propose scrub, woodland, trees and hedgerow within the north-eastern part of the development to provide additional screening. Retain and enhance existing trees and hedgerow. Use locally appropriate species. Appropriate materials.	<u>Year 15</u> Moderate Adverse ('Significant') P / I / LT	Management Team to maintain the landscape scheme including the mitigation planting for 30 years. Any planting fatalities would be replaced.
Pedestrians of Hareshill Road (A6184)	Construction Phase					
	VP 5	Sensitivity: Medium-Low Magnitude of visual effects in construction: Medium-Low	Moderate-Minor Adverse ('Not Significant') T / I / ST P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term, N/A = Not Applicable	Standard construction management to minimise disturbance. Time deliveries outside of peak hours.	No residual effects due to the temporary nature of the Construction Phase	N/A
	Operational Phase					
	VP5	Sensitivity: Medium-Low Magnitude of visual effects in operation year 1: Medium-Low Magnitude of visual effects in operation	<u>Year 1</u> Moderate-Minor Adverse ('Not Significant') P / I / LT	Propose scrub, woodland, trees and hedgerow within the north-eastern part of the development to provide additional screening. Retain and enhance existing	<u>Year 15</u> Moderate-Minor Adverse ('Not Significant') P / I / LT	Management Team to maintain the landscape scheme including the mitigation planting for 30 years. Any planting fatalities would be replaced.

Receptor	Representative Viewpoints	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
		year 15: Low		trees and hedgerow. Use locally appropriate species. Appropriate materials.		
Pedestrians of PRow footpath (HeyFp72)	Construction Phase					
	VP 5	Sensitivity: Medium Magnitude of visual effects in construction: High-Medium	Major-Moderate Adverse ('Significant') T / I / ST P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term, N/A = Not Applicable	Standard construction management to minimise disturbance. Time deliveries outside of peak hours.	No residual effects due to the temporary nature of the Construction Phase	N/A
	Operational Phase					
	VP5	Sensitivity: Medium Magnitude of visual effects in operation year 1: High-Medium Magnitude of visual effects in operation year 15: Medium	Year 1 Major-Moderate Adverse ('Significant') P / I / LT	Propose scrub, woodland, trees and hedgerow within the north-eastern part of the development to provide additional screening. Retain mature trees and enhance existing trees and hedgerow. Use locally appropriate species. Appropriate materials.	Year 15 Moderate Adverse ('Significant') P / I / LT	Management Team to maintain the landscape scheme including the mitigation planting for 30 years. Any planting fatalities would be replaced.
Vehicle users of Hareshill Road (A6184).	Construction Phase					
	VP 5	Sensitivity: Low Magnitude of visual effects in construction: Medium-Low	Minor Adverse ('Not Significant') T / I / ST P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term, N/A = Not Applicable	Standard construction management to minimise disturbance. Time deliveries outside of peak hours.	No residual effects due to the temporary nature of the Construction Phase	N/A

Receptor	Representative Viewpoints	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
	Operational Phase					
	VP5	Sensitivity: Low Magnitude of visual effects in operation year 1: Medium-Low Magnitude of visual effects in operation year 15: Low	<u>Year 1</u> Minor Adverse ('Not Significant') P / I / LT	Propose scrub, woodland, trees and hedgerow within the north-eastern part of the development to provide additional screening. Retain and enhance existing trees and hedgerow. Use locally appropriate species. Appropriate materials.	<u>Year 15</u> Minor Adverse ('Not Significant') P / I / LT	Management Team to maintain the landscape scheme including the mitigation planting for 30 years. Any planting fatalities would be replaced.
Pedestrians of Pilsworth Road.	Construction Phase					
	VP 6	Sensitivity: Medium-Low Magnitude of visual effects: Medium	Moderate-Minor Adverse ('Not Significant') T / I / ST P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term, N/A = Not Applicable	Standard construction management to minimise disturbance. Time deliveries outside of peak hours.	No residual effects due to the temporary nature of the Construction Phase	N/A
	Operational Phase					
	VP6	Sensitivity: Medium-Low Magnitude of visual effects in operation year 1: Medium Magnitude of visual effects in operation year 15: Medium	<u>Year 1</u> Moderate-Minor Adverse ('Not Significant') P / I / LT	Propose trees and gap up hedgerows along the northern boundary to soften views Retain and enhance existing trees and hedgerow. Use locally appropriate species. Appropriate materials.	<u>Year 15</u> Moderate-Minor Adverse ('Not Significant') P / I / LT	Management Team to maintain the landscape scheme including the mitigation planting for 30 years. Any planting fatalities would be replaced.
Vehicle users of Pilsworth Road.	Construction Phase					
	VP 6	Sensitivity: Medium-Low	Moderate-Minor Adverse ('Not Significant')	Standard construction management to	No residual effects due to the temporary nature of the	N/A

Receptor	Representative Viewpoints	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
		Magnitude of visual effects: Medium	T / I / ST P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term, N/A = Not Applicable	minimise disturbance. Time deliveries outside of peak hours.	Construction Phase	
	Operational Phase					
	VP6	Sensitivity: Medium-Low Magnitude of visual effects in operation year 1: Medium Magnitude of visual effects in operation year 15: Medium	<u>Year 1</u> Moderate-Minor Adverse ('Not Significant') P / I / LT	Propose trees and gap up hedgerows along the northern boundary to soften views. Retain and enhance existing trees and hedgerow. Use locally appropriate species. Appropriate materials.	<u>Year 15</u> Moderate-Minor Adverse ('Not Significant') P / I / LT	Management Team to maintain the landscape scheme including the mitigation planting for 30 years. Any planting fatalities would be replaced.
Pedestrians of PRow footpath (HeyFP75)	Construction Phase					
	VP 6	Sensitivity: Medium Magnitude of visual effects: Medium-Low	Moderate-Minor Adverse ('Not Significant') T / I / ST P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term, N/A = Not Applicable	Standard construction management to minimise disturbance. Time deliveries outside of peak hours.	No residual effects due to the temporary nature of the Construction Phase	N/A
	Operational Phase					
	VP6	Sensitivity: Medium Magnitude of visual effects in operation year 1 and year 15: Medium-Low	<u>Year 1</u> Moderate-Minor Adverse ('Not Significant') P / I / LT	Propose trees and gap up hedgerows along the northern boundary to soften views. Retain and enhance existing trees and hedgerow. Use locally appropriate species. Appropriate materials.	<u>Year 15</u> Moderate-Minor Adverse ('Not Significant') P / I / LT	Management Team to maintain the landscape scheme including the mitigation planting for 30 years. Any planting fatalities would be replaced.

Receptor	Representative Viewpoints	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
Pedestrians of PRow footpath (MidFp114)	Construction Phase					
	VP 7	Sensitivity: Medium Magnitude of visual effects: Medium-Low	Moderate-Minor Adverse ('Not Significant') T / I / ST P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term, N/A = Not Applicable	Standard construction management to minimise disturbance. Time deliveries outside of peak hours.	No residual effects due to the temporary nature of the Construction Phase	N/A
	Operational Phase					
	VP7	Sensitivity: Medium Magnitude of visual effects in operation year 1: Medium-Low Magnitude of visual effects in operation year 15: Medium-Low	Year 1 Moderate-Minor Adverse ('Not Significant') P / I / LT	Propose scrub, woodland, trees and hedgerow within the north-eastern part of the development to provide additional screening. Retain and enhance existing trees and hedgerow. Use locally appropriate species. Appropriate materials.	Year 15 Moderate-Minor Adverse ('Not Significant') P / I / LT	Management Team to maintain the landscape scheme including the mitigation planting for 30 years. Any planting fatalities would be replaced.
Pedestrians of (79BUR South West Under Motorway South West Castle Road)	Construction Phase					
	VP8	Sensitivity: Medium Magnitude of visual effects: Low	Moderate-Minor Adverse ('Not Significant') T / I / ST P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term, N/A = Not Applicable	Standard construction management to minimise disturbance. Time deliveries outside of peak hours.	No residual effects due to the temporary nature of the Construction Phase	N/A
	Operational Phase					
	VP8	Sensitivity: Medium Magnitude of visual effects in operation year 1: Low	Year 1 Moderate-Minor Adverse ('Not Significant') P / I / LT	Not applicable	Year 15 Moderate-Minor Adverse ('Not Significant') P / I / LT	Not applicable

Receptor	Representative Viewpoints	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
		Magnitude of visual effects in operation year 15: Low				
Recreational users of playing fields	Construction Phase					
	VP8	Sensitivity: Medium-Low Magnitude of visual effects: Low	Minor Adverse ('Not Significant') T / I / ST P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term, N/A = Not Applicable	Standard construction management to minimise disturbance. Time deliveries outside of peak hours.	No residual effects due to the temporary nature of the Construction Phase	N/A
	Operational Phase					
	VP8	Sensitivity: Medium-Low Magnitude of visual effects in operation year 1: Low Magnitude of visual effects in operation year 15: Low	<u>Year 1</u> Minor Adverse ('Not Significant') P / I / LT	Not applicable	<u>Year 15</u> Minor Adverse ('Not Significant') P / I / LT	Not applicable
Pedestrians of PRow footpath (MidFp96)	Construction Phase					
	VP9	Sensitivity: Medium Magnitude of visual effects: Negligible	Negligible ('Not Significant') T / I / ST P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term, N/A = Not Applicable	Not applicable	No residual effects due to the temporary nature of the Construction Phase	N/A
	Operational Phase					
	VP9	Sensitivity: Medium Magnitude of visual effects in operation year 1: Negligible	<u>Year 1</u> Negligible ('Not Significant') P / I / LT	Not applicable	<u>Year 15</u> Negligible ('Not Significant') P / I / LT	Not applicable

Receptor	Representative Viewpoints	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
		Magnitude of visual effects in operation year 15: Negligible				
Pedestrians of Hareshill Road	Construction Phase					
	VP10	Sensitivity: Medium-Low Magnitude of visual effects: Medium	Moderate-Minor Adverse ('Not Significant') T / I / ST P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term, N/A = Not Applicable	Standard construction management to minimise disturbance. Time deliveries outside of peak hours.	No residual effects due to the temporary nature of the Construction Phase	N/A
	Operational Phase					
	VP10	Sensitivity: Medium-Low Magnitude of visual effects in operation year 1: Medium Magnitude of visual effects in operation year 15: Low	Year 1 Moderate-Minor Adverse ('Not Significant') P / I / LT	Propose scrub, tree and woodland planting in the north-eastern part of the site to provide additional screening. Retain and enhance existing trees and hedgerow. Use locally appropriate species. Appropriate materials.	Year 15 Minor Adverse ('Not Significant') P / I / LT	Management Team to maintain the landscape scheme including the mitigation planting for 30 years. Any planting fatalities would be replaced.
Vehicle users Hareshill Road	Construction Phase					
	VP10	Sensitivity: Low Magnitude of visual effects: Medium	Moderate-Minor Adverse ('Not Significant') T / I / ST P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term, N/A = Not Applicable	Standard construction management to minimise disturbance. Time deliveries outside of peak hours.	No residual effects due to the temporary nature of the Construction Phase	N/A
	Operational Phase					
	VP10	Sensitivity: Low	Year 1	Propose scrub, tree and	Year 15	Management Team to

Receptor	Representative Viewpoints	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
		Magnitude of visual effects in operation year 1: Medium Magnitude of visual effects in operation year 15: Low	Moderate-Minor Adverse ('Not Significant') P / I / LT	woodland planting in the north-eastern part of the site to provide additional screening. Retain and enhance existing trees and hedgerow. Use locally appropriate species. Appropriate materials.	Minor Adverse ('Not Significant') P / I / LT	maintain the landscape scheme including the mitigation planting for 30 years. Any planting fatalities would be replaced.
Pedestrians of PRow footpath (HeyFp143)	Construction Phase					
	VP11	Sensitivity: Medium-Low Magnitude of visual effects: Low	Minor Adverse ('Not Significant') T / I / ST P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term, N/A = Not Applicable	Standard construction management to minimise disturbance. Time deliveries outside of peak hours.	No residual effects due to the temporary nature of the Construction Phase	N/A
	Operational Phase					
	VP11	Sensitivity: Medium-Low Magnitude of visual effects in operation year 1: Low Magnitude of visual effects in operation year 15: Low	<u>Year 1</u> Minor Adverse ('Not Significant') P / I / LT	Propose landscaping along the south-eastern boundary to provide additional screening. Retain and enhance existing trees and hedgerow. Use locally appropriate species. Appropriate materials.	<u>Year 15</u> Minor Adverse ('Not Significant') P / I / LT	Management Team to maintain the landscape scheme including the mitigation planting for 30 years. Any planting fatalities would be replaced.

10.8 Cumulative Landscape and Visual Effects

- 10.8.1 Within the scope of the 2.5km study area, nine cumulative sites have been considered, refer to Figure 10.7 for location and scale of the nine cumulative sites. Eight consented developments through planning, and one development in outline planning that is yet to be determined as detailed on the below table 10.66.
- 10.8.2 Cumulative effects have been considered for the nine other developments that could result in potentially Significant inter-project effects due their presence within the landscape setting and zone of theoretical visibility (ZTV). Each of the nine cumulative sites had a zone of theoretical visibility (ZTV) ran based on the height and layout collected from desktop research using the planning portal and researching the relevant listed planning application references. Refer to Figures 10.8 to 10.16 for each individual cumulative site's ZTV in combination with the proposed development's ZTV.

Table 10.66 Cumulative site List

Cumulative Site no.	Planning Application Reference	Ultimate Height of Proposed Built Form	Planning Application Description and Determination
1: Pilsworth Lake/ Fisheries	70697	Café/ Shop: approx. 6.35m at the highest point The Boat House: 6.348m	Erection of café/shop (Use Class E), rebuilding of Existing boathouse and Associated access road, parking & landscaping. Approved (Committed Development)
2: Barn adjacent to Stock Nook House	22/01051/FUL	Plot 1: 5.5m Plot 2 & 3: 8.8m Plot 4: 5m	Conversion and extension to existing barn and outbuilding to form 4 no. dwellinghouses; proposed link extension, and alterations proposed to all elevations of buildings; hardstanding to front yard with parking; creation of proposed passing places. Approved (Committed Development)
3: Birch Business Park - Units B and G	22/01148/FUL	15.16m	Demolition of Units B and G and erection of a warehouse unit (Class B2/B8) with ancillary office space (Class E), including parking, servicing areas, associated works and infrastructure (resubmission of 21/01489/FUL). Approved (Committed Development)
4: Land to the West of Bamford and South of Norden	25/00566/REM	20.950m	Approval of Reserved Matters (access, appearance, landscape, layout and scale) pursuant to outline permission ref. 24/00805/OUT for an employment unit with parking and service yard, open storage area, access, landscaping and associated infrastructure. Approved (Committed Development)
5: Heywood Distribution Park Fit Out of Unit 9	24/00795/FUL	Main Building: 15m Amenity Building: 7.122m	Alterations to the existing warehouse comprising the installation of a new 12 m canopy on the north-eastern access door and the construction of a new sprinkler tank and pump house, a new

Cumulative Site no.	Planning Application Reference	Ultimate Height of Proposed Built Form	Planning Application Description and Determination
			perimeter fence, new car park entrance gates, and a new office and amenity block building. Approved (Committed Development)
6: Plot 3 South Heywood	25/00045/REM	23m	Submission of Reserved Matters (including appearance, landscaping, layout and scale) for the construction of a Class B8 (storage or distribution) distribution centre with ancillary office accommodation, gatehouse and access arrangements, car parking, HGV bays, sprinkler tanks and pump house. landscaping, spur road and other associated works, pursuant to 22/01569/OUT. Approved (Committed Development)
7: South Heywood	16/01399/HYB R	Employment Building: 15 to 20m Housing - 9m	Part full/part outline planning application for the development of land at South Heywood, including the demolition of a number of existing on-site buildings and structures. Full consent is sought for the construction of a new link road between Junction 19 of the M62 and Pilsworth Road, the widening of part of Pilsworth Road, together with associated junction improvements, landscaping, lighting and other works, including the importation of material and engineering works required to construct the link road. Outline consent (with all matters reserved for future approval except access) is sought for a Major mixed-use development comprising up to 1,000 dwellings (Class C3); employment uses (Classes B2/B8) comprising up to 135,460 m ² Gross Internal Area (GIA); a new primary school (Class D1); and Class A1/A2/A3/A5 uses comprising up to 2,500 m ² GIA, including no more than 499 m ² of A1 uses, together with associated landscaping, open space and sports pitches, drainage, ecological enhancements, cycleway and footpath linkages, infrastructure and other ancillary works. (Application accompanied by an Environmental Statement.) Approved (Committed Development)
8: Birch Business Park – Unit D	20/00955/FUL	New Residential Unit: 15.07m	Retrospective demolition of Unit D and erection of a B2/B8 warehouse unit with ancillary B1(a) office space at Birch Business Park, including ancillary office accommodation, parking and servicing areas, associated works and infrastructure. Approved (Committed Development)
9: Northern Gateway	71867	Phases A: Max. Overall Height 36m	Application for outline planning permission (all matters reserved) for a national-scale employment development, comprising Storage & Distribution

Cumulative Site no.	Planning Application Reference	Ultimate Height of Proposed Built Form	Planning Application Description and Determination
		Phase B: Max. Overall Height 36m Phase C: Max. Overall Height 53m Phase D (North): Max. Overall Height 69m Phase D (South): Max. Overall Height 40m Phase E: Max. Overall Height 51m Phase F: Max. Overall Height 51m	(Use Class B8) and Industrial (Use Classes B2, E(g)(ii) and E(g)(iii)) uses (including, but not limited to, Logistics, Manufacturing Processes and Data Centres), with supporting ancillary uses including Hotel (Use Class C1), Commercial & Business & Service (Uses Class E(a - g)), Education (Use Class F1(a)), Local Community (Use Class F2(a - c) uses, Sui Generis uses (in accordance with the Uses Schedule), and associated demolition works, landscaping, drainage, ecological enhancements, Highway works, cycleway and footpath linkages and other ancillary infrastructure. Outline Planning Application Not Yet Determined

10.8.3 The below table 10.67 is a detailed assessment of the cumulative landscape and visual effects considered for each of the nine cumulate sites.

Table 10.67 Cumulative assessment table

Cumulative Site No.	Planning Application Reference	Assessment of Cumulative Effects
1: Pilsworth Lake/ Fisheries	App Ref: 70697 Erection of café/shop (Use Class E), rebuilding of Existing boathouse and Associated access road, parking & landscaping.	<u>Landscape Effects</u> The proposed built form of cumulative site 1 is located approximately 1.05km west of the proposed development's built form. Cumulative site 1 is located within Incised Urban Fringe Valleys LCT – 25. River Roch LCA. The cumulative effects of this cumulative site and the proposed development are assessed to not materially increase the magnitude of landscape change on Incised Urban Fringe Valleys LCT – 25. River Roch LCA, or Urban Fringe Farmland LCT – 27. Simister, Slattocks and Healds Green LCA, or any of the other surrounding landscape character types and areas or NCA 54 during the construction. It is assessed that cumulative landscape effects would be 'Not Significant' as a result of this cumulative site combined with the proposed development for NCA 54 or the relevant regional-level LCTs and LCAs. <u>Visual Effects</u> Cumulative site 1 and the proposed development are assessed to not materially increase the magnitude of visual effects during the construction phase or the operational phase at years 1 and 15.

Cumulative Site No.	Planning Application Reference	Assessment of Cumulative Effects
		It is assessed that cumulative visual effects would be ' Not Significant ' as a result of this proposed development.
2: Barn adjacent to Stock nook House	App Ref: 22/01051/FUL Conversion and extension to existing barn and outbuilding to form 4 no. dwellinghouses; proposed link extension, and alterations proposed to all elevations of buildings; hardstanding to front yard with parking; creation of proposed passing places.	<u>Landscape Effects</u> The proposed built form of cumulative site 2 would be located approximately 444m east of the proposed development' built form and is located within Urban Fringe Farmland LCT – 27. Simister, Slattocks and Healds Green LCA. The cumulative effects of cumulative site 2 and the proposed development are assessed to not materially increase the magnitude of landscape change on Urban Fringe Farmland LCT – 27. Simister, Slattocks and Healds Green LCA, or any of the surrounding landscape character types and areas or NCA54 during the construction phase. During the operational phase at years 1 and 15, it is assessed there will be no increase in the magnitude of effects due to the limited impact of the conversion and extension of the existing barn in combination with the proposed development. It is assessed that cumulative landscape effects would be 'Not Significant' as a result of this cumulative site combined with the proposed development for NCA 54 or the relevant regional-level LCTs and LCAs. <u>Visual Effects</u> In-combination and sequential effects of the proposed development and cumulative site 2 would be experienced by users of Footpath HeyFp142. Sensitivity is considered Medium and the magnitude of visual effects is High-Medium during the construction phase and the operation phase at year 1 reducing to Medium by year 15. Cumulative significance of effects is Major-Moderate Adverse ('Significant') at the construction phase and the operation phase at year 1. Residual cumulative effects would reduce to Moderate Adverse ('Significant') at operation phase year 15 due to mitigation measures maturing and the proposed development establishing. Remaining visual receptors identified in the main visual assessment of this LVIA chapter are not considered to be significantly affected by cumulative site 2 and the proposed development during the construction phase or the operational phase at years 1 and 15. It is assessed that the remaining cumulative visual effects would be 'Not Significant' as a result of this proposed development.

Cumulative Site No.	Planning Application Reference	Assessment of Cumulative Effects
3: Birch Business Park - Units B and G	App Ref: 22/01148/FUL Demolition of Units B and G and erection of a warehouse unit (Class B2/B8) with ancillary office space (Class E), including parking, servicing areas, associated works and infrastructure (resubmission of 21/01489/FUL).	<u>Landscape Effects</u> The proposed built form of cumulative site 3 would be located approximately 444m south of the proposed development' built form and is located within Urban Fringe Farmland LCT – 27. Simister, Slattocks and Healds Green LCA. Cumulative site 3 comprises a 15.16m high warehouse unit of a similar nature to the proposed development. The cumulative effects of cumulative site 3 and the proposed development are assessed to not materially increase the magnitude of landscape change on Urban Fringe Farmland LCT – 27. Simister, Slattocks and Healds Green LCA, or any of the surrounding landscape character types and areas or NCA54 during the construction phase. During the operational phase at years 1 and 15, it is assessed there will be no increase in the magnitude of effects. It is assessed that cumulative landscape effects would be 'Not Significant' as a result of this cumulative site combined with the proposed development for NCA 54 or the relevant regional-level LCTs and LCAs. <u>Visual Effects</u> Succession effects of the proposed development and cumulative site 3 would be experienced by pedestrians and vehicle users of access road within Birch Business Park. Sensitivity is considered Medium-Low for pedestrians and Low for vehicle users and the magnitude of visual effects are High-Medium during the construction phase and operation phase at years 1 and 15. Cumulative significance of effects is Moderate Adverse ('Significant') for pedestrians and vehicle users of the access road in Birch Business Park during the construction phase and the operation phase at years 1 and 15 of the operation phase. Remaining visual receptors identified in the main visual assessment of this LVIA chapter are not considered to be significantly affected by cumulative site 3 and the proposed development during the construction phase or the operational phase at years 1 and 15. It is assessed that the remaining cumulative visual effects would be 'Not Significant' as a result of this proposed development.
4: Land to the West of Bamford and South of Norden	App Ref: 25/00566/REM Approval of Reserved Matters (access, appearance, landscape,	The proposed built form of cumulative site 4 would be located approximately 763m north-west of the proposed development' built form. Cumulative site 4 is located within the Urban Area. It is of similar nature to Birch Business Park development and would be approximately 20.950m high.

Cumulative Site No.	Planning Application Reference	Assessment of Cumulative Effects
	layout and scale) pursuant to outline permission ref. 24/00805/OUT for an employment unit with parking and service yard, open storage area, access, landscaping and associated infrastructure.	The cumulative effects of this cumulative site and the proposed development are assessed to not materially increase the magnitude of landscape change any of the landscape character types and areas or NCA 54 during the construction. It is assessed that cumulative landscape effects would be 'Not Significant' as a result of this cumulative site combined with the proposed development for NCA 54 or the relevant regional-level LCTs and LCAs. <u>Visual Effects</u> Cumulative site 4 and the proposed development are assessed to not materially increase the magnitude of visual effects during the construction phase or the operational phase at years 1 and 15. It is assessed that cumulative visual effects would be 'Not Significant' as a result of this proposed development
5: Heywood Distribution Park Fit Out of Unit 9	App Ref: 24/00795/FUL Alterations to the existing warehouse comprising the installation of a new 12 m canopy on the north-eastern access door and the construction of a new sprinkler tank and pump house, a new perimeter fence, new car park entrance gates, and a new office and amenity block building.	<u>Landscape Effects</u> The proposed built form of cumulative site 5 would be located approximately 868m north of the proposed development' built form. Cumulative site 5 is located within the Urban Area. The main building of cumulative site 5 would be of a similar nature to the proposed development and would be approximately 15m high. The cumulative effects of this cumulative site and the proposed development are assessed to not materially increase the magnitude of landscape change any of the landscape character types and areas or NCA 54 during the construction. It is assessed that cumulative landscape effects would be 'Not Significant' as a result of this cumulative site combined with the proposed development for NCA 54 or the relevant regional-level LCTs and LCAs. <u>Visual Effects</u> Cumulative site 5 and the proposed development is assessed to not materially increase the magnitude of visual effects during the construction phase or the operational phase at years 1 and 15. It is assessed that cumulative visual effects would be 'Not Significant' as a result of this proposed development.
6: Plot 3 South Heywood	App Ref: 25/00045/REM	<u>Landscape Effects</u> The proposed built form of cumulative site 6 would be located approximately 309m north-west of the proposed development'

Cumulative Site No.	Planning Application Reference	Assessment of Cumulative Effects
	Submission of Reserved Matters (including appearance, landscaping, layout and scale) for the construction of a Class B8 (storage or distribution) distribution centre with ancillary office accommodation, gatehouse and access arrangements, car parking, HGV bays, sprinkler tanks and pump house. landscaping, spur road and other associated works, pursuant to 22/01569/OUT.	built form. Cumulative site 6 is located within the same LCT and LCA as the proposed development. The cumulative effects of cumulative site 6 and the proposed development is assessed to not materially increase the magnitude of landscape change on Urban Fringe Farmland LCT – 27. Simister, Slattocks and Healds Green LCA, or any of the surrounding landscape character types and areas or NCA54 during the construction phase. During the operational phase at years 1 and 15, it is assessed there will be no increase in the magnitude of effects due to the limited impact of the conversion and extension of the existing barn in combination with the proposed development. It is assessed that cumulative landscape effects would be 'Not Significant' as a result of this cumulative site and the proposed development for NCA 54 or the relevant regional-level LCTs and LCAs. <u>Visual Effects</u> In-combination effects of the proposed development and cumulative site 6 would be experienced by users of Footpath HeyFp75. Sensitivity is considered Medium and the magnitude of visual effects is Medium during the construction phase and operation phase at years 1 and 15. Cumulative significance of effects is Moderate Adverse ('Significant') during the construction phase and operation phase at years 1 and 15. Remaining visual receptors identified in the main visual assessment of this LVIA chapter are not considered to be significantly affected by cumulative site 6 and the proposed development during the construction phase or the operational phase at years 1 and 15. It is assessed that the remaining cumulative visual effects would be 'Not Significant' as a result of this proposed development.
7: South Heywood	App Ref: 16/01399/HYBR Part full/part outline planning application for the development of land at South Heywood, including the demolition of a number of existing on-site buildings and structures. Full consent is sought for the construction of a new link road between Junction 19 of the M62 and Pilsworth	<u>Landscape Effects</u> Cumulative Site 7 is a substantial planning application for land at South Heywood. The proposed development includes the demolition of existing buildings and the construction of a new link road off the M62. The mixed-use development would comprise up to 100 dwellings, a school, business development, and associated public open space infrastructure. The closest extent of Cumulative Site 7 is approximately 70m from the proposed development, with the wider site extending over 2km away. The majority of the site is located within Urban Fringe Farmland LCT – 27. Simister, Slattocks and Healds Green LCA. A small part of the cumulative site is located within the Urban Area.

Cumulative Site No.	Planning Application Reference	Assessment of Cumulative Effects
	Road, the widening of part of Pilsworth Road, together with associated junction improvements, landscaping, lighting and other works, including the importation of material and engineering works required to construct the link road. Outline consent (with all matters reserved for future approval except access) is sought for a Major mixed-use development comprising up to 1,000 dwellings (Class C3); employment uses (Classes B2/B8) comprising up to 135,460 m² Gross Internal Area (GIA); a new primary school (Class D1); and Class A1/A2/A3/A5 uses comprising up to 2,500 m² GIA, including no more than 499 m² of A1 uses, together with associated landscaping, open space and sports pitches, drainage, ecological enhancements, cycleway and footpath linkages, infrastructure and other ancillary works. (Application accompanied by an Environmental Statement.)	Cumulative site 7 and the proposed development would together significantly affect the Urban Fringe Farmland LCT – 27. Simister, Slattocks and Healds Green LCA. Sensitivity is considered Medium and the magnitude of landscape effects is High-Medium during the construction phase and operation phase at years 1 and 15. Cumulative significance of effects is Major-Moderate Adverse ('Significant') during the construction phase and the operation phase at years 1 and 15 of the operation phase. The remaining landscape character at national and regional level identified in the main visual assessment of this LVIA chapter are not considered to be significantly affected by cumulative site 7 and the proposed development during the construction phase or the operational phase at years 1 and 15. It is assessed that the remaining cumulative landscape effects would be 'Not Significant' as a result of this proposed development. <u>Visual effects</u> In-combination effects of the proposed development and cumulative site 7 would be experienced by users of PRoW footpath HeyFp72. Sensitivity is considered Medium and the magnitude of visual effects is High-Medium during the construction phase and operation phase at years 1 and 15. Cumulative significance of effects is Major-Moderate Adverse ('Significant') during the construction phase and operation phase at years 1 and 15. Succession effects of the proposed development and cumulative site 7 would be experienced by users of PRoW footpaths HeyFp74, HeyFp75, and HeyFp142. Sensitivity is considered Medium and the magnitude of visual effects is High-Medium during the construction phase and operation phase at years 1 and 15. Cumulative significance of effects is Major-Moderate Adverse ('Significant') during the construction phase and operation phase at years 1 and 15. Remaining visual receptors identified in the main visual assessment of this LVIA chapter are not considered to be significantly affected by cumulative site 7 and the proposed development during the construction phase or the operational phase at years 1 and 15. It is assessed that the remaining cumulative visual effects would be 'Not Significant' as a result of this proposed development.
8: Birch Business	App Ref: 20/00955/FUL	<u>Landscape Effects</u> Cumulative Site 8 comprises the retrospective demolition of

Cumulative Site No.	Planning Application Reference	Assessment of Cumulative Effects
Park – Unit D	Retrospective demolition of Unit D and erection of a B2/B8 warehouse unit with ancillary B1(a) office space at Birch Business Park, including ancillary office accommodation, parking and servicing areas, associated works and infrastructure.	Unit D and the erection of a B2/B8 warehouse unit with ancillary B1(a) office space at Birch Business Park. The proposed built form of cumulative site 8 would be located approximately 333m south of the proposed development' built form and is located within Urban Fringe Farmland LCT – 27. Simister, Slattocks and Healds Green LCA. Cumulative site 8 comprises a 15.07m high warehouse unit of a similar nature to the proposed development. The cumulative effects of cumulative site 8 and the proposed development is assessed to not materially increase the magnitude of landscape change on Urban Fringe Farmland LCT – 27. Simister, Slattocks and Healds Green LCA, or any of the surrounding landscape character types and areas or NCA54 during the construction phase. During the operational phase at years 1 and 15, it is assessed there will be no increase in the magnitude of effects. It is assessed that cumulative landscape effects would be 'Not Significant' as a result of this cumulative site combined with the proposed development for NCA 54 or the relevant regional-level LCTs and LCAs. <u>Visual Effects</u> Succession effects of the proposed development and cumulative site 8 would be experienced by pedestrians and vehicle users of access road within Birch Business Park. Sensitivity is considered Medium-Low for pedestrians and Low for vehicle users. The magnitude of visual effects is High-Medium during the construction phase and operation years 1 and 15. Cumulative significance of effects is Moderate Adverse ('Significant') for pedestrians and vehicle users of the access road in Birch Business Park during the construction phase and the operation phase at years 1 and 15. Remaining visual receptors identified in the main visual assessment of this LVIA chapter are not considered to be significantly affected by cumulative site 8 and the proposed development during the construction phase or the operational phase at years 1 and 15. It is assessed that the remaining cumulative visual effects would be 'Not Significant' as a result of this proposed development.
9: Northern Gateway	App Ref: 71867 (Outline Planning Application Not Yet Determined) Application for outline planning permission (all	<u>Landscape Effects</u> Cumulative Site 9 comprises the Northern Gateway development, which is currently the subject of an outline planning application with all matters reserved that has not yet been determined. The proposals comprise a national-scale

Cumulative Site No.	Planning Application Reference	Assessment of Cumulative Effects
	matters reserved) for a national-scale employment development, comprising Storage & Distribution (Use Class B8) and Industrial (Use Classes B2, E(g)(ii) and E(g)(iii)) uses (including, but not limited to, Logistics, Manufacturing Processes and Data Centres), with supporting ancillary uses including Hotel (Use Class C1), Commercial & Business & Service (Uses Class E(a - g)), Education (Use Class F1(a)), Local Community (Use Class F2(a - c) uses, Sui Generis uses (in accordance with the Uses Schedule), and associated demolition works, landscaping, drainage, ecological enhancements, Highway works, cycleway and footpath linkages and other ancillary infrastructure.	employment development including Storage and Distribution, Industrial uses, including logistics, manufacturing, and data centres, alongside ancillary hotel, commercial, education, community uses, landscaping, drainage infrastructure, Highway improvements, ecological enhancements, cycle and pedestrian connections, and associated enabling works. The Northern Gateway development surrounds the proposed development to the east, south, and west, with the closest extent located approximately 37m from the proposed development and the wider site extending over 1km away. Due to the substantial scale and extent of the Northern Gateway proposals, the development would represent a major alteration to the existing landscape character across the study area and would become a defining component of the future urban fringe landscape. Cumulative site 9 and the proposed development would together significantly affect the Urban Fringe Farmland LCT – 27. Simister, Slattocks and Healds Green LCA. Sensitivity is considered Medium and the magnitude of landscape effects is High-Medium during the construction phase and operation phase at years 1 and 15. Cumulative significance of effects is Major-Moderate Adverse ('Significant') during the construction phase and the operation phase at years 1 and 15 of the operation phase. The remaining landscape character at national and regional level identified in the main visual assessment of this LVIA chapter are not considered to be significantly affected by cumulative site 9 and the proposed development during the construction phase or the operational phase at years 1 and 15. It is assessed that the remaining cumulative landscape effects would be 'Not Significant' as a result of this proposed development. <u>Visual effects</u> Succession and sequential effects of the proposed development and cumulative site 9 would be experienced by pedestrians and vehicle users of Moss Hall Road. Sensitivity is considered Medium-Low for pedestrians and vehicle users. The magnitude of visual effects is High during the construction phase and operation phase at years 1 and 15. Cumulative significance of effects is Major-Moderate Adverse ('Significant') for pedestrians and vehicle users during the construction phase and operation phase at years 1 and 15. Succession effects of the proposed development and cumulative site 9 would be experienced by pedestrians and

Cumulative Site No.	Planning Application Reference	Assessment of Cumulative Effects
		vehicle users of the access road of Birch Business Park. Sensitivity is considered Medium-Low for pedestrians and Low for vehicle users. The magnitude of visual effects is High-Medium during the construction phase and operation phase at years 1 and 15. Cumulative significance of effects is Moderate Adverse ('Significant') for pedestrians and vehicle users during the construction phase and operation phase at years 1 and 15. In-combination effects of the proposed development and cumulative site 9 would be experienced by pedestrians of PRoW footpaths HeyFp72, HeyFp74, HeyFp75, and HeyFp142. Sensitivity is considered Medium and the magnitude of visual effects is High-Medium during the construction phase and operation phase at years 1 and 15. Cumulative significance of effects is Major-Moderate Adverse ('Significant') during the construction phase and operation phase at years 1 and 15. Remaining visual receptors identified in the main visual assessment of this LVIA chapter are not considered to be significantly affected by cumulative site 9 and the proposed development during the construction phase or the operational phase at years 1 and 15. It is assessed that the remaining cumulative visual effects would be 'Not Significant' as a result of this proposed development

Table 10-68 Summary of Significance of Cumulative Effects

Cumulative site no.	Planning Application Reference	Cumulative Landscape Effects	Cumulative Visual Effects
1	70697	Not Significant	Not Significant
2	22/01051/FUL	Not Significant	In-combination and sequential effects of the proposed development and cumulative site 2 would be experienced by users of Footpath HeyFp142. Major-Moderate Adverse ('Significant') cumulative effects would be experienced at construction phase and operation phase at year 1. Residual cumulative effects would reduce to Moderate Adverse ('Significant') at operation phase year 15 due to mitigation measures

Cumulative site no.	Planning Application Reference	Cumulative Landscape Effects	Cumulative Visual Effects
			maturing and the proposed development establishing.
3	22/01148/FUL	Not Significant	Succession effects of the proposed development and cumulative site 3 would be experienced by pedestrians and vehicle users of access road within Birch Business Park. Moderate Adverse ('Significant') cumulative effects would be experienced at construction phase and operation phase at years 1 and 15.
4	25/00566/REM	Not Significant	Not Significant
5	24/00795/FUL	Not Significant	Not Significant
6	25/00045/REM	Not Significant	In-combination effects of the proposed development and cumulative site 6 would be experienced by users of Footpath HeyFp75. Moderate Adverse ('Significant') cumulative effects would be experienced at construction phase and operation phase at years 1 and 15.
7	16/01399/HYB R	The combined effects of the proposed development and cumulative site 7 would be experienced by Urban Fringe Farmland LCT – 27. Simister, Slattocks and Healds Green LCA. Major-Moderate Adverse ('Significant') cumulative effects would be experienced at construction phase and operation phase at year 1. Residual cumulative effects would reduce to Moderate Adverse ('Significant') at year 15 of the operation phase due to mitigation measures maturing and the proposed development establishing.	In-combination effects of the proposed development and cumulative site 7 would be experienced by users of PRow Footpaths HeyFp72. Major-Moderate Adverse ('Significant') cumulative effects would be experienced at construction phase and operation phase at year 1 and 15. Succession effects of the proposed development and cumulative site 7 would be experienced by users of PRow Footpaths HeyFp74, HeyFp75 and HeyFp142. Major-Moderate Adverse ('Significant') cumulative effects would be experienced at construction phase and operation phase at years 1 and 15.
8	20/00955/FUL	Not Significant	Succession effects of the proposed development and cumulative site 8 would be experienced by pedestrians and vehicle users of access road within Birch Business Park. Moderate Adverse ('Significant') cumulative effects would be experienced at

Cumulative site no.	Planning Application Reference	Cumulative Landscape Effects	Cumulative Visual Effects
			construction phase and operation phase at years 1 and 15.
9	71867 (Outline Planning Application Not Yet Determined)	The combined effects of the proposed development and cumulative site 9 would be experienced by Urban Fringe Farmland LCT – 27. Simister, Slattocks and Healds Green LCA. Major-Moderate Adverse ('Significant') cumulative effects would be experienced at construction phase and operation phase at year 1. Residual cumulative effects would reduce to Moderate Adverse ('Significant') at year 15 of the operation phase due to mitigation measures maturing and the proposed development establishing.	In-combination effects of the proposed development and cumulative site 9 would be experienced by users of PRoW Footpaths HeyFp72, HeyFp74, HeyFp75 and HeyFp142. Major-Moderate Adverse ('Significant') cumulative effects would be experienced at construction phase and operation phase at years 1 and 15. Succession and sequential effects of the proposed development and cumulative site 9 would be experienced by users of Moss Hall Road. Major-Moderate Adverse ('Significant') cumulative effects would be experienced at construction phase and operation phase at years 1 and 15. Succession effects of the proposed development and cumulative site 9 would be experienced by pedestrians and vehicle users of access road within Birch Business Park. Moderate Adverse ('Significant') cumulative effects would be experienced at construction phase and operation phase at years 1 and 15.

10.9 MITIGATION MEASURES

10.9.1 The aim of the following mitigation and enhancement measures are to help reduce Adverse effects over time, improve the condition of the retained boundary treatments, and help the proposed development integrate into its landscape setting:

1. Minimise visual disruption by implementing standard construction management practices, such as controlling dust and noise levels. Use temporary hoardings or screen fencing to reduce visibility of construction works from nearby properties.
2. Time deliveries outside of peak hours.
3. Design the layout so that proposed units are of a materials, colour palette, and form as neighbouring existing units within Birch Business Park to the south-west of the site to help the proposed development establish over time as an extension of the existing business park.
4. Retain and enhance existing mature trees, hedgerows around the perimeter of the site. Gapping up native hedgerows to fill in gaps of existing perimeter hedgerow and reinforce existing boundary treatments.
5. Propose sufficient native tree and scrub planting on site to compensate for the partial losses of tree group G4 (comprising goat willow, silver birch and hawthorn) in the north-western corner, and partial loss of hedge H2 (comprising hawthorn and goat willow) along the northern perimeter that were required to accommodate the proposed development.
6. Additional native tree planting, native hedgerow planting, native scrub planting, native woodland planting, and wildflower to compensate for the losses of any habitat types including other neutral grassland, willow scrub, mixed scrub, reedbed, lowland fen, species-rich native hedgerow, and log/brash piles.
7. Use locally appropriate species in perimeter planting to integrate with the surrounding ecology and character.
8. Propose native scrub, native woodland, native trees, and native hedgerow within the north-eastern part of the development to provide additional screening and soften views for visual receptors to the north, north-east, and east of the site. This is also important to help soften intervisibility within the NCA.
9. Propose native scrub and tree planting along southern and western boundaries to provide additional screening for visual receptors within Birch Business Park
10. Additional tree planting along the northern, western and southern boundaries to help soften views for visual receptors from along Moss Hall Road.
11. Add ornamental tree specimen planting, ornamental shrub bed, planting, and mown edge to improve the internal aesthetic appeal of the site.

10.10 SUMMARY & CONCLUSION

Summary

- 10.10.1 The proposed development comprises the erection of two industrial warehouses (B2/B8), ancillary class E office, with supporting loading bays, trailer bays, trailer park spaces, parking spaces, and landscaping on land off Birch Business Park. This summary is based on the Illustrative Masterplan (25017-HFR-AV-XX-DR-A-9120 P3, Illustrative Masterplan, by Fletcher Rae Architects, dated 17/04/2026,) (See Image 10.3), the proposed two units being an ultimate height of 18m from proposed finished floor levels, and the assumption that mitigation measures listed in Section 10.9 are adopted.
- 10.10.2 The site is approximately 4.1 hectares (ha) in size, located immediately north of Birch Business Park off Moss Hall Road in Heywood, Rochdale. The site includes access off Moss Hall Road via the existing spine road of Birch Business Park. The site is located approximately 0.7km north-west of Birch Motorway Services on the M62 Corridor. The surrounding landscape comprises urban fringe close to the urban edges of Heywood and Middleton and the motorway corridors of the M62 and M66. The surrounding landscape contains a good network of footpaths with one PRow footpath (Hey Fp74) running adjacent the northern and north-eastern boundaries of the site that connect to three other PRow footpaths (Hey Fp72, Hey Fp75, and Hey Fp142) located within nearby agricultural fields.
- 10.10.3 The site comprises of open vacant land with visible signs of earthworks associated with construction derived materials generated as part of the neighbouring Birch Business Park. The ground surface around the western and central areas of the site comprises of crushed and compacted concrete, brick, and sandstone generated during various phases of relatively recent construction works across the wider Birch Business Park. To facilitate the proposed development, large areas within the site already affected by recent construction works relating to the neighbouring Birch Business Park would be lost.
- 10.10.4 Based on the Arboricultural Impact Assessment (E3P, April 2026), partial losses of tree group G4 (comprising goat willow, silver birch and hawthorn) in the north-western corner, and partial loss of hedge H2 (comprising hawthorn and goat willow) along the northern perimeter are required to accommodate the proposed development. The trees to be removed were considered of 'low quality' and 'limited merit' within the AIA report (E3P, April 2026). The number of trees to be removed is not considered substantial and would be compensated by proposed tree planting on site.
- 10.10.5 The proposed development would likely affect the following habitats on site; including other neutral grassland, willow scrub, mixed scrub, other woodland: broadleaved, reedbed, lowland fen, individual trees, line of trees, species-rich native hedgerow, and log/brush piles. Any losses to habitat are to be compensated for around the perimeter of the developable area. Mitigation and compensatory measures would include the addition of specimen native trees, native scrub, native woodland planting, wildflower meadows, fen (translocation if possible), and additional hedgerow and hedgerow gapping.
- 10.10.6 The site is located within the Northern Gateway allocation area that was officially adopted in the Places for Everyone (PfE) joint plan. Therefore, the proposed development would not be located within the green belt. The site is not located within any landscape relevant designations and is it considered that no landscape relevant designations would be adversely affected within landscape

and visual terms due to distance and limited intervisibility within the wider setting due to intervening trees, woodland, landform, built form, and hedgerows.

Landscape Effects

- 10.10.7 The proposed two commercial units would be perceived as being slightly taller in the landscape than the neighbouring commercial units within Birch Business Park. However, the form, orientation, extent, materials and colour of the proposed built form would be of a similar nature to the built form within Birch Business Park. Furthermore, the height of the proposed built form would be smaller than the large-scale units perceived to the north and northeast of the site, located within Heywood Distribution Park that form part of the urban edge of Heywood. Heywood Distribution Park heavily influences the perceptual aspects of the landscape character area that the site is located within. The proposed development would become part of the urban fringe amongst other existing commercial and industrial built form clearly visible within the immediate setting and wider landscape.
- 10.10.8 The proposed development would have a Moderate-Minor Adverse (**'Not Significant'**) landscape effect on the national-level landscape character (NCA54 Manchester Pennine Fringe) of the setting during the construction phase, and at year 1 and 15 of the operation phase.
- 10.10.9 At regional level, all published landscape character types and areas considered (including LCT Urban Fringe Farmland, LCA 27 – Simister, Slattocks, and Healds Green that the proposed development is located within) would experience at most Moderate-Minor Adverse (**'Not Significant'**) landscape effects at construction phase, and at years 1 and 15 of operation phase.
- 10.10.10 The site and immediate surroundings would have a Moderate Adverse (**'Significant'**) landscape effects during construction phase. Localised significant landscape effects limited to the site and immediate setting are typical for this type of development.

Residual Landscape Effects

- 10.10.11 Mitigation planting around the perimeter such as specimen trees, scrub, woodland and hedgerows will mature over time to help integrate the proposed development into the immediate setting and wider landscape character (at national, and regional level). The residual landscape effects by year 15 of the operation phase considered at all scales are considered **'Not Significant'**. Residual landscape effects by year 15 of the operation phase of the site and immediate surroundings would reduce to Moderate-Minor Adverse (**'Not Significant'**). The proposed development would establish as a logical extension of Birch Business Park which is part of the immediately surrounding urban fringe character of the setting.

Visual Effects

- 10.10.12 Based on the production of ZTVs and site analysis, the study area was contained to a 2.5km radius. Beyond this distance, any change is considered no more than Negligible in terms of visual effects.
- 10.10.13 Six visual receptors of the proposed development are assessed as experiencing **'Significant'** visual effects. These six visual receptors include; Pedestrians who use three nearby PRow footpaths (HeyFp72, HeyFp74, and HeyFp142), Pedestrians and Vehicle Users of the internal access road of Birch Business Park, and Residents of Stock Nook. Two of these visual receptors are users of the access road within Birch Business Park located within the site boundary. The other four visual receptors are to the north-east and east at close to mid-range experiencing Significant

effects within approximately 500m. These Significant effects at close to mid-range are due to the nature of the site being open to the north-east and the height of the proposed buildings. The remaining visual receptors assessed are considered moderate-minor adverse or less (**'Not Significant'**).

Residual Visual Effects

- 10.10.14 Proposing native trees, scrub and woodland planting in the north-east part of the site will help reduce residual effects by year 15 of operation phase. However, the six visual receptors will remain **'Significant'** at year 15 of operation due to the height of the proposed built form remaining prominent at close to mid-range. In most cases the proposed units will be visible in combination with existing neighbouring units and therefore will establish as a logical extension of the Birch Business Park. The proposed development will be generally in keeping with the large-scale industrial features already visible in the local area at Birch Business Park and Heywood Distribution Park.

Cumulative Effects

- 10.10.15 The cumulative effects of nine cumulative sites (within the 2.5km study area) and the proposed development were considered. The following cumulative landscape effects are associated with changes to landscape character during the construction, and the operation phases at year 1 and 15. It is considered that significant cumulative landscape effects are to be directly experienced within the regional-level LCT and LCA that the proposed development is located within:
- Cumulative landscape effects of the proposed development and cumulative sites 7, and 9 on Urban Fringe Farmlands LCT and LCA 27 Simister, Slattocks and Healds Green considered Major-Moderate Adverse (**'Significant'**).
- 10.10.16 Significant cumulative visual effects are associated with changes to the view for the following visual receptors during the construction and operational phases at year 1 and 15:
- In-combination effects of the proposed development and cumulative sites 7, and 9 on PRow footpath HeyFp72 considered Major - Moderate Adverse (**'Significant'**).
 - Succession or in-combination effects of the proposed development and cumulative sites 7, and 9 on PRow footpath HeyFp74 considered Major - Moderate Adverse (**'Significant'**).
 - Succession or in-combination effects of the proposed development and cumulative sites 6, 7, and 9 on PRow footpath HeyFp75 considered Moderate Adverse (**'Significant'**) regarding cumulative site 6, and Major - Moderate Adverse (**'Significant'**) for cumulative sites 7 and 9.
 - In-combination and sequential effects of the proposed development and cumulative sites 2, 7, and 9 on PRow footpath HeyFp142 considered Major - Moderate Adverse (**'Significant'**). It is considered residual cumulative effects regarding cumulative site 2 would reduce to Moderate Adverse (**'Significant'**) by year 15 of the operation phase.
 - Succession and sequential effects of the proposed development and cumulative site 9 on pedestrians and vehicle users of Moss Hall Road considered Major - Moderate Adverse (**'Significant'**).
 - Succession effects of the proposed development and cumulative sites 3, 8, and 9 on pedestrians and vehicle users of the access road of Birch Business Park considered Moderate Adverse (**'Significant'**).

Conclusion

- 10.10.17 Overall, the LVIA chapter concludes that the proposed development will significantly impact the localised landscape resource of the site and immediate setting and not the wider landscape

character at regional or national level. Visual receptors within a close to mid-range distance within 500m would experience significant effects. These significant visual effects are limited to the users of the access road of Birch Business Park, residents of a nearby property to the east, and users of 3x PRow footpaths to the north, north-east, and east at close to mid-range.

- 10.10.18 Significant cumulative landscape effects of the proposed development and cumulative sites 7 and 9 would be experienced from the LCT Urban Fringe Farmland, LCA 27 – Simister, Slattocks, and Healds Green that the site is located within. Whilst significant cumulative visual effects caused by the proposed development and cumulative sites 2, 3, 6, 7, or 9 would be experienced from along 4x PRow footpaths, from within Birch Business Park, and along Moss Hall Road.
- 10.10.19 The significant impacts assessed seems typical for this type of proposal of this scale and height. The proposed development will not be uncharacteristic with the neighbouring Birch Business Park which is an existing feature that is part of the urban fringe character of the area.
- 10.10.20 The proposed development would be generally in keeping with the orientation, and form of the surrounding Birch Business Park. The proposed development would over time establish as a logical extension of Birch Business Park and the surrounding urban fringe setting. The proposed development would contribute to the green infrastructure of the area and generally improve the condition of the site. The mitigation measures would enhance retained features such as gappy native hedgerows and compensate the loss of scrub with the addition of species rich scrub and the addition of further specimen trees and woodland planting. Whilst losses of other neutral grassland, willow scrub, mixed scrub, lowland fen, species-rich native hedgerow, and log/brash piles would be compensated for.

10.11 REFERENCES

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