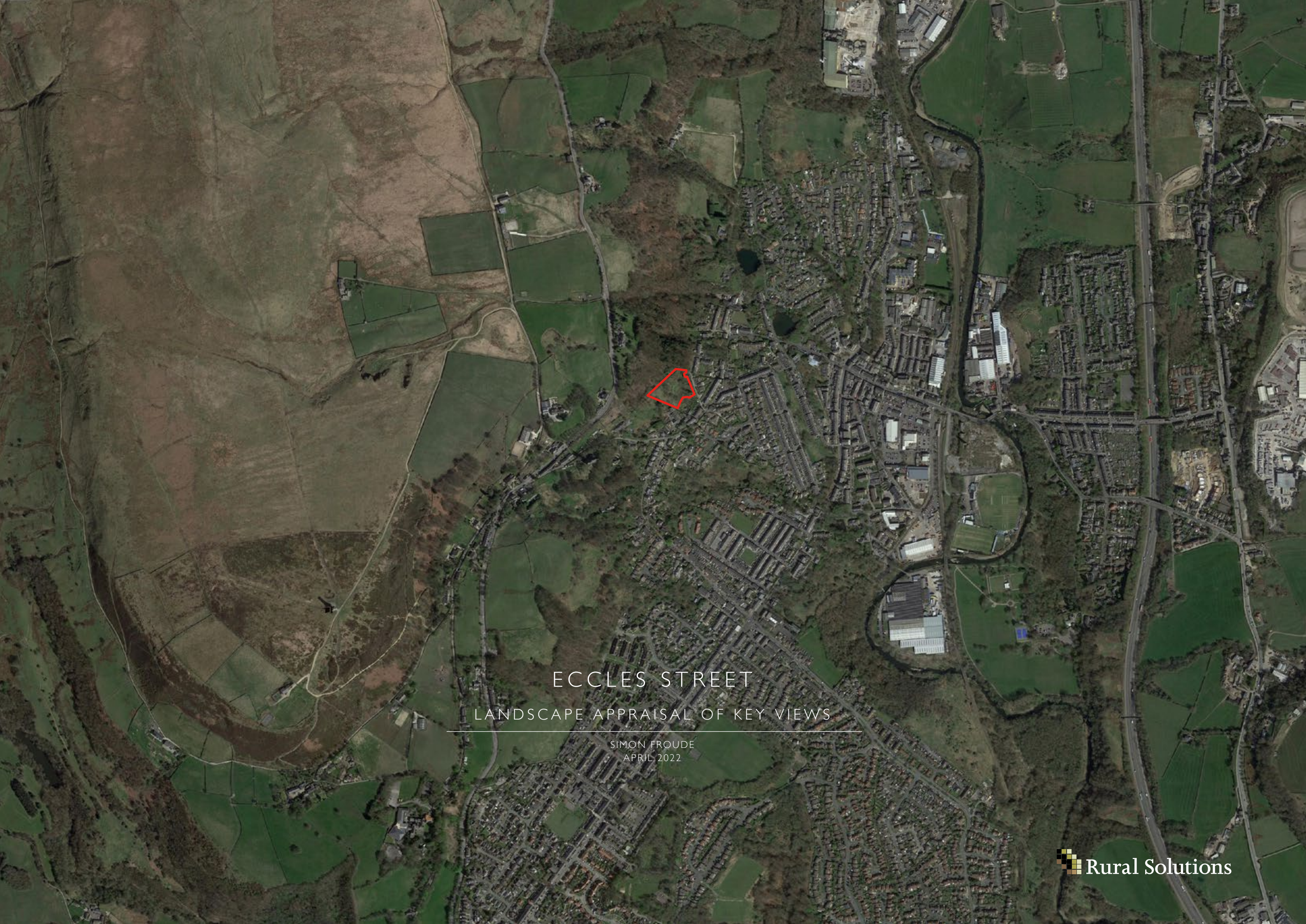




ECCLES STREET

LANDSCAPE APPRAISAL OF KEY VIEWS

SIMON FROUDE
APRIL 2022

AUTHOR	VERSION	CHECKED	DATE	DESCRIPTION
AR	/	TH	13.04.2022	ISSUED FOR COMMENT



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SIMON FROUDE

APRIL 2022

PREPARED BY
RURAL SOLUTIONS LTD

1.0 INTRODUCTION

Rural Solutions have been commissioned by Simon Froude to submit a planning application for the development of a single residential dwelling on land adjacent to Eccles Street, Ramsbottom.

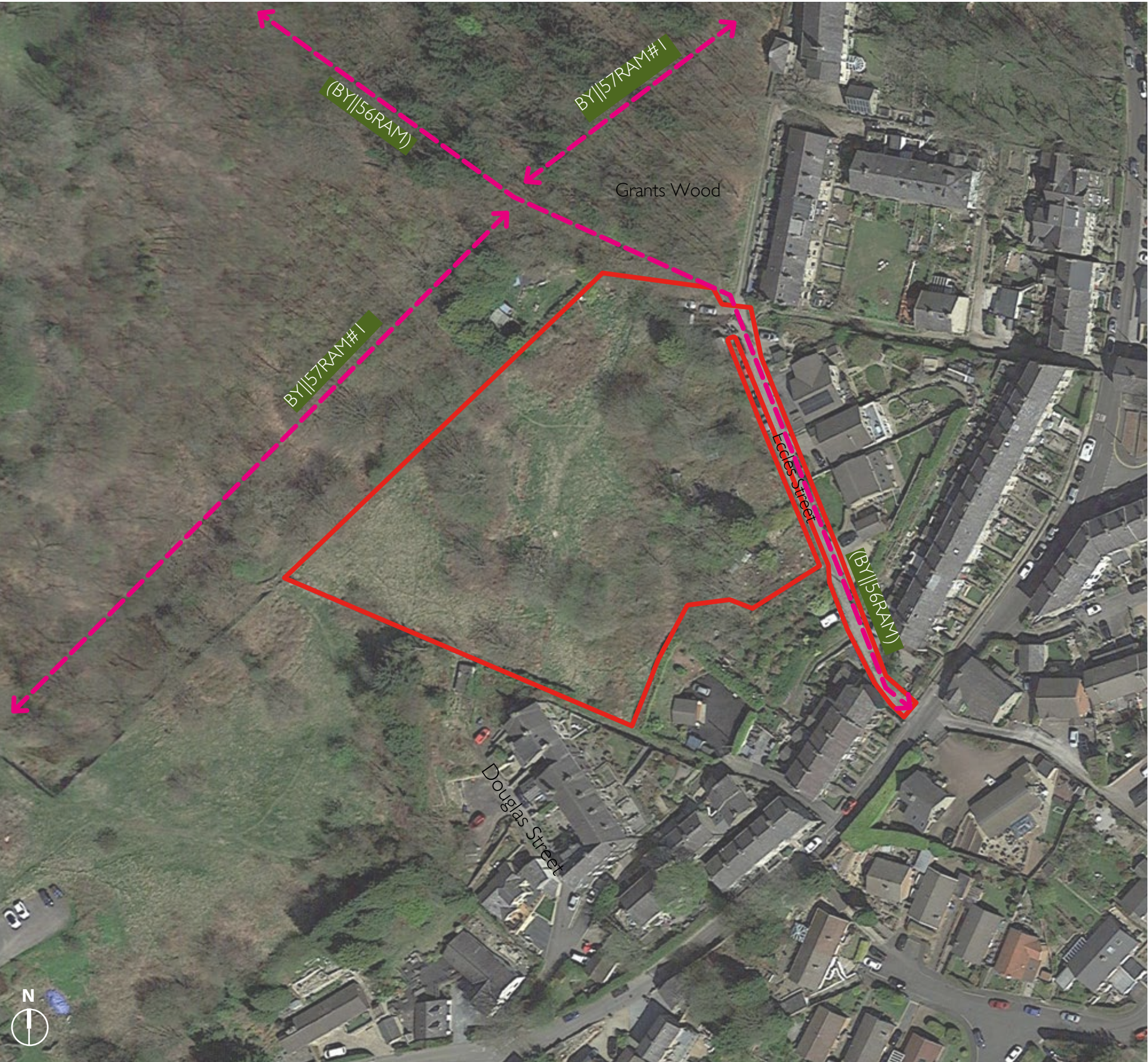
The site for this small-scale development is located on an elevated, wooded, east facing slope which capitalises on south easterly views and aspect.

At present the site is largely unmanaged with a series of dilapidated structures, overgrown vegetation and sporadic self set trees.

Grants Wood wraps around the site to the north and west and contains a mix of native deciduous trees and well established Leylandii conifers. Due to their form and evergreen character the conifers are a strong visual feature within the landscape.

The entire site is located within the Green Belt and has two Public Rights of Way in close proximity.

This document has been prepared to provide a summary assessment of key views of the site from the surrounding landscape.



2.0 WIDER CONTEXT



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3.0 LANDSCAPE APPRAISAL OF KEY VIEWS

Due to the elevated topography of the Site and surrounding network of Public Rights of Way (PRoW) and highways, there are several vantage points within the local area where the site may be visible which are explored in this appraisal as representative of typical views experienced.

For context, established properties on Douglas Street and Rake which are located to the south of the Site are orientated in a north easterly direction with views over the lower portions of the Site towards the wider landscape beyond. Properties which are accessed from Eccles Street are set several metres below the Site and primarily orientated to capitalise on the wider views to the north east. The lower position of Eccles Street in relation to the Site coupled with the well established vegetation, a high content of which is evergreen, significantly limits views up into the Site.

Of note and importance to this visual appraisal are the PRoW in close proximity to the Site. For clarity the officially designated PRoW include:

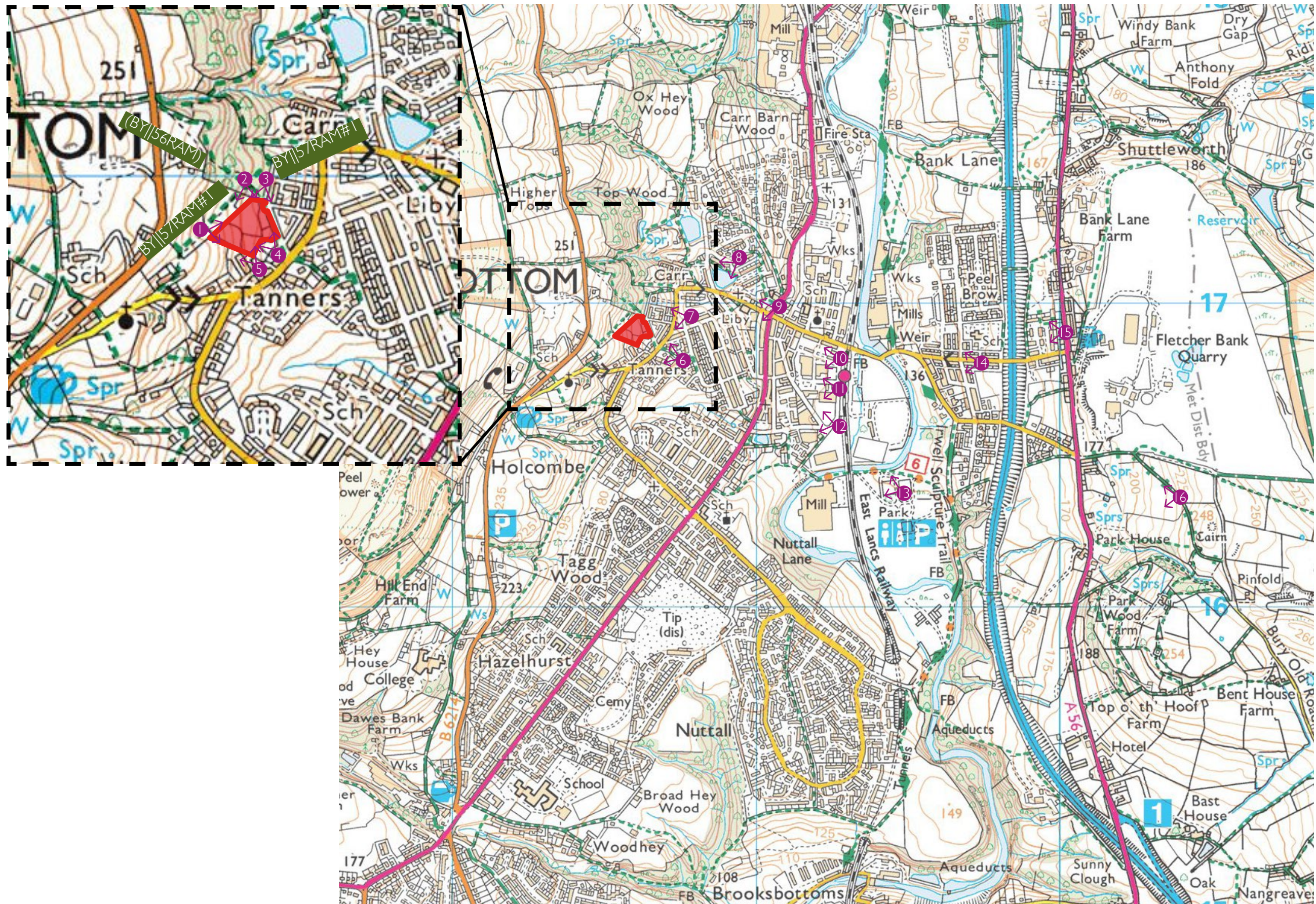
- PRoW within Grants Wood which radiate to the north west (BY||56RAM) and north east (BY||57RAM#1) These are contained within a well established woodland. During the winter months out of leaf views through the woodland are clearer but restricted by the dense quantity of trees. The clarity and depth of view will reduce significantly during seasons of leaf cover and reduce views possible of the Site. A private allotment surrounded by Leylandii connected to the north of the Site limits views from these PRoW.
- Eccles Street in its entirety is designated as a PRoW (BY||56RAM). As a footpath located on a highway in a residential area, PRoW users experience an urban setting dominated with residential properties, domestic paraphernalia and extensive retainment of the elevated Site. Due to the linear, ascending and enclosed nature of this route the focus is the woodland (Grants Wood) at the head of the street.
- A PRoW (BY||57RAM#1), runs parallel to the north western boundary, set back approximately 5m at its closest within a woodland setting. A small section of the footpath where tree cover is thin when not in leaf permits a glimpsed view into the Site. As the topography rises and the footpath climbs, land form and vegetation prevent views into the site.

IMPORTANCE TO ACKNOWLEDGE

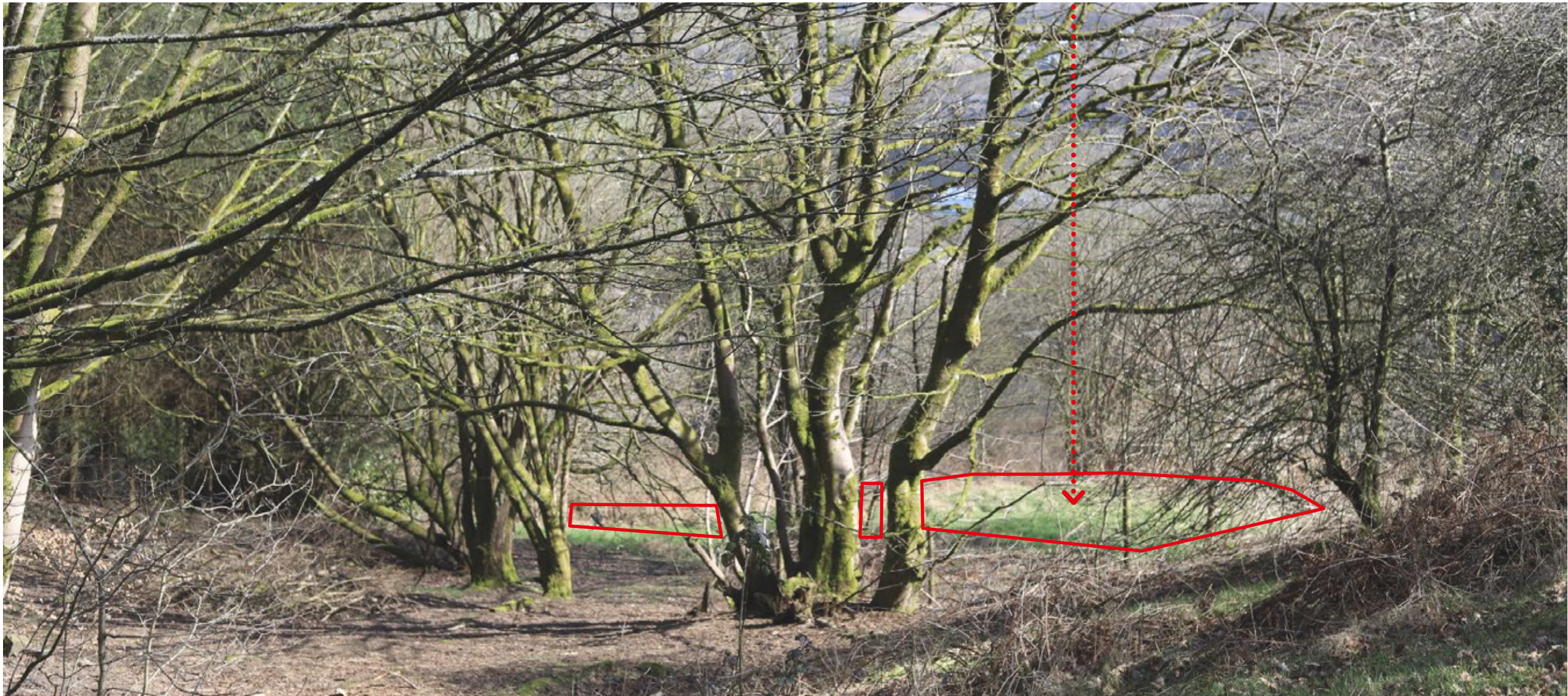
- *Radiating from PRoW (BY||57RAM#1) are a series of locally made tracks over elevated and open ground to the south of the Site. These routes are not officially designated or recognised as PRoW.*
- *The routes are not managed or formalised and in some locations clamber through dilapidated walls.*
- *The routes appear popular permitting an elevated view in winter months of the wider landscape.*
- *In the elevated position views into the Site are experienced as glimpses through bare trees in the winter months. These views will reduce during periods of cover.*
- *There was no evidence of any permissive rights of access.*
- *During this appraisal views from routes where public access was not permitted by any designation or agreed access provision were not considered.*

Summary of viewpoints and visual baseline.

VIEWPOINT	LOCATION	VISIBILITY WITH SITE
1	View from a recreational receptor.	Yes
2	View from a recreational receptor.	Yes
3	View from a recreational receptor.	Yes
4	View from a recreational and transport receptor.	No
5	View from a transport receptor.	Yes
6	View from a recreational and transport receptor.	No
7	View from a transport receptor.	No
8	View from a transport receptor.	No
9	View from a transport receptor.	No
10	View from a transport receptor.	Yes
11	View from a transport receptor.	No
12	View from a transport receptor.	No
13	View from a recreational receptor.	Yes
14	View from a transport receptor.	Yes
15	View from a transport receptor.	Yes
16	View from a recreational receptor.	Yes



KEY VIEWS OF THE SITE - VIEWPOINT 1



RECEPTOR TYPE

Recreational receptor: (PRoW footpath BY||57RAM#1)

BRIEF DESCRIPTION OF VIEW

This view is taken from the managed PRoW looking east towards the Site. The view is a glimpsed view through bare mature trees to the Site beyond. To the left is the start of a well established evergreen row of conifers which blocks all views. To the right is the start of raising topography which restricts views.

The current view experienced is seasonal which will largely reduce when trees and vegetation are in leaf. Within the foreground there are the remains of seasonally died back nettles and other invasive species which when active will further limit views of the Site from this location.

SUMMARY OF VISUAL IMPACT

Overall, taking the low level of visual sensitivity and the negligible magnitude of visual effect, it is considered that the Proposed Development at year 1 would give rise to slight adverse visual effects. However, it is considered that appropriate mitigation measures such as plot orientation, height and massing of building, sensitive architectural detailing and suitable landscape proposals would combine to significantly reduce the overall nature of visual effects at year 10, giving rise to a neutral effect.

KEY VIEWS OF THE SITE - VIEWPOINT 2

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RECEPTOR TYPE

Recreational receptor. (PRoW footpath BY||56RAM)

BRIEF DESCRIPTION OF VIEW

This view is taken from an elevated location on a managed PRoW looking south east towards the Site. Due to extensive mature evergreen vegetation and woodland only a small glimpsed view of the Site is permitted. The view and limited level of visibility will not significantly change when vegetation is in leaf.

Site views experienced consists of the existing timber fence boundary and informal unmade parking area.

SUMMARY OF VISUAL IMPACT

Overall, taking the low level of visual sensitivity and the negligible magnitude of visual effect, it is considered that the Proposed Development at year 1 would give rise to slight adverse visual effects. However, it is considered that appropriate mitigation measures such as suitable landscape proposals would combine to significantly reduce the overall nature of visual effects at year 10, giving rise to slight beneficial effects.

KEY VIEWS OF THE SITE - VIEWPOINT 3



RECEPTOR TYPE

Recreational receptor: (PRoW footpath BY||57RAM#1)

BRIEF DESCRIPTION OF VIEW

This view is taken from the PRoW looking south towards the Site through the established woodland. At the woodland edge on the right hand side mature conifers and fencing outside of ownership screen any view. At present the view is experienced as a series of glimpses through mature and established trees. The woodland in this location is predominantly populated with Beech trees which due to their nature limit the establishment of ground layer vegetation and natural screening. At the woodland edge with improved light levels the external boundary trees have a broader canopy which during the growing season when in leaf will significantly reduce the glimpsed views. At present views of the Site are of the informal grassed areas and unmanaged scrub.

SUMMARY OF VISUAL IMPACT

Overall, taking the medium level of visual sensitivity and the low magnitude of visual effect, it is considered that the Proposed Development at year 1 would give rise to slight adverse visual effects. However, it is considered that appropriate mitigation measures such as plot orientation, height and massing of building, sensitive architectural detailing and suitable landscape proposals would combine to significantly reduce the overall nature of visual effects at year 10, giving rise to not significant neutral effects.

KEY VIEWS OF THE SITE - VIEWPOINT 5

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Development site



RECEPTOR TYPE

Transport: Milton Street

BRIEF DESCRIPTION OF VIEW

This view is taken from Milton Street looking north and experienced between residential properties which frame the view. In this location the ascending topography in this location is relatively steep with the viewpoint set in a lower position to the Site. Views of the site are partially visible over managed domestic boundaries and include views of the steeper bank with unmanaged vegetation. Within the Site in this location there are a significant number of mature trees which will further reduce any glimpsed visibility. Within the view there are a number of urban influences and visual detractors which include: walls, gates, fences, telegraph poles and overhead wires.

SUMMARY OF VISUAL IMPACT

Overall, taking the low level of visual sensitivity and the medium magnitude of visual effect, it is considered that the Proposed Development at year 1 would give rise to slight adverse visual effects. However, it is considered that appropriate mitigation measures such as plot orientation, height and massing of building, sensitive architectural detailing and suitable landscape proposals would combine to significantly reduce the overall nature of visual effects at year 10, giving rise to not significant neutral effects.

KEY VIEWS OF THE SITE - VIEWPOINT 10



RECEPTOR TYPE

Transport: Railway Street

BRIEF DESCRIPTION OF VIEW

This view is taken from Railway Street looking west towards the Site. The viewpoint is within the centre of Ramsbottom cluttered with all aspects of a developed urban centre. The Site is experienced as a glimpsed view in an elevated position above the rooftops and ridge line. Where trees are not in leaf only a limited proportion of the Site is visible through bare canopies. As the trees come to leaf the view will further be reduced. In addition when on the ground, the elevated angle to appreciate the glimpsed view from is not within the natural eye line and only experienced when looking up.

SUMMARY OF VISUAL IMPACT

Overall, taking the negligible level of visual sensitivity and the negligible magnitude of visual effect, it is considered that the Proposed Development at year 1 would not give rise to any significant effects therefore remain neutral.

KEY VIEWS OF THE SITE - VIEWPOINT 13

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RECEPTOR TYPE

Recreational: Nuttall Park footpath

BRIEF DESCRIPTION OF VIEW

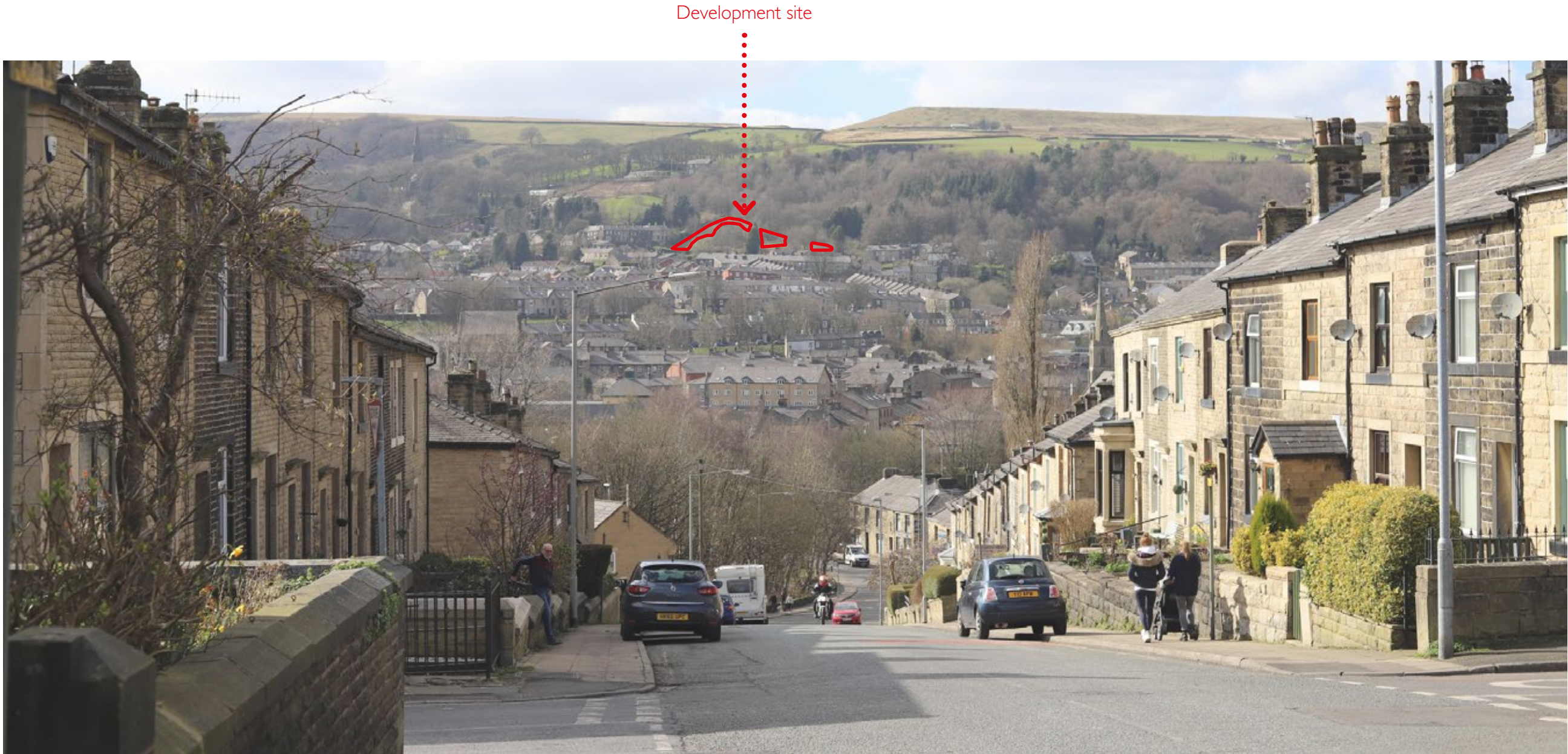
This view is taken from a footpath within Nuttall Park looking north west towards the site. At approximately 1km this viewpoint permits a distant view of the upper areas of the Site. All other views of the Site are screened by mature vegetation.

In this location the view is experienced within the wider developed setting of Ramsbottom which is a visual mix of sports facilities, large industrial roofs, residential properties, woodland and open skies above the landscape ridge line. Within the wooded slopes are a high quantity of evergreen conifers which provide permanent screening and a year round contrast of colour.

SUMMARY OF VISUAL IMPACT

Overall, taking the medium level of visual sensitivity and the negligible magnitude of visual effect, it is considered that the Proposed Development at year 1 would not give rise to any significant effects therefore remain neutral.

KEY VIEWS OF THE SITE - VIEWPOINT 14



RECEPTOR TYPE

Transport: Peel Brow

BRIEF DESCRIPTION OF VIEW

This view is taken from an elevated and framed viewpoint on Peel Brow looking west towards the Site. The view is a heavily urbanised visual experience in the fore and mid ground reverting to wooded slopes and managed agricultural pastures below the ridge line in the distance.

At this distance partial glimpses of the Site are visible where mature trees and evergreen species do not restrict views. The terraced properties of Douglas Street clearly frames the left hand side of the site with further detached properties on Helmshore Road visible above the Site. The collective view is of an urbanised setting interspersed with tree cover.

SUMMARY OF VISUAL IMPACT

Overall, taking the high level of visual sensitivity and the low magnitude of visual effect, it is considered that the Proposed Development at year 1 would give rise to moderate adverse visual effects. However, it is considered that appropriate mitigation measures such as plot orientation, height and massing of building, sensitive architectural detailing and suitable landscape proposals would combine to significantly reduce the overall nature of visual effects at year 10, giving rise to slight adverse effects.

KEY VIEWS OF THE SITE - VIEWPOINT 15

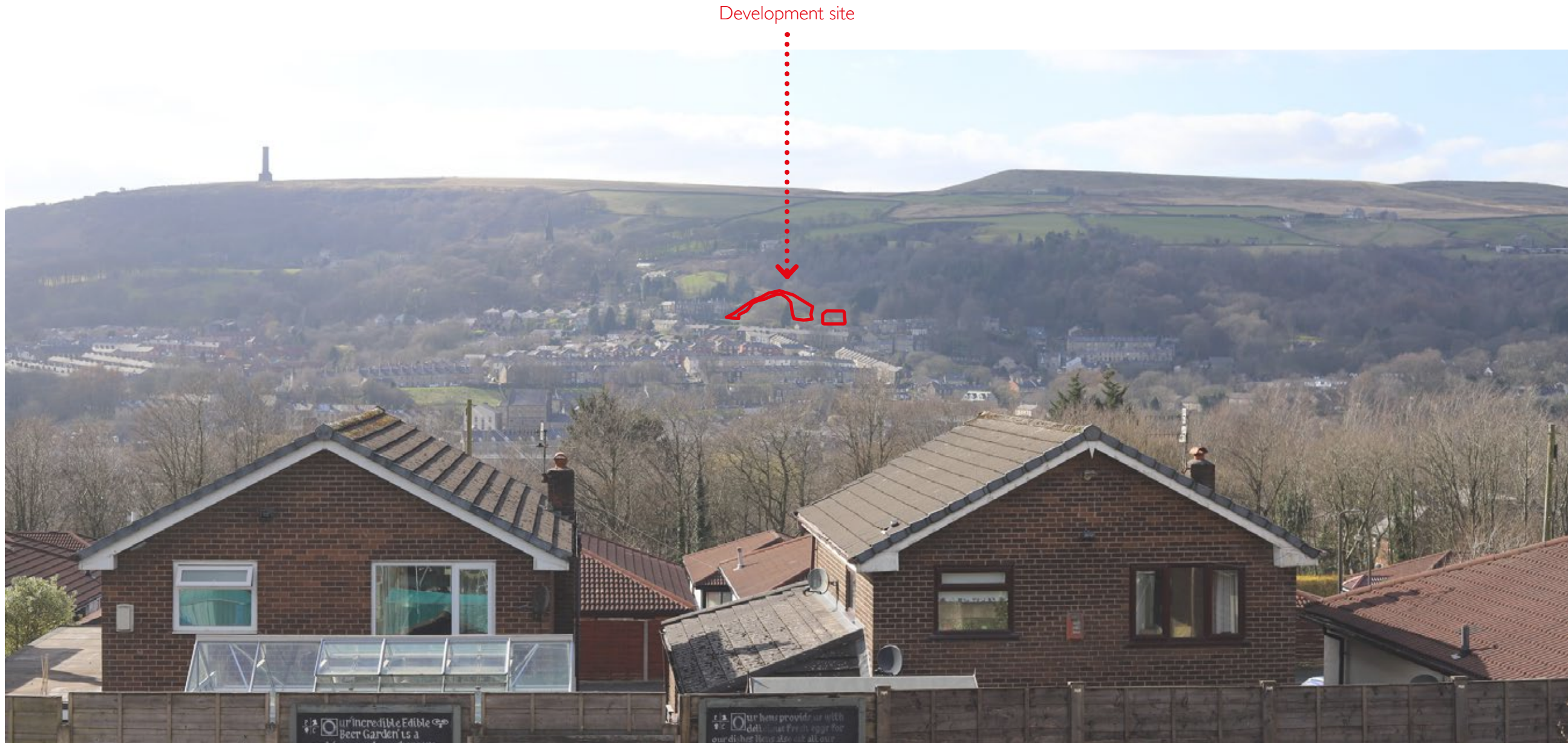
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RECEPTOR TYPE

Transport: Whalley Road

BRIEF DESCRIPTION OF VIEW

This view is taken from an elevated viewpoint on Whalley Road looking west towards the Site which is positioned on the opposite side of the valley landscape. The view over residential properties in the foreground is of a dense urban setting located in a linear form which runs largely parallel with local contours. Tree cover is widely interspersed within the urban setting which softens the built character.

Beyond the residential band as the topography climbs, residential areas progress to wooded slopes which further transition to open moorland in the elevated areas. The horizon is dominated by a clear unbroken moorland ridge which is punctuated by the Peel Tower monument. In this location the Site is part of a wider visual experience and not the focus of the view.

SUMMARY OF VISUAL IMPACT

Overall, taking the high level of visual sensitivity and the low magnitude of visual effect, it is considered that the Proposed Development at year 1 would give rise to moderate adverse visual effects. However, it is considered that appropriate mitigation measures such as plot orientation, height and massing of building, sensitive architectural detailing and suitable landscape proposals would combine to significantly reduce the overall nature of visual effects at year 10, giving rise to slight adverse effects.

KEY VIEWS OF THE SITE - VIEWPOINT 16



RECEPTOR TYPE

Recreational receptor. (PRoW: BOAT BY||I93RAM)

BRIEF DESCRIPTION OF VIEW

This view is taken from an elevated viewpoint on a PRoW looking west towards the Site which is positioned on the opposite side of the valley landscape. The foreground is characterised by elevated grazed pasture which as the levels descends transitions to historic farmsteads, light residential then in the lower valley retail, light industry scale buildings and the urban centre. As the levels begin to climb on the opposite valley side the urban centre reverts to dense residential which once the valley sides become too steep reverts to woodland, then pasture and finally moorland at the high points.

As with view 15 the site is partially visible, glimpsed between established tree cover but very much experienced as a small competent of a much broader view.

Development site

SUMMARY OF VISUAL IMPACT

Overall, taking the high level of visual sensitivity and the negligible magnitude of visual effect, it is considered that the Proposed Development at year 1 would not give rise to any significant effects therefore remain neutral.



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