



Ashbourne Grove, Stand Golf Club, Bury

Landscape and Visual Appraisal

Prepared For: Paddock Johnson

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Contents

1.0	Introduction	3
2.0	Method, Scope, and Context	4
3.0	Planning Policy Context.....	6
4.0	Landscape Baseline	10
5.0	Visual Baseline	21
6.0	The Proposed Development and Embedded Mitigation	28
7.0	Assessment of Landscape Effects.....	30
8.0	Assessment of Visual Effects.....	36
9.0	Effects on Landscape and Visual Aspects of Green Belt.....	47
10.0	Conclusions.....	51
	References	53

Tables

Table 1: LVA Viewpoints	22
Table 2: Landscape Receptor Overall Effect	35
Table 3: Visual Receptor Sensitivity	37
Table 4: Visual Receptor Overall Effect	44

Drawings

- Drawing 1: Landscape and Environmental Designations
- Drawing 2: Landscape Character
- Drawing 3: Landscape Features
- Drawing 4: Viewpoint Location Plan
- Drawing 5.1-5.11: Type 1 Photosheets

Appendices

- Appendix A: Landscape and Visual Appraisal Method

1.0 Introduction

- 1.1 This report provides a Landscape and Visual Appraisal (LVA) to accompany a full planning application for the demolition of the existing Stand Golf Club clubhouse and the construction of new properties including apartments on Site A off Ashbourne Grove and the construction of a new clubhouse on Site B off Ringley Road. The location of Sites A and B are shown on Drawing 1.
- 1.2 This report includes a review of published landscape documentation relevant to the Site; a description of the baseline conditions on the Site and the surrounding area; a description of existing visual amenity and views towards the Site and a description of the Proposed Development including embedded mitigation measures. The LVA assesses the potential effects of the Proposed Development on landscape character and landscape features and effects on visual amenity.
- 1.3 The assessment is based on the Proposed Site Plan Housing Mix - Site A (Drawing Ref: 23036-PJA-01-ZZ-DR-A-1200-J) and Proposed Site Layout Site B Full Extents (Drawing Ref: 23036-PJA-02-ZZ-DR-A-1205-G) prepared by Paddock Johnson. The assessment is also based on the Site A and Site B Landscape Masterplans (Drawing Refs: D10858.01.001 and D10858.01.002) prepared by The Environment Partnership (TEP).
- 1.4 This report includes the following sections:
 - Section 2.0 - Method, Scope, and Context;
 - Section 3.0 - Legislation and Policy Context;
 - Section 4.0 - Landscape Baseline;
 - Section 5.0 - Visual Baseline;
 - Section 6.0 - The Proposed Development;
 - Section 7.0 - Assessment of Landscape Effects;
 - Section 8.0 - Assessment of Visual Effects;
 - Section 9.0 - Effects on Landscape and Visual Aspects of Green Belt; and
 - Section 10.0 - Conclusions.
- 1.5 This LVA is supported by a series of Drawings (Drawings 1 to 5) which are provided at the end of this report. The drawings show relevant landscape and environmental designations, topography, and published landscape character assessment data; identify visual receptors; and show viewpoint locations. Photographs from selected viewpoints are presented at Drawings 5.1 to 5.11.
- 1.6 Appendix A provides the LVA method, discussed in Section 2.0 below.

2.0 Method, Scope, and Context

Method

- 2.1 The method for this LVA (Appendix A), is based on guidance contained in the 'Guidelines for Landscape and Visual Impact Assessment, Third Edition', (Landscape Institute and Institute of Environmental Management and Assessment, 2013) (GLVIA3).
- 2.2 Duration and reversibility of landscape effects has been assessed with the following considerations:
- Short term: 0-5 years during the construction period and completion;
 - Medium term: 5-15 years, which represents the establishment phase of planting proposed; and
 - Long term: 15 years onwards for the life of the Proposed Development.
- 2.3 The LVA involves the following key stages:
- Desk-based assessment involving a review of relevant information, guidance and planning policy relating to the type of development proposed and to landscape and visual amenity;
 - Site survey and assessment to augment the baseline assessment, assess the landscape and visual effects of the Proposed Development and undertake photography at selected viewpoint locations; and
 - Assessment and reporting of effects using criteria for sensitivity of receptor, magnitude of effect and overall effect.

Scope and Context

- 2.4 The scope of this LVA has been informed by desk study and field assessment. Landform and screening by vegetation and built form at the Site and in the surrounding landscape has been considered.
- 2.5 The initial phase in the assessment involves defining the 'area of influence' of the Proposed Development or the study area boundaries. The study area for this LVA includes the Site and the surrounding landscape likely to be affected by the Proposed Development. It includes the area from where the Site is potentially visible and is also defined by characteristics of the development type and landscape type in which the development is located.
- 2.6 An initial study area of up to a maximum of 2km from the Site has been defined which reflects the type and scale of development proposed. This study area

provides sufficient context within which an assessment of the landscape and visual effects can be framed. Existing built development, topography and vegetation in the area however limits landscape and visual influence to a much smaller area which is demonstrated in the location of viewpoints in the visual assessment.

2.7 The aims and objectives of this appraisal are:

- To identify, describe and evaluate the current landscape character of the Site and its surroundings, and any notable individual landscape elements, to determine the sensitivity of the landscape to the type of development;
- To identify potential visual receptors (i.e. people who would be able to see the development) and evaluate their sensitivity to the changes proposed; and
- To identify and describe any impacts of the development in so far as they affect the existing landscape and/or views and to evaluate the magnitude of effect and the overall effect.

2.8 The assessment of landscape assists in understanding what key elements define landscape character and contribute to visual amenity so that:

- Elements which make an essential contribution to landscape character are maintained, enhanced, and managed;
- Changes can be accommodated within the existing landscape and visual context; and
- Improvements and enhancements can be made where uncharacteristic features detract from the character and visual amenity of the area.

Assumptions and Limitations

2.9 Viewpoint photography was undertaken in February and March 2025, this represents a 'worst case' scenario in terms of the extent of screening provided by existing vegetation. Seasonal differences have been taken into consideration in the description and assessment of visual effects.

2.10 This LVA is based on the Proposed Site Plan which sets out the key principles of the scheme including the location of access and development and areas of proposed planting.

2.11 In assessing both landscape and visual effects the influence of time, particularly the growth of new vegetation can be substantial. The post-completion effects have therefore been assessed at two stages (Year 1 and Year 15). The time that new planting takes to establish is dependent on species, stock size, the nature of the growing conditions and other factors such as maintenance and vandalism. It is assumed that planting will be implemented in Year 1 with an average growth rate of 300-400mm/year.

3.0 Planning Policy Context

- 3.1 This section provides a summary of relevant national and local planning policy documents relevant to the Site.

National Planning Policy

National Planning Policy Framework

- 3.2 The National Planning Policy Framework (NPPF) (December 2024) sets out the Government's planning policies for England, how these are expected to be applied at a local level in development plans and how developers should address them. The Framework places great emphasis on plans and developments contributing to sustainable development.
- 3.3 The sub-topics beneath the goal of Delivering Sustainable Development that are most relevant to townscape, landscape and views within the assessment study area are:
- Section 12: Achieving well-designed places;
 - Section 13: Protecting Green Belt land; and
 - Section 15: Conserving and enhancing the natural environment.

NPPF Section 12: Achieving well-designed places

- 3.4 Section 12 recognises the importance of good design as *'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve'*.
- 3.5 Paragraph 131 states that good design is a key aspect of sustainable development.
- 3.6 Under paragraph 135, planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

NPPF Section 13: Protecting Green Belt land

- 3.7 Paragraph 142 of the NPPF states that:
- 'The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence'*.
- 3.8 Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 3.9 In the determination of planning applications, substantial weight should be given to any harm to the Green Belt including harm to its openness, development should not be approved except in very special circumstances.
- 3.10 Paragraph 154 of the NPPF states that development in the Green Belt is inappropriate unless certain exceptions apply, which includes *'the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.'*
- 3.11 In paragraph 155 the development of homes, commercial or other development in the Green Belt should not be regarded as inappropriate if:
- The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
 - There is a demonstrable unmet need for the type of development proposed;
 - The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and
 - Where applicable the development proposed meets the 'Golden Rules' (associated with affordable housing, improvements to local or national infrastructure and provision of accessible greenspaces).

NPPF Section 15: Conserving and Enhancing the Natural Environment

- 3.12 Paragraph 187 of Section 15 states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes (in a manner commensurate with their statutory status or identified quality in the development plan). Paragraph 188 indicates that plans should distinguish between the hierarchy of international, national, and locally designated sites and allocate land with the least environmental or amenity value, where consistent with other policies in the Framework.

- 3.13 Paragraph 198 of Section 15 states that planning policies and decisions should limit the impact of light pollution from artificial light on local amenity.

National Planning Practice Guidance

- 3.14 The NPPF is accompanied by Planning Practice Guidance (PPG) available online. Those elements of PPG addressing matters in the scope of this landscape and visual appraisal and relevant to the Proposed Development are detailed below, and the guidance has been considered when designing and assessing the Proposed Development.

Design

- 3.15 PPG emphasises the importance of good quality design as an integral part of sustainable development. PPG on design advises on the key points to consider on design, which include:
- Ensuring development can deliver a wide range of planning objectives;
 - Enhance the quality of buildings and spaces, by considering, amongst other things, form, and function; efficiency and effectiveness and their impact on well-being; and
 - Address the need for different uses sympathetically.

Natural Environment

- 3.16 PPG reinforces the NPPF's commitment to recognising the intrinsic character and beauty of the countryside and supports the use of landscape character assessment as a tool for understanding local distinctiveness and the use of Natural England's guidance on landscape character assessment.

Local Planning Policy and Guidance

Places for Everyone Joint Development Plan

- 3.17 Places for Everyone is a Joint Development Plan Document for nine boroughs of Greater Manchester covering between 2022 to 2039. The Plan was adopted by Bury Council in March 2024.

Policy JP-G1: Landscape Character

- 3.18 Development in a Landscape Character Type should reflect and respond to the special qualities and sensitivities of the key landscape characteristics of its location, in particular:
- Topography, geology and drainage;

- Land use and field patterns;
 - Semi-natural habitats and woodland cover;
 - Archaeology and cultural heritage;
 - Settlement, road pattern and rights of way; and
 - Views and perceptual qualities.
- 3.19 The policy states that the interface of new development with the surrounding countryside and landscape is of particular importance, transitional areas require sensitive treatment. Regard should be given to the Greater Manchester Landscape Character and Sensitivity Assessment which is outlined in Chapter 4 Landscape Baseline

Policy JP-G2: Green Infrastructure Network

- 3.20 This policy requires Green Infrastructure to be protected, managed and enhanced to protect and enhance the ecosystem services which the network of Green Infrastructure provides. Development in and around the Green Infrastructure network should be consistent with delivering major Green Infrastructure Improvements. The Green Infrastructure network should also be expanded wherever practicable.
- 3.21 The policy also states that development which involves the removal of land from the Green Belt will be required to offset the impact of removing the land through identifying and delivering compensatory improvements to the environmental quality and accessibility of remaining Green Belt in the site's vicinity.

Policy JP-G9: The Green Belt

- 3.22 This policy sets out the five purposes of the Green Belt as identified in national policy. The policy also states that, within the Green Belt, the enhancement of Green Infrastructure functions will be encouraged, such as improved public access and habitat restoration.

Policy JP-P1: Sustainable Places

- 3.23 This policy aims to create a liveable city region that conserves and enhances the natural environment, landscape feature, historic environment, local history and culture. Development should respect and acknowledge the character and identity of the locality in terms of design, siting, size, scale and materials. Development should incorporate high quality and well managed Green Infrastructure, with high quality landscaping.

4.0 Landscape Baseline

- 4.1 This chapter considers the relevant designations present in the study area, summarises characteristics of the landscape described in published landscape character assessments and provides a description of the Site within this context. The relevant information is presented on Drawing 1 - Landscape and Environmental Designations, Drawing 2 - Landscape Character and Drawing 3 Landscape Features.
- 4.2 A 2km study area has been used to set the Site in a context where a range of designations relating to environmental quality can be identified. The nature of the Proposed Development and the Site means that effects on landscape and views are likely to be contained within a smaller area as shown at Drawing 4.

Landscape and Environmental Designations

- 4.3 In accordance with GLVIA3, relevant designations are considered as part of determining the value of the landscape potentially affected by the Proposed Development. The LVA does not consider effects on each asset's conservation interest or its appreciation and understanding.
- 4.4 The Site is not in any national or local landscape designations. The study area incorporates statutory and non-statutory designations in relation to landscape, heritage and ecology which are described further below.

Local Nature Reserves (LNRs)

- 4.5 Springwater Park, approximately 350m to the north of Site A, covers an area of the valley slope on the southern side of the River Irwell and includes an assortment of habitats including mixed woodland, grassland, streams, ponds and rivers.
- 4.6 Chapelfield Local Nature Reserve is approximately 450m to the north of Site B and west of Site A. The LNR is home to aquatic plants in a large, triangular reservoir with a woodland edge. The LNR is also important for several bird species.
- 4.7 The Local Nature Reserves are not of relevance to the Proposed Development in landscape terms and are not considered further in the assessment.

Listed Buildings

- 4.8 There are several Listed Buildings within 2km of the Site, including two Grade I Listed Buildings. The closest of these is the Grade I listed Church of All Saints approximately 350m to the east of Site A where there is also a cluster of Grade II

listed buildings around the church. Intervisibility between Site A and the Listed Buildings is limited by intervening built form.

- 4.9 There are several Grade II Listed Buildings on Stand Lane between Sites A and B including Stand United Reformed Church however there is limited intervisibility between these Listed Buildings and the Site due to intervening built form and vegetation and Listed Buildings.

Scheduled Monuments

- 4.10 'Radcliffe Tower and site of hall 100m southwest of the parish church in Radcliffe' is a scheduled monument 1.2km to the north of Site A. There is no intervisibility between the Site and the Scheduled Monument due to distance and intervening built form and vegetation.

Conservation Areas

- 4.11 The All Saints, Whitefield Conservation Area is approximately 200m to the south-east of Site A. It encompasses the area around and to the south of the Church of All Saints. There is no intervisibility due to intervening built form.

Community Forests

- 4.12 The Site and study area are in the Red Rose Community Forest Area (now known as the City of Trees) which covers a large proportion of the Greater Manchester areas.

Review of Published Landscape Character Assessments

- 4.13 This section summarises key characteristics of the landscape described in published landscape character assessments followed by an analysis of the local landscape based on fieldwork undertaken in February and March 2025 by a Chartered Landscape Architect. The location of the Site in relation to published landscape character areas is shown on Drawing 2 with Landscape Features presented on Drawing 3.

National Landscape Character

- 4.14 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCAs defined across England. The NCA profiles include a description of the natural and cultural features that shape the landscape, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics.

- 4.15 The Site and study area lies within NCA 54: Manchester Pennine Fringe which occupies the transitional zone between the open moorlands of the Dark Peak and Southern Pennines, and the densely populated urban conurbation of Manchester (NCA55 Manchester Conurbation). The area wraps around Manchester including the urban areas of 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 character of the area is 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
- 4.16 Key characteristics of NCA 54 include:
- *Transitional zone between elevated, open moorlands and densely populated urban areas on lower ground.*
 - *Landform is a transition from upland to lowland, with smooth shoulders of land divided by steep-sided valleys with fast-flowing rivers.*
 - *Elevated vantage points provide extensive views across the adjacent Manchester Conurbation NCA.*
 - *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.*

4.17 Statements of Environmental Opportunity (SEO) include:

- *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.*

4.18 The Site and its surroundings exhibit some of the characteristics of the NCA, and particularly the site *'is influenced by recreational use from adjacent urban areas and the diversification of farmland, giving the area a distinct urban fringe character'*.

4.19 Natural England's NCA descriptions provide a very broad assessment, covering a large area. They do not provide details directly relevant to the Site or its immediate surroundings, other than to establish the underlying characteristics of the wider landscape. A more detailed and Site relevant landscape character assessment is provided later in this section.

County Landscape Character Assessment

4.20 The Greater Manchester Landscape Character and Sensitivity Assessment (GMLCSA) was produced in 2018 aims to understand the character of the built and natural environment and will help to inform the overall development strategy and provide the basis for future management and enhancement of the conurbation's natural capital, green infrastructure and Green Belt.

- 4.21 The Site is in Landscape Character Area (LCA) 19: Heaton, Prestwich, Whitefield and Stand Parklands within the Historic Parks and Wooded Estate Farmland Landscape Character Type (LCT). This LCT is defined by an undulating landform of hills cut by steep-sided wooded valleys; there is mixed farmland (with arable on gentler slopes and pasture on steeper land) between wooded cloughs, fields are medium to large, some former estate landscapes are now public parks, many with golf courses.
- 4.22 It should be noted that this LCT covers multiple unlinked areas across Greater Manchester and some characteristics may be present in some areas but not others.
- 4.23 Key characteristics of the LCT include:
- *'Undulating landform of hills cut by deep, steep-sided wooded valleys ('cloughs'). Plateau-like ridges and terraces are a feature.*
 - *Elevation ranges between 20m – 50m AOD in valley bottoms to over 150m AOD on hill tops, e.g. at Haigh (Wigan).*
 - *Largely mixed farmland, with arable cultivation on gentler slopes and pasture on steeper land, located in between small wooded cloughs.*
 - *Regular, medium to large scale fields enclosed by a mix of hedgerows, often gapped, post and wire fencing or occasional gritstone walls. Fields are of post-medieval (e.g. at Gathurst and east and west of Philips Park), 19th or 20th century origin.*
 - *Some of the former estate landscapes are now public parks (including parts of Country Parks / Woodland Parks), many of which have golf courses, e.g. Haigh Woodland Park (Wigan) and Whitefield/Stand (Bury).*
 - *Landscape structure provided by broadleaved estate woodland and semi-natural woodland cloughs, also comprising many SBIs and some Local Nature Reserves (LNR), e.g. Philips Park and Mere Clough (Bury). Dunham Park (Trafford) is also a Site of Special Scientific Interest (SSSI).*
 - *Other areas have clusters of Listed Buildings (mainly Grade II and II*, some Grade I) mainly associated with former halls and houses, some of which are now hotels.*
 - *There are a number of Scheduled Monuments, most of which are medieval moated sites comprising wide ditches, some water-filled, partly or completely enclosing islands on which stood domestic or religious buildings e.g. Wardley Hall moated site in Salford.*
 - *Scattered villages associated with historic estates, some at hilltop locations.*
 - *Many parts of the landscape are dissected by, or bordering, motorways and railway lines e.g. the M6 at Shevington, the M61 at Hulton and Worsley, and the M60 at Prestwich/Whitefield.*

- *A network of public footpaths tends to follow country lanes and field boundaries. The Rotary Way passes through the LCT around Bolton, and National Cycle Routes 55 and 6 cross through other parts.*
 - *Extensive views from hill tops and ridges, e.g. north / north-east to Rivington in the West Pennines, south from Heaton Park across Greater Manchester, and south-west from Haigh across the Douglas Valley to Wigan.*
 - *The ridges within the LCT form skylines in views from neighbouring valleys and urban / suburban areas.*
 - *A sense of naturalness and tranquillity can be experienced in parkland and woodland areas, often associated with small water bodies, away from settlement and transport corridors.'*
- 4.24 In terms of the intactness and condition of the LCT, it is described a well-wooded rural landscape which contains a number of nationally significant historic estate landscapes, many which are now in are now in recreational use. Elsewhere, mixed farmland predominates, and is largely intact with the exception of gapped hedgerows and a prevalence of post and wire fencing. Areas in the LCT neighbouring urban or suburban areas and particularly transport corridors have a strong influence in some areas, locally reducing tranquillity. Many parts of the landscape are dissected by motorways and railway lines, including the M60 at Prestwich and Whitefield.
- 4.25 The Historic Parks and Wooded Estate Farmland LCT and LCA 19 is reported to be of a medium-high sensitivity to 2-3 storey residential housing developments and a high sensitivity for commercial/industrial developments.
- 4.26 The Site displays limited features associated with this LCT but forms part of Stand golf course which is characteristic of the LCA.
- 4.27 Guidance and opportunities of relevance for future development and landscape management/enhancement in the LCT include:
- *'Avoid siting development on elevated hill tops and ridges which form the skyline in views from lower lying valleys and settlements.*
 - *Ensure that the sense of separation the landscape provides between distinct settlements is retained.*
 - *Prevent further fragmentation of the landscape (e.g. caused by motorway corridors) by associating new development with existing buildings and urban areas.*
 - *Ensure that any development is in keeping with the form, density and vernacular of existing buildings. Avoid any large scale development to retain the historic character of the landscape.*

- *Protect areas of broadleaved woodland (particularly ancient woodland) which provide important semi-natural habitat and create wooded skylines. Utilise the screening effects of existing woodland to integrate development into the landscape where possible.*
- *Enhance existing public access and provide new informal recreational provision e.g. by improving connections between public footpaths and long distance routes.'*

District Landscape Character Assessment

- 4.28 The Bury Landscape Character Assessment (2009) is the current landscape character assessment for Bury and identifies the characteristics, sensitivities and distinctive features of the landscape.
- 4.29 The Landscape Character Assessment identifies that the Site is in LCA Woodland Cloughs (55/2 Prestwich). This is described as a south facing slope overlooking the Manchester conurbation. There are several watercourses which drain into the River Irwell. Incised woodland clough areas are important for biodiversity and act as a wildlife corridor. The LCA has the largest concentration of woodland in the borough, with broadleaved woodland blocks scattered throughout. The M60 motorway crosses the south facing slope. The LCA is sparsely settled, however there are clusters of sites of historical value around Stand and Philips Park. Golf courses are characteristic of the LCA, with golf courses located along the top end of the slope in the LCA.
- 4.30 The guiding principles set out for the Woodland Cloughs LCA include:
- *'Consolidate and strengthen wildlife links and corridors;*
 - *Manage distinctive bands of continuous bracken within woodland cloughs;*
 - *Promote recreation links between woodland cloughs and surrounding residential areas;*
 - *Resist development pressure especially around margins and along main roads;*
 - *Manage and control recreational pressures;*
 - *Any proposed recreation infrastructure should not impinge on the secluded nature of the area;*
 - *Maintain the panoramic views across the river valley from the motorway;*
 - *Improve hedgerow distribution and species mix along field boundaries between cloughs on upper slope;*
 - *Management of existing mix of woodlands as part of Red Rose Forest to be maintained;*

- *Promote the planting of suitable native trees within woodland clough areas.'*

- 4.31 The Site is on the edge of the LCA and is not wholly representative of the characteristics found in the LCA. The Site comprises a golf course and is generally surrounded by existing urban development rather than the agricultural land and woodland which defines much of the LCA. The urban land which forms much of the Site surroundings is not included in the Landscape Character Assessment.

Site and Environs Landscape Character

- 4.32 A site survey was undertaken to assess the landscape character of the Site and its immediate surroundings and to consider the extent to which this is consistent with the findings of the desktop assessment. The site surveys were undertaken on 6th February 2025 and 13th March 2025 on days with good visibility.

Context

- 4.33 Site A is on the northeastern edge of the golf course and comprises the existing clubhouse and car park off Ashbourne Grove and a small part of the existing golf course. Site A is bound by existing housing to the north, east and south, by warehouse development off Leicester Road to the northwest and by the golf course to the west.
- 4.34 Site B is at the south-western edge of the golf course. The Site comprises an area of rough grass and scrub within the golf course, however it is not currently managed as an active hole. It is surrounded by a narrow belt of trees and a mature hedge along the A667 Ringley Road to the west. Beyond Ringley Road is agricultural land with areas of woodland notably associated with water courses and a water treatment works. The majority of the golf course lies to the north and east and comprises managed tees, fairways and blocks of woodland. There is existing residential development in Stand to the east and southeast.

Topography and Landform

- 4.35 Both Site A and Site B are at around 100mAOD. Site A is flat fairly level in the vicinity of the clubhouse and carpark although the land falls away relatively steeply to the south and west. Site B slopes down gently from Ringley Road to the north.
- 4.36 The Site is in the valley of the River Irwell which loops to the north and south of the Site. The Site is on higher ground than the River. The surrounding landscape includes areas of steep woodland clough.

Rivers and Drainage

- 4.37 There are no watercourses or waterbodies on Site A or Site B. The River Irwell is approximately 500m to the north and just under 2km to the south. The river occupies a visually enclosed and mature planted corridor within the valley bottom and the river itself is not readily evident from the Site. There are smaller water courses within the wider golf course.

Land Use, Land Cover and Vegetation

- 4.38 The Site comprises two separate areas of Stand Golf Course. Site A is on the eastern edge of the golf course and comprises the existing clubhouse and car park off Ashbourne Grove and a small part of the golf course, including fairways, greens and an area of woodland.
- 4.39 Site B is at the south-western edge of the golf course. The Site comprises an area of rough grassland and scrub within the golf course, however it is not currently managed as part of the active golf course. It is surrounded by narrow blocks of woodland adjoining the rest of the golf course with a hedge, partly outgrown in places, to the A667 Ringley Road to the west.
- 4.40 Existing development (predominantly residential with some industrial to the north) surrounds the golf course with more open agricultural land to the west of Site B. This area is gently undulating, with steeper sloping wooded cloughs associated with water courses.

Landscape Value

- 4.41 The method of assessment described in Appendix A explains the factors used to inform judgements about landscape value which are derived from GLVIA3 and the Landscape Institute's Technical Guidance Note 02/21 (LI-TGN 02/21). The assessment below considers the value of the Site and the role of the Site within the wider landscape. Assessments of value in relation to other identified landscape receptors are described in Section 7.0.

Natural Heritage

- 4.42 Sites A and B are within the existing Stand golf course boundary. The Site boundaries are defined in places by trees and woodland. Woodland is a key characteristic of the local landscape, providing both ecological and visual interest.
- 4.43 Whilst there are some ecological designations within the study area, these designations do not relate to landscape and do not look different to areas of the same character that do not have the designation. Their value is because of nature conservation interests that do not manifest particularly in the landscape.

Cultural Heritage

- 4.44 The Site does not have historic landmark features, designed elements, is not part of a historic park or garden and does not demonstrate a particular example of time depth.
- 4.45 There are no archaeological or cultural heritage interests at the Site and there are no Listed Buildings or scheduled monuments in the wider area that contribute to the landscape character of the Site.

Landscape Condition

- 4.46 The Site is not in any international, national, or local landscape designations.
- 4.47 The Site is well managed and maintained as a golf course and is relatively well contained within the wider landscape by existing vegetation and built form.

Associations

- 4.48 The Site has no known associations with renowned artists or writers.

Distinctiveness

- 4.49 There is no indication from published information on landscape character that the Site and its environs are of a particular character or contain features or elements which are considered particularly important examples. The Site is typical of land in a managed golf course.

Recreational Value

- 4.50 The Site provides recreational value as it forms part of Stand Golf Course, including Stand Golf Club.
- 4.51 A Public Right of Way (PRoW) runs along the edge of both Site A and Site B (Footpaths 25 and 35 respectively), allowing the public to appreciate views of the golf course.

Perceptual (Scenic) Quality

- 4.52 In terms of its scenic quality, the Site is likely to be appreciated at a community level as an area of green space, although public access is limited.
- 4.53 Existing residential development is evident in the immediate site surroundings. More open agricultural land is also present in proximity to Site B.

Perceptual (Wildness and tranquillity) Value

- 4.54 The Site is an intensively managed and landscaped golf course, and although it has some naturalistic features it cannot be perceived as being wild.
- 4.55 The Site is influenced by human activity and largely surrounded by residential development in Stand and Whitefield.

Function

- 4.56 The Site functions as part of Stand Golf Course.

Conclusions

- 4.57 With consideration of the factors described above, the Site is of community value. A landscape of community value is one which is valued by the community, but for which there is no particular indication of a higher value. This is not a valued landscape with reference to paragraph 187a of the NPPF.

5.0 Visual Baseline

- 5.1 The visual influence of the Site has been determined through a combination of topographic analysis and field evaluation of features affecting visibility, such as built form and trees, hedgerows and woodland that filter and screen views of the development. This analysis work determined the potential visibility of the Site and identified visual receptors.
- 5.2 The study area for views is shown on Drawing 4 and is limited to very close proximity to the Site due to intervening vegetation and built form.
- 5.3 The field survey considered receptors from where views of the Site are considered likely and what the existing views comprise. The selection of viewpoints is not intended to cover every possible view of the Site, but rather they are representative of a range of receptor types at varying distances and orientations. No access has been sought to private properties or land and where assessments are reported they have been made from the nearest publicly accessible viewpoint.
- 5.4 Viewpoint photographs were taken in February and March 2025 when deciduous vegetation was not in leaf. This represents a worst-case scenario in terms of the extent of screening provided by existing vegetation.

Visual Receptors

- 5.5 Visual receptors i.e. those individuals who would see the Site and may experience a change in their view as a result of the Proposed Development have been identified as follows:
- 5.6 Users of Public Rights of Way:
- Footpath 2S
 - Footpath 3S
 - Footpath 40WHI
 - Footpath 41WHI
- 5.7 Motorists, walkers, and cyclists along the following roads:
- Ashbourne Grove
 - West View Grove
 - Delamere Avenue
 - Stand Lane
 - Ringley Road (A667)

5.8 Residents living in properties along the following roads:

- Ashbourne Grove
- West View Grove
- Delamere Avenue
- Stand Lane
- Ringley Road (A667)

5.9 Other receptors:

- Visitors of Stand Golf Course

LVA Viewpoints

5.10 Viewpoint photography assists understanding of the baseline landscape and visual environment at the Site and in its context and is used to inform the assessment of effects on the visual receptors listed above.

5.11 LVA viewpoints are listed in Table 1 below, and viewpoint locations are shown on Drawing 4. Drawings 5.1 to 5.11 provide viewpoint photography showing the existing view in the direction of the Site from viewpoints 1 to 10 below.

Table 1: LVA Viewpoints

Viewpoint Reference and Location		Approximate Latitude/Longitude	Direction of View and Approximate Distance to Site
1	Ashbourne Grove, opposite Stand Golf Club	53°33'5.13"N, 2°18'13.01"W	Looking west, adjacent Site A
2	Ashbourne Grove, junction with West View Grove	53°33'6.76"N, 2°18'14.25"W	Looking west, adjacent Site A
3	West View Grove	53°33'6.91"N, 2°18'17.55"W	Looking south-west, adjacent Site A
4	Footpath 2S	53°33'8.54"N, 2°18'23.94"W	Looking south, adjacent to Site A
5	Delamere Avenue	53°32'57.58"N, 2°18'12.84"W	Looking north, 200m to Site A

Viewpoint Reference and Location		Approximate Latitude/Longitude	Direction of View and Approximate Distance to Site
6	Stand Lane	53°32'59.15"N, 2°18'43.86"W	Looking east and 500m to Site A Looking south-west and 400m to Site B
7	Footpath 3S	53°32'45.23"N, 2°18'52.14"W	Looking west, adjacent to Site B
8	Ringley Road (A667)	53°32'41.46"N, 2°18'54.15"W	Looking north-west, 50m from Site B
9	Footpath 40WHI	53°32'48.34"N, 2°19'10.91"W	Looking east, 200m to Site B
10	Footpath 41WHI / Old Hall Lane	53°32'38.42"N, 2°18'58.65"W	Looking north, 150m to Site B

Baseline Views

- 5.12 The following paragraphs describe existing views towards the Site, experienced by the visual receptors listed above, and with reference to relevant viewpoint photography shown at Drawings 5.1 to 5.11.

Views Towards Site A

Views from Footpath 2S (Viewpoint 4)

- 5.13 Footpath 2S along the northwest boundary of Site A to the northern edge of the golf course. There is industrial development to the north side of the footpath, while Stand Golf Club and Course is to the south. The footpath is heavily vegetated, with and outgrown hedge/woodland restricting views out across the golf course towards Site A. In winter, there are some glimpsed views through sparser areas of vegetation. The footpath has an enclosed character and limited visual intervisibility with the golf course. There are no views towards Site B due to distance, vegetation along the footpath and intervening residential development and vegetation along Stand Lane.

Views from Ashbourne Grove (Viewpoints 1 and 2)

- 5.14 Ashbourne Grove is a residential street which runs along the eastern edge of Stand Golf Club. From the northernmost and southernmost sections of the road, views into Site A are generally screened by residential properties along the road. From the section of the road immediately adjacent Stand Gold Club there are open views of

the entrance, clubhouse and car park over a well maintained hedgerow with mature street trees.

- 5.15 The clubhouse and car park are sited on higher ground which prevents views further into Site A and towards the golf course. Site A is seen conjunction with existing residential development along Ashbourne Grove. There are no views towards Site B due to distance and intervening built form and vegetation.

Views from residential properties along Ashbourne Grove

- 5.16 From residential properties along the northernmost and southernmost sections of the road, views into the golf course at Site A are generally screened by other residential properties along the road. Views are most open from properties on the western side of Ashbourne Grove adjacent to the clubhouse entrance. Residents along the eastern side of the road would likely experience views into the golf course and of Site A from upper storey rear windows where vegetation and residential development along West Grove View allows. Street trees provide minor filtering of views but there are views of the clubhouse and car park over the low boundary hedgerow. Site A is seen conjunction with residential development along Ashbourne Grove. There are no views towards Site B due to distance and intervening built form and vegetation.

Views from West View Grove (Viewpoint 3)

- 5.17 West View Grove is a residential street off Ashbourne Grove along the eastern boundary of Site A. Dense woodland planting along the boundary limits views into Site A and the rest of Stand Golf Course. This dense woodland planting is visible above a low fence along the roadside. Views from the northernmost section of the road are further limited by intervening residential properties. There are no views towards Site B due to distance and intervening built form and vegetation.

Views from residential properties along West View Grove

- 5.18 Views from properties on the eastern side of the road towards Site A are largely screened by the properties along the western side of the road with occasional glimpses of woodland on Site A between properties and where there are no properties on the corner where there are open views of the woodland on Site A. Residents of properties along the western side of West View Grove have rear views of Site A but woodland on site A currently filters views of the rest of the golf course. There are no views towards Site B due to distance and intervening built form and vegetation.

Views from Delamere Avenue (Viewpoint 5)

- 5.19 Delamere Avenue is a residential street off Ashbourne Grove to the south of the Site. There are views northwest towards Site A but these are filtered by the hedgerow boundary to the golf course and trees on the golf course. Some residential development along Ashbourne Grove is visible on higher ground. There are no views towards Site B due to distance and intervening built form and vegetation.

Views from residential properties along Delamere Avenue

- 5.20 Residents of properties along Delamere Avenue would have some views northwest towards Site A but these are partially screened by an intervening hedgerow and tree cover (especially the western section of the road). Views from some properties are also screened by garden vegetation. There are glimpses of trees on the golf course including within Site A. Existing residential development along Ashbourne Grove is visible. There are no views towards Site B due to distance and intervening built form and vegetation.

Views from Stand Lane (Viewpoint 6a)

- 5.21 Stand Lane runs north-west to south-east through the centre of Stand Golf Course, and also separates Site A and Site B. The golf course extends to the east and west of the road although the road is largely fronted by housing with only a short section where the golf course extends to the road. Views towards Site A to the east are completely screened by residential properties and vegetation including trees and hedgerows to the eastern side of the road. There are some views into the golf course from a small access point off Stand Lane however, long-distance views into Site A are prevented by landform and vegetation. Views towards Site B are described in Paragraph 5.27 below.

Views from residential properties along Stand Lane

- 5.22 There are likely to be glimpsed views from residential properties into the golf course towards Site A to the east. Views would likely be available from upper story rear windows although with an extent of filtering by garden vegetation in combination with woodland cover in the golf course. Views from residential properties from the western side of the road will be screened by the residential properties on the eastern side of Stand Lane. Views towards Site B are described in Paragraph 5.28 below.

Views from within Stand Golf Course

- 5.23 Stand Golf Course is undulating land with blocks of woodland and trees which limit longer distance views. Site A is visible from various points within the part of the golf

course to the east of Stand Lane where intervening landform and woodland allows. Site A is the same in character as the remainder of the course although includes the clubhouse and car parking on higher ground which are visible in some views. Views towards Site B are described in Paragraph 5.31 below.

Views Towards Site B

Views from Footpath 3S (Viewpoint 7)

- 5.24 Footpath 3S runs roughly north to south through the centre of the western section of Stand Golf Course, including a section through and along the eastern part of Site B. The footpath is screened by vegetation in parts but generally is open to the golf course, offering users views out across the course. These views are typically over rough grass and scrub on Site B and the wider golf course with some filtering by blocks of woodland. There are occasional glimpses out to open countryside to the west although this is limited by the hedgerow and trees along the boundary with Ringley Road. There are no views towards Site A due to intervening residential development and vegetation along Stand Lane.

Views from Footpath 40WHI (Viewpoint 9)

- 5.25 Footpath 40WHI passes alongside Clarke's Hill Reservoir to the south of Ringley Road before passing through open agricultural land to the west of the Site B. The footpath is generally bound on both sides by hedgerows which limits the extent and openness of views. There are however gaps in the hedgerow which allow for views east towards Site B, however it is screened by trees along Ringley Road. There are also views looking across towards high rise buildings in the centre of Manchester in the distance. There are no views towards Site A due to distance and intervening landform, built form and vegetation.

Views from Footpath 41WHI (Viewpoint 10)

- 5.26 Footpath 41WHI runs along Copper Lane which passes through open agricultural land. The path is bound by hedgerows both to the north and south, which are intact and generally prevent views out across the open land except for two access points into the fields, where users are afforded open views to the north and south. There are also views to the north at the beginning of the footpath, at its junction with Old Hall Lane. Views to the north look out over agricultural land and housing to the east. There are no views of Site A though due to intervening landform, built form and vegetation, with only the tops of trees along Ringley Road visible.

Views from Stand Lane (Viewpoint 6b)

- 5.27 Stand Lane runs north-west to south-east through the centre of Stand Golf Course, and also separates Site A and Site B. The golf course extends to the east and west

of the road although the road is largely fronted by housing with only a short section where the golf course extends to the road. Views towards Site B are limited by residential properties, landform and vegetation including trees and hedgerows along the road.

Views from residential properties along Stand Lane

- 5.28 There are likely to be some views from upper story rear windows over the golf course although views of site B are likely to be heavily filtered by garden vegetation in combination with woodland cover throughout the golf course.

Views from Ringley Road (A667) (Viewpoint 8)

- 5.29 Ringley Road runs along the western boundary of Stand Golf Course and Site B at its closest point. There is a well-maintained hedgerows and mature tree line in places along Ringley Road, which prevents motorists and pedestrians from experiencing views into Site B and the golf course. Views southwest over the adjoining countryside are more open.

Views from residential properties along Ringley Road (A667)

- 5.30 Residential properties along Ringley Road to the south-east of Site B are likely to have some views towards the Site from rear windows although views are likely to be partially filtered by intervening garden vegetation and tree cover within Stand Golf Course.

Views from Stand Golf Course

- 5.31 Stand Golf Course is undulating with blocks of woodland and trees which limits longer distance views. Site B is occasionally visible from within the part of the golf course to the west of Stand Lane where intervening landform and woodland allows appearing largely the same in character as the remainder of the course although the rough grass and scrub is more evident in closer views. There are limited views over the surrounding countryside south of Ringley Road due to vegetation along the boundary.

6.0 The Proposed Development and Embedded Mitigation

- 6.1 The Proposed Development comprises residential development on Site A and a new clubhouse and associated car parking on Site B as shown on Drawings. A full illustrated description is provided in the Design and Access Statement with a brief description below.

Site A – Residential Development

- 6.2 Site A is on the site of the existing clubhouse off Ashbourne Grove and the northeastern part of the golf course. The proposal provides 45 dwellings and 60 retirement living apartments (of which 57% are affordable). The layout and form responds to the site topography and context and proposes:
- Five storey retirement apartment block sited on the lowest part of the site providing a scaled transition between the industrial buildings on the adjacent land and the rest of the proposed housing on Site A.
 - Large split level properties along western boundary with views over the golf course (three storey to the golf course/two storey to residential frontage).
 - Two storey properties fronting onto Asbourne Grove and West View Grove.
 - Two parking spaces per house and garden frontage with private rear gardens.
 - Communal parking and open spaces for apartments.
 - Retention of the original vehicular access point off Ashborne Grove.
 - Site regrading and construction of retaining walls to accommodate the new development
 - A new 1.8m close boarded fence with trellis to West View Grove boundary where existing dilapidated fenced boundary and trees removed; new fencing/gabion retaining wall with railing to boundary with PRoW to the north and 1.2m close boarded fence to the golf course.
 - An attractive and biodiverse landscape scheme (D10858.01.001, 003-006) to assist in providing an attractive frontage to the existing residential area and the golf course and to assist in integrating the development and providing a desirable and healthy place to live.
- 6.3 Materials will reflect local vernacular with a modern contemporary influence. To include warm red brick textures with areas of contrasting light coloured render and darker cladding with grey toned windows and doors. Other details include feature window panels, balconies and Juliette balconies

- 6.4 Some tree removal will be required as described in the Arboricultural Implications Assessment and Method Statement (TRE/SGCAGBSA) to accommodate the new development. Trees will be retained where possible and protected during construction. Any tree loss will be compensated with new tree planting across Site A, Site B and an offsite area adjacent Site A.

Site B – Golf Course Clubhouse

- 6.5 Site B secures the relocation of the clubhouse to the north-east of Ringley Road (A667) adjacent the site of the former Old Standians football ground. It is club owned land within the golf course site and has been identified as the most suitable location for the clubhouse due to its ability to accommodate the required facilities with minimal disruption of the existing golf course layout.
- 6.6 A full illustrated description is provided in the Design and Access Statement with a brief description below.
- A sensitively designed clubhouse to respond to its location in the green belt on the edge of the settlement. The contemporary design takes cues from agricultural built form using naturalistic materials (stone effect, timber and corrugated metal) and a combination of flat and arched corrugated roof lines.
 - Built form set back from the road to retain openness with a split level clubhouse designed to take advantage of the landform (single storey to road edge with a partially subterranean lower floor to create a two storey building to the golf course side). Orientated to have views across the golf course from the main lounge and terrace.
 - Car parking set within a sensitively designed landscape scheme with use of grasscrete surfacing, ornamental planting, hedgerows and trees to soften its appearance
 - A new entrance and sweeping driveway off Ringley Road.
 - The hedgerow along Ringley Road to be retained (with the exception of the section associated with the new access) and enhanced.
 - Existing vegetation, including the woodland to the northwest, to be retained where possible and enhanced as shown in the Arboricultural Impact and Method Statements (TRE/SGVAGBSB) and on the landscape proposal plans (D10858.01.002, 007-012. An attractive and biodiverse naturalistic landscape scheme is proposed incorporating an attenuation basin with grassland, tree planting and wildflower meadow and a feature chipping and putting green with more ornamental planting closer to the clubhouse.
 - A sensitive lighting strategy to minimise light spill.

7.0 Assessment of Landscape Effects

- 7.1 The assessment of landscape effects considers the sensitivity of the landscape and the magnitude of the potential effect to come to an overall judgement as set out below.
- 7.2 The assessment of landscape effects during construction and after implementation (year 1 and year 15) for each of the identified landscape receptors is summarised below.

Landscape Sensitivity

- 7.3 Landscape sensitivity combines judgements of the landscape's susceptibility to change of the type of development proposed and the value attached to the landscape as defined in the landscape baseline.

Landscape Value

- 7.4 As reported in Paragraphs 4.43 to 4.59 the Site and its immediate surroundings is of community value.
- 7.5 The landscape character areas and types identified through reviewing the national, county and district level are of community value.

Landscape Susceptibility to Change

- 7.6 The susceptibility of a landscape to change is dependent on the characteristics of the receiving landscape and the nature of the proposed development.
- 7.7 Overall, the Site and surrounding landscape is considered to have low susceptibility to change as a result of the Proposed Development because:
- There is similar built development present in the landscape;
 - Screening is provided by existing vegetation; and
 - There are opportunities for mitigation.

Landscape Sensitivity

- 7.8 Landscape sensitivity sequentially combines judgements of the landscape's susceptibility to change to the type of development proposed, and the value attached to the landscape.
- 7.9 The Site and surrounding landscape are of community value with a low susceptibility to change and the overall sensitivity of the Site and its immediate surroundings to the proposed development is low.

- 7.10 The landscape character areas identified at the national, county and district level are of community value with medium susceptibility. The overall sensitivity to change is low.

Assessment of Landscape Effects during Construction

- 7.11 Construction of the Proposed Development would involve the use of plant and machinery within the Site boundary. During construction, there would be an increased level of activity within the Site which would have a short-term effect on landscape character at the Site and within its immediate surroundings resulting in the enduring development which is considered in the next section.
- 7.12 The following activities during construction will give rise to effects on the landscape:
- Establishing a construction compound, site offices and laydown areas for materials and components;
 - Soil-stripping and earthworks;
 - Movement of construction vehicles and plant;
 - Construction of properties, clubhouse and internal access roads;
 - Implementation of landscaping proposals; and
 - Temporary security lighting and security fencing.
- 7.13 All are uncharacteristic features of the landscape but generally these will be temporary and short-term. All construction works will be carried out in accordance with best practice to avoid, reduce or limit the extent of effects as far as possible.
- 7.14 Throughout the Site there will be temporary disturbance of the existing ground levels arising from the removal and storage of topsoil and excavation for roads, foundations, services, and drainage.
- 7.15 The construction of the Proposed Development would be undertaken during daylight hours, however there may be periods, particularly during the winter months, where lighting would be required due to the shorter daytime periods. Lighting will be kept to the minimum necessary for safety and security, and where possible, artificial lighting would be designed and located to minimise light spill on the surrounding landscape and to minimise night glow.
- 7.16 Existing vegetation on the boundaries of the Site is to be retained where possible and protected during construction. Some tree cover is to be removed on both Sites A and B during construction to accommodate the proposed development. For further details refer to the Arboricultural Impact Assessment which forms part of this planning application and the effects of this removal are described in the following sections during operation described below.

- 7.17 Construction effects would be temporary and of short duration and would be visible from the surrounding landscape, having the potential to affect aesthetic and perceptual aspects of landscape character beyond the Site boundary.
- 7.18 The effects arising from the construction period will be temporary and will result in the emerging development and this appraisal therefore focuses on long-term effects set out below.

Assessment of Landscape Effects during Operation

- 7.19 The operational effects of the development occur when all construction activities have ceased, and the development is in use. The assessment takes account of embedded mitigation i.e. mitigation designed into the Proposed Development.
- 7.20 The Proposed Development would result in the removal of the clubhouse and parking and a small area of golf course to facilitate the development of Site A for residential. A new clubhouse and associated parking would be built on Site B on the southwestern edge of the golf course which is currently unmanaged grassland.
- 7.21 The introduction of sensitively designed residential development on Site A would not introduce new or alien features that do not already exist within the localised receiving landscape. Residential properties already form most boundaries of Stand Golf Course and the proposed residential development would not be uncharacteristic of the surrounding landscape; slightly extending the existing settlement edge of Stand into an area of golf course.
- 7.22 The new clubhouse and associated parking on Site B would introduce new built form to this part of the golf course, however it is related and in keeping with the existing golf course land use which is distinctly different in character to the adjoining agricultural land.
- 7.23 Vegetation along the Site boundaries is to be retained wherever possible which will assist in integrating the Proposed Development into the wider area and to provide screening from surrounding visual receptors such as nearby golf course users, PRoW users, road users and residents. There will need to be more vegetation and tree removal on Site A to accommodate the development and the associated ground works. This will open up views into the site in the short to medium term as set out in the visual assessment, however new planting is proposed (as presented on the Landscape Proposal Plans) which will assist in integrating the Proposed Development over time.

Site Level

- 7.24 On Site A the existing clubhouse and a small part of the golf course would be replaced with residential properties including an apartment block on the lowest part

of the site adjacent existing industrial development. The new access would remain in the position of the existing clubhouse access with residential development fronting onto Ashbourne Grove and West View Grove. The proposal would result in the removal of an area of woodland vegetation and street trees to accommodate the new development however the design of the proposed development, boundary treatments and proposed tree and shrub planting would help to integrate the Proposed Development.

- 7.25 On Site B the Proposed Development would comprise a new clubhouse and associated car parking set within a landscape framework with a new access off Ringley Road. It would result in the loss of an area of grassland and scrub within the golf course which is not actively managed as part of the played course. The existing woodland planting and hedgerow to the boundaries will be retained with a small section of hedgerow along Ringley Road removed to facilitate the new access.
- 7.26 At a site level the magnitude of effect would be medium resulting in a moderate overall effect. As the development matures at Year 15 the magnitude of effect would decrease to low negative, with a minor adverse overall effect.

NCA 54: Manchester Pennine Fringe

- 7.27 The Proposed Development is within the existing Stand Golf Course which is a recreation facility which contributes to the character of NCA 54. Whilst the Proposed Development would result in the loss of a small area of managed golf course grassland, this would be a very small scale of change in the wider context of the NCA. The Proposed Development would influence a very small part of NCA 54 and would be seen in the context of the existing settlement edge of Chapel Field and Stand. Given these factors the magnitude of effect on NCA 54 would be low in a limited geographical area in the immediate vicinity of the Proposed Development and negligible for the NCA as a whole. Overall effects are judged to be minor adverse in a limited geographical area and negligible on landscape character of NCA 54 at Year 1 reducing at Year 15.

LCA 19: Heaton, Prestwich, Whitefield and Stand Parklands within the Historic Parks and Wooded Estate Farmland LCT GMLCSA and Woodland Cloughs LCA (55/2 Prestwich) Bury LCA

- 7.28 Sites A and B are in LCA 19: Heaton, Prestwich, Whitefield and Stand Parklands within the Historic Parks and Wooded Estate Farmland LCT as identified in the GMLCSA and are also in LCA Woodland Cloughs (55/2 Prestwich) as identified in the Bury Landscape Character Assessment. The Proposed Development would affect a small part of the LCT and LCA and some of their key characteristics which includes golf courses and woodlands. The proposed residential development on

Site A would replace the existing clubhouse and car park resulting in a slight increased urban influence of a very small part of these LCT/LCAs. The new clubhouse on Site B would result in built form however its purpose is related to the existing land use on the site which forms a characteristic land use of the LCAs and LCT.

- 7.29 Guidance for future development for the Historic Parks and Wooded Estate Farmland LCT include *'prevent further fragmentation of the landscape by associating new development with existing buildings and urban areas'* and *'ensure that any development is in-keeping with the form, density and vernacular of existing buildings'*. The proposed residential development in Site A satisfies this guidance as it is adjoining an urban edge and reflecting the vernacular of existing residential development along West View Grove and Ashbourne Grove. The proposed new clubhouse in Site B also satisfies the guidance as it comprises built form that is expected within a golf course landscape and is associated with the urban edge of Stand.

- 7.30 Guiding principles for LCA Woodland Cloughs in Bury Landscape Character Assessment includes *'promote the planting of suitable native trees within woodland clough areas'*. The proposed tree planting satisfies this guiding principle in addition to more ornamental planting which is also proposed in locations where it is more appropriate.

- 7.31 At Year 1 post-construction, the magnitude of effect for LCA Woodland Cloughs and LCA 19: Heaton, Prestwich, Whitefield and Stand Parklands within the Historic Parks and Wooded Estate Farmland LCT would be low negative, resulting in a minor adverse overall effect. The effects would reduce in the long-term as proposed vegetation in Site B matures and further integrates the Proposed Development in Site B into the wider landscape.

- 7.32 Table 2 summarises the anticipated overall effect on landscape character.

Table 2: Landscape Receptor Overall Effect

Receptor	Sensitivity	Development Phase	Magnitude of Effect	Overall Effect
The Site and its immediate surroundings	Low	Construction	Medium negative	Moderate adverse
		Year 1	Medium negative	Moderate adverse
		Year 15	Low negative	Minor adverse
NCA 54: Manchester Pennine Fringe	Low	Construction	Localised low negative; Negligible overall	Localised minor adverse, Negligible overall
		Year 1	Localised low negative; Negligible overall	Localised minor adverse, Negligible overall
		Year 15	Negligible	Negligible
LCA 19: Heaton, Prestwich, Whitefield and Stand Parklands/Historic Parks and Wooded Estate Farmlands LCT (GMLSCA)		Construction	Low negative	Minor adverse
		Year 1	Low negative	Minor adverse
		Year 15	Negligible	Negligible
LCA Woodland Cloughs (55/2Prestwich) (Bury LCA)		Construction	Low negative	Minor adverse
		Year 1	Low negative	Minor adverse
		Year 15	Negligible	Negligible

8.0 Assessment of Visual Effects

- 8.1 The following paragraphs assess the sensitivity of the views potentially affected, the magnitude of the predicted effect, and the overall effect on each view assessed, which would result from the construction and operation of the Proposed Development.
- 8.2 The assessment of visual effects during construction and after implementation (Year 1 and Year 15) for each of the identified visual receptors is summarised in Table 4.

Sensitivity of Visual receptors

- 8.3 The sensitivity of visual receptors depends on the susceptibility of the visual receptor to changes in views as a result of the development and the value of the view (as set out in the method in Appendix A).

Susceptibility to Change

- 8.4 Walkers and cyclists using the local PRowS and other recreational routes are judged to be of high susceptibility to change as their attention is likely to be focussed on views of the landscape. Residents also have a high susceptibility to change as they are static receptors.
- 8.5 Road users within the study area have limited views over wider landscape and the routes are not promoted in any way for their scenic value. Road users are considered to have a low susceptibility to change.
- 8.6 Visitors to Stand Golf Course have a medium susceptibility as the landscape forms part of their focus although is not their sole purpose of their visit.

Value of View

- 8.7 Views from Stand Golf Course are of local value due its recreational use and it is publicised at the borough level.
- 8.8 Views from local roads, residential properties, and local businesses will be valued by residents and workers at a community level.

Receptor Sensitivity

- 8.9 In accordance with Method Table 8 at Appendix A, the sensitivity of each identified visual receptor is set out in Table 3 below.

Table 3: Visual Receptor Sensitivity

Receptor	Viewpoint(s)	Value	Susceptibility	Sensitivity
Users of PRow 2S	4	Community	High	Medium
Users of PRow 3S	7	Community	High	Medium
Users of PRow 40WHI	9	Community	High	Medium
Users of PRow 41WHI	10	Community	High	Medium
Users of Ashbourne Grove	1 and 2	Community	Low	Low
Users of West View Grove	3	Community	Low	Low
Users of Delamere Avenue	5	Community	Low	Low
Users of Stand Lane	6	Community	Low	Low
Users of Ringley Rd (A667)	8	Community	Low	Low
Residents of properties on Ashbourne Grove	-	Community	High	Medium
Residents of properties on West View Grove	-	Community	High	Medium
Residents of properties on Delamere Avenue	-	Community	High	Medium
Residents of properties on Stand Lane	-	Community	High	Medium
Residents of properties on Ringley Rd (A667)	-	Community	High	Medium
Stand Golf Course	-	Local	Medium	Medium

Visual Effects during Construction

- 8.10 During construction visual impacts will arise from activities including site parking; the storage of materials; operational plant; and the construction of buildings, structures, and landscape. The effects of construction works generally will be short term and temporary. All construction works will be carried out in accordance with good practice to avoid, reduce or limit the extent of negative visual effects as far as possible.
- 8.11 The greatest levels of change during construction will be experienced by those receptors immediately adjoining the Proposed Development due to the proximity to the Site and the extent of construction works that will be visible to receptors.
- 8.12 Where the activities are visible, they would be temporary and of short duration which would result in the enduring development which is assessed below. The construction of effects are summarised in Table 4 below.

Visual Effects during Operation

- 8.13 The operational effects of the development occur when all construction activities have ceased, and the development is in use. The assessment takes account of embedded mitigation i.e. mitigation designed into the Proposed Development.
- 8.14 Following the completion of the Proposed Development the greatest levels of effects will still be experienced by those receptors closest to the Site including users of users of PRoW Footpath 2S and PRoW Footpath 3S, users and residents of Ashbourne Grove and West View Grove, and visitors to Stand Golf Course.

Views Towards Site A

Users of Public Rights of Way

- 8.15 The Proposed Development proposes to remove some woodland cover in the north-eastern corner Stand Golf Course, as part of the earthworks for the Proposed Development. This would open up the currently heavily vegetated view for users of PRoW Footpath 2S (Viewpoint 4) from a short section of the footpath. From the eastern most section of the footpath there would be direct and close views of the proposed apartment block on Site A. The adjacent industrial buildings are already visible from this short section of PRoW. This change to their view from a short section which would result in a localised medium negative magnitude of effect, and a localised moderate adverse overall effect at Year 1 where the footpath runs along the northern boundary of Site A, reducing to a low negative magnitude of effect and minor adverse overall effect at year 15 as the proposed native shrub planting

matures. Further north and south the views from the footpath beyond the Site A boundary would remain unchanged.

Road Users and Residential Properties

Ashbourne Grove

- 8.16 Users of Ashbourne Grove (Viewpoint 1 and 2) will have close and direct views of the residential development on Site A. Users of Ashbourne Grove with direct views towards Stand Golf Club clubhouse and car park will be replaced with residential dwellings, this is where the greatest visual effect would be experienced. From most other sections along Ashbourne Grove, road users already have existing views to residential properties on Ashbourne Grove close in the view. The proposed apartment block would be screened by proposed residential dwellings on the Site and existing properties on Ashbourne Grove and West View Grove and seen in conjunction with the warehouse on Leicester Road beyond the Site. The magnitude of effect would be medium negative with an overall effect of moderate adverse at Year 1 and Year 15 as there is already built form on the site (the clubhouse and car parking) in conjunction with surrounding residential development. The effect would reduce to minor adverse at Year 15 as the landscape proposals mature.
- 8.17 Residents of properties on Ashbourne Grove with direct current views towards Stand Golf Club clubhouse and car park will experience a change where this will be replaced with residential dwellings. From residential properties along other parts of the road, views towards the Proposed Development will generally be screened by residential properties along the road and changes to views would be minimal. The magnitude of effect for the closest properties would be medium negative with an overall effect of moderate adverse at Year 1 and Year 15. The effect would reduce to minor adverse at Year 15 as the landscape proposals mature.

West View Grove

- 8.18 Users of West View Grove (Viewpoint 3) will have close and direct views towards the proposed residential development in Site A, particularly of the closest properties and the apartment block. The woodland along the boundary with West View Grove, which currently filters views into Stand Golf Course, will largely be removed to accommodate the residential development which will open up some views from the road. Whilst these receptors will have close and direct views of the Proposed Development, this would be seen in conjunction with close views of existing residential development on West View Grove. The magnitude of effect would be medium negative with an overall effect of moderate adverse at Year 1. The effect would reduce to minor adverse at Year 15 as the landscape proposals mature.
- 8.19 Some residents of properties on West View Grove would have close views of the Proposed Development in Site A. From properties on the eastern side of the road,

views towards the Proposed Development will be partially screened by the properties along the western side of the road although more open from several properties on the corner facing the site. Residents of properties along the western side would have direct and close rear views of the proposed residential development beyond their garden boundaries. The proposed removal of the trees and woodland in the golf course would open up some views. The magnitude of effect would be medium to high negative with an overall effect of moderate to major adverse effect at Year 1 dependent on the extent of filtering by retained trees on Site and their own garden vegetation. The effect would reduce to minor to moderate adverse at Year 15 as the landscape proposals mature.

Delamere Avenue

- 8.20 Users of Delamere Avenue and residents of properties (Viewpoint 5) would have filtered views towards the proposed residential dwellings and apartment block on Site A. Views would be filtered by the hedgerow and trees along Delamere Avenue and by tree cover within Stand Golf Course. Views towards the Proposed Development would be seen in conjunction with the warehouse development on Leicester Road beyond the Site and existing residential development along Ashbourne Grove would be seen closer in the view. There would be a low negative magnitude of effect and minor adverse overall effect at Year 1 reducing at Year 15.

Stand Lane

- 8.21 Users of Stand Lane (Viewpoint 6a) when looking east would have no views towards the Proposed Development in Site A due to the intervening residential properties and vegetation along Stand Lane and intervening landform and tree cover within Stand Golf Course. There would be a negligible magnitude of effect and overall effect at Year 1 and Year 15.
- 8.22 Residents of properties on Stand Lane may have some glimpsed and filtered views towards the proposed residential development in Site A from rear windows along the eastern side of the road. However views would be filtered by intervening landform and tree cover within Stand Golf Course. The Proposed Development would bring residential development along the eastern edge of Stand Golf Course closer in the view. There would be a low negative magnitude of effect and minor adverse overall effect at Year 1 reducing at Year 15.

Other Receptors

- 8.23 Views towards the Proposed Development in Site A from Stand Golf Course will be dependent upon the location of the receptor within the golf course. Those in the eastern section of the golf course will have some close views towards the proposed residential development but these will be filtered by existing tree cover within the golf course and the proposed offsite planting on the golf course to mitigate tree

removal from Site A. Views from within the golf course already include residential development along Ashbourne Grove and Delamere Avenue and the Proposed Development would slightly extend this urban edge to the west. From the section of Stand Golf Course to the west of Stand Lane there would be no views towards the Proposed Development in Site A due to intervening landform, built form and vegetation. The magnitude of effect would be up to a medium negative with up to an overall effect of moderate adverse at Year 1 reducing at Year 15.

Views Towards Site B

Users of Public Rights of Way

- 8.24 Users of PRow Footpath 3S (Viewpoint 7) would have close and direct views of the Proposed Development on Site B from the section of the footpath which runs along the eastern part of Site B. From the section of footpath further to the north and south, views towards the Proposed Development would become increasingly screened by intervening vegetation in Stand Golf Course. Where the proposed clubhouse is visible from the footpath it would be consistent with the character of the golf course landscape and would not be an unexpected built form in this landscape. There would be a localised medium negative magnitude of effect from a short section of the PRow, and a localised moderate adverse overall effect at Year 1, reducing to a low negative magnitude of effect and minor adverse overall effect at Year 15 as the planting matures which includes an orchard, hedgerow, ornamental planting and lawns associated with the clubhouse. Further along the footpath the effects would be less where intervisibility is more restricted by existing vegetation.
- 8.25 Users of PRow Footpath 40WHI (Viewpoint 9) may have some glimpsed views towards the proposed clubhouse in Site B, but views would largely be filtered by intervening hedgerow vegetation and hedgerow and trees along Ringley Road and tree cover within the Site. Views become increasingly screened further to the south-west along the footpath due to intervening landform. Views of the clubhouse would be seen in conjunction with the golf course, in which the built form would be characteristic and set back from Ringley Road. The magnitude of effect would be up to a low negative with an overall effect of minor adverse at Year 1 reducing at Year 15.
- 8.26 Users of PRow Footpath 41WHI (Viewpoint 10) which runs along Copper Lane would have limited views towards the proposed clubhouse within Site B due to intervening landform and vegetation along Ringley Road and within the Site. The magnitude of effect and overall effect of would be negligible at Year 1 and Year 15.

Road Users and Residential Properties

Stand Lane

- 8.27 Users of Stand Lane (Viewpoint 6b) when looking south-west would have no views towards the Proposed Development in Site B due to intervening residential properties and vegetation along Stand Lane and intervening landform and tree cover within Stand Golf Course. There would be a negligible magnitude of effect and overall effect at Year 1 and Year 15.
- 8.28 Residents of properties on Stand Lane may have some glimpsed and filtered views towards the proposed clubhouse on Site B from rear upper storey windows along the western side of the road. However views would be heavily filtered by intervening landform and tree cover within Stand Golf Course. There would be a low negative magnitude of effect and minor adverse overall effect at Year 1 reducing at Year 15. Views from residential properties from the eastern side of the road will be screened by the residential properties on the western side of Stand Lane.

Ringley Road

- 8.29 From the section of Ringley Road (A667) (Viewpoint 8) which runs adjacent to Site B, road users generally would have limited views towards the Proposed Development. Views would be limited to glimpses as they would be filtered by the by the tall hedgerows and mature trees along Ringley Road, existing tree cover within the golf course and proposed tree planting within Site B. There would be more open views at the new site entrance. The magnitude of effect would be low negative with an overall effect of minor adverse at Year 1 and Year 15.
- 8.30 Residents of properties on Ringley Road (A667) to the south-east of Site B may have some rear views towards the proposed clubhouse and car park in Site B. Views would be filtered by garden vegetation, existing tree cover within the golf course and Site B and proposed tree planting in Site B. The magnitude of effect would be low negative with an overall effect of minor adverse at Year 1 and reducing at Year 15.

Other Receptors

- 8.31 Views towards the Proposed Development in Site B from Stand Golf Course will be dependent upon the location of the receptor within the golf course. Those in the western section of the golf course would have some close views towards the proposed clubhouse and car park but these will be filtered by existing tree cover within the golf course and proposed tree planting. Views of a clubhouse would be characteristic of the golf course landscape and not an unexpected type of built form in this landscape. From the section of Stand Golf Course to the east of Stand Lane there would be no views towards the Proposed Development in Site B due to

intervening landform, built form and vegetation. The magnitude of effect would be up to a medium negative with up to an overall effect of moderate adverse at Year 1 and reducing at Year 15.

Table 4: Visual Receptor Overall Effect

Receptor	Viewpoint	Sensitivity	Development Phase	Magnitude of Effect	Overall Effect
Users of PRow Footpath 2S	4	Medium	Construction	Localised medium negative along Site A boundary, low negative overall	Localised moderate adverse along Site A boundary, minor negative overall
			Year 1	Localised medium negative along Site A boundary, low negative overall	Localised moderate adverse along Site A boundary, minor negative overall
			Year 15	Localised low negative along Site A boundary, negligible overall	Localised moderate adverse along Site A boundary, negligible overall
Users of PRow Footpath 3S	7	Medium	Construction	Localised medium negative along Site B boundary, low negative overall	Localised moderate adverse along Site B boundary, minor negative overall
			Year 1	Localised medium negative along Site B boundary, low negative overall	Localised moderate adverse along Site B boundary, minor negative overall
			Year 15	Localised medium negative along Site B boundary, low negative overall	Localised moderate adverse along Site B boundary, minor negative overall
Users of PRow Footpath 40WHI	9	Medium	Construction	Low negative	Minor adverse
			Year 1	Low negative	Minor adverse
			Year 15	Low negative	Minor adverse

Receptor	Viewpoint	Sensitivity	Development Phase	Magnitude of Effect	Overall Effect
Users of PRow Footpath 41WHI	10	Medium	Construction	Negligible	Negligible
			Year 1	Negligible	Negligible
			Year 15	Negligible	Negligible
Users of Ashbourne Grove	1 and 2	Low	Construction	Medium negative	Moderate adverse
			Year 1	Medium negative	Moderate adverse
			Year 15	Low negative	Minor adverse
Users of West View Grove	3	Low	Construction	Medium negative	Moderate adverse
			Year 1	Medium negative	Moderate adverse
			Year 15	Low negative	Minor adverse
Users of Delamere Avenue	5	Low	Construction	Low negative	Minor adverse
			Year 1	Low negative	Minor adverse
			Year 15	Negligible	Negligible
Users of Stand Lane	6	Low	Construction	Negligible	Negligible
			Year 1	Negligible	Negligible
			Year 15	Negligible	Negligible
Users of Ringley Road (A667)	8	Low	Construction	Low negative	Minor adverse
			Year 1	Low negative	Minor adverse
			Year 15	Negligible	Negligible
Residents on Ashbourne Grove	-	Medium	Construction	Medium negative	Moderate adverse
			Year 1	Medium negative	Moderate adverse
			Year 15	Low negative	Minor adverse

Receptor	Viewpoint	Sensitivity	Development Phase	Magnitude of Effect	Overall Effect
Residents on West View Grove	-	Medium	Construction	Medium to high negative	Moderate to major adverse
			Year 1	Medium to high negative	Moderate to major adverse
			Year 15	Low to medium negative	Low to moderate adverse
Residents on Delamere Avenue	-	Medium	Construction	Low negative	Minor adverse
			Year 1	Low negative	Minor adverse
			Year 15	Negligible	Negligible
Residents on Stand Lane	-	Medium	Construction	Low negative	Minor adverse
			Year 1	Low negative	Minor adverse
			Year 15	Negligible	Negligible
Residents on Ringley Road (A667)	-	Medium	Construction	Low negative	Minor adverse
			Year 1	Low negative	Minor adverse
			Year 15	Negligible	Negligible
Visitors to Stand Golf Course	-	Medium	Construction	Up to medium negative	Up to moderate adverse
			Year 1	Up to medium negative	Up to moderate adverse
			Year 15	Up to low negative	Up to minor adverse

9.0 Effects on Landscape and Visual Aspects of Green Belt

- 9.1 National Planning Policy (NPPF 2024, Section 13 Protecting Green Belt land) refers to the need to consider the potential harm to the Green Belt which may arise from the Proposed Development.
- 9.2 The Site is in the Green Belt as defined by Policy JP-G9 of the Greater Manchester 'Places for Everyone' Development Plan adopted in March 2024.
- 9.3 NPPF paragraph 142 states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of the Green Belts are their openness and permanence. It is set out in paragraph 153 of the NPPF that substantial weight should be given to any harm to the Green Belt. Paragraph 153 states that inappropriate development is, by definition, harmful to the Green Belt, and should not be approved except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm is clearly outweighed by other considerations.
- 9.4 Paragraph 154 of the NPPF states that the construction of new buildings in the Green Belt should be regarded as inappropriate unless they fall within certain specified exceptions which includes *'the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.'*
- 9.5 The latest version of the NPPF also introduces the concept of 'Grey Belt'. That is, land in the Green Belt comprising previously developed land or any other land that does not strongly contribute to Green Belt purposes.
- 9.6 In paragraph 155 the development of homes, commercial or other development in the Green Belt should not be regarded as inappropriate if:
- The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
 - There is a demonstrable unmet need for the type of development proposed;
 - The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and
 - Where applicable the development proposed meets the 'Golden Rules' (associated with affordable housing, improvements to local or national infrastructure and provision of accessible greenspaces).

Greater Manchester Green Belt Assessment (2016)

- 9.7 The Greater Manchester Green Belt Assessment (2016) reviewed the extent to which the land within the Greater Manchester Green Belt performs against the purposes of Green Belts as set out in the NPPF. The Green Belt was split into small parcels and each one assessed for its contribution to the five purposes of the Green Belt.
- 9.8 Parcel BU42 occupies the northern portion of the golf course, including Site A (the existing clubhouse site). The assessment identified that built development in the parcel is limited to the clubhouse and identified the following contribution to Green Belt purposes:
- Purpose 1 - To check the unrestricted sprawl of large built-up areas: Strong-Moderate. Strong sense of openness, no strong barrier features at the outer edge.
 - Purpose 2 - To prevent neighbouring towns merging into one another: Strong. Forms part of a gap between Whitefield and Radcliffe.
 - Purpose 3 - To assist in safeguarding the countryside from encroachment: Moderate. Limited sense of urban encroachment due to the golf course.
 - Purpose 4 - To preserve the setting and special character of historic towns: Moderate. Role in the setting of the historic settlement of Whitefield, but to a limited degree.
 - Purpose 5 - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land: Difficult to distinguish the extent to which parcels deliver against this purpose.
- 9.9 Parcel BU43 occupies the southern portion of the golf course, including Site B (new clubhouse site). The assessment identified no built development within the parcel and identified the following contribution to Green Belt purposes:
- Purpose 1 - To check the unrestricted sprawl of large built-up areas: Strong-Moderate. Strong sense of openness, no strong barrier features at the outer edge.
 - Purpose 2 - To prevent neighbouring towns merging into one another: Strong. Forms part of a gap between Whitefield and Radcliffe.
 - Purpose 3 - To assist in safeguarding the countryside from encroachment: Moderate. Limited sense of urban encroachment due to the golf course.
 - Purpose 4 - To preserve the setting and special character of historic towns: Weak. In practice, the parcel has a limited visual or physical relationship with any surrounding historic settlements and is considered unlikely to be important to their setting or significance.

- Purpose 5 - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land: Difficult to distinguish the extent to which parcels deliver against this purpose.

Assessment of the Site's Contribution to Landscape and Visual aspects of Green Belt Purposes

- 9.10 The relevant landscape and visual aspects of each of the purposes of Green Belt in relation to the Proposed Development are considered in turn below.

Purpose (a): To check the unrestricted sprawl of large built-up areas

- 9.11 Site A partially comprises the existing clubhouse and surrounding car park and is already developed. Redevelopment of this previously developed area would not contribute to sprawl. It would extend development out from Ashbourne Grove and West View Grove into a small part of the golf course resulting in a small increase in the built development on the edge of Whitefield adjacent industrial development although it would be a small change in a visually discrete area and would not result in unrestricted sprawl.
- 9.12 Site B is close to existing residential development on Ringley Road although the majority of the boundary of the golf course along Ringley Road is adjacent open countryside including a water treatment works. The location of the new clubhouse is set back from the road in a landscaped setting. It is a single building related to the existing golf course and would not result in unrestricted sprawl of the built up area.

Purpose (b): To prevent neighbouring towns merging into one another

- 9.13 Site A partially comprises an area of existing developed land within the existing golf course in the Green Belt. The proposed development would not result in the merging of settlements with separation between the Proposed Development and existing residential development maintained with the retention of the rest of the golf course.
- 9.14 The Proposed Development of Site B is for a golf clubhouse and associated parking and facilities which is related to the existing golf course use of the land. It would not increase the perception of neighbouring towns merging and separation will remain between the clubhouse and properties along Ringley Road.

Purpose (c): To assist in safeguarding the countryside from encroachment

- 9.15 As stated in the Greater Manchester Green Belt Assessment, the Site comprises an existing Golf Course and therefore cannot be perceived as open, natural countryside. Site A is over 1km from the open countryside and would not result in encroachment. Site B is adjacent Ringley Road which is the boundary with the

open countryside, however the proposed clubhouse would relate to the recreational use of the golf course and would not encroach on the adjacent countryside physically or visually.

Purpose (d): To preserve the setting and special character of historic towns

- 9.16 The Site makes no contribution to the setting and special character of any historic town and the Proposed Development would not affect this situation.

Purpose (e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

- 9.17 The Proposed Development would comprise the redevelopment of the existing clubhouse site on the edge of the existing urban area off Ashbourne Grove on Site A. A new clubhouse is proposed on another part of the existing golf course on Site B which is accessible off the A667 Ringley Road.

Summary

- 9.18 The Site is in the Green Belt and is wholly in recreational golf course use. The strongest contribution of this part of the Green Belt is to purposes (a) and (b) as identified in the Greater Manchester Green Belt Assessment, however the Proposed Development would not greatly impact on either of these purposes in landscape and visual terms and there would be a very limited level of harm to Green Belt.

10.0 Conclusions

- 10.1 This report presents the assessment of the anticipated effects on landscape character and views of the Proposed Development of land at Ashbourne Grove, Stand Golf Club, Bury.
- 10.2 The assessment considers the effects of the completed scheme on landscape character and visual amenity from the surrounding properties, roads, and the Public Rights of Way network. The effects of the Proposed Development on the landscape and visual amenity have been assessed in accordance with the Guidelines for Landscape and Visual and Impact Assessment Third Edition (GLVIA3).
- 10.3 The nature and magnitude of landscape and visual effects will change during the various stages of the Proposed Development and have been assessed during the construction and operational phase. To take into account the establishment of the Proposed Development (in particular proposed vegetation), the operational phase has been assessed in the short to medium term (from Year 1 to Year 15) and long-term (Year 15 and beyond). The assessment of effects is based on the submitted planning application drawings.

Landscape Effects

- 10.4 The assessment of landscape effects has been carried out using the established hierarchy of published Landscape Character Assessments from national to district level. In conjunction with field work sensitive landscape receptors within the study area have been identified.
- 10.5 At the county level the Site lies within LCA 19: Heaton, Prestwich, Whitefield and Stand Parklands within the Historic Parks and Wooded Estate Farmland LCT. This LCT is characterised by largely mixed farmland with some of the former estate landscapes which are now public parks and golf courses within wider urban areas. At the district level the Site lies within LCA Wooded Cloughs which is characterised by incised woodland clough areas, with golf courses close to residential areas.
- 10.6 At a site level the existing clubhouse and a small area of the golf course would be replaced with residential properties which is consistent with the surrounding land use along Ashbourne Grove and West View Grove. On Site B the Proposed Development would comprise a new clubhouse with terracing and landscaping and associated car parking with a new access off Ringley Road on an area of grassland and scrub within the golf course but not actively managed as part of the played course. Existing vegetation would be retained where possible and supplemented with new native and ornamental planting.

- 10.7 The study has assessed the potential effects on landscape character and concluded that these would be up to moderate in the short and medium term at a site level reducing minor adverse as the development and proposed planting matures. At a broader LCA and LCT level the proposed development result in fewer landscape effects which would be minor at most.

Visual Effects

- 10.8 A series of representative views surrounding the Site have been identified through desktop and field studies. Ten representative viewpoints have been assessed from publicly accessible locations including roads, near houses, and from PRoW.
- 10.9 The greatest level of visual effects will be experienced by the closest receptors: primarily users of PRoW Footpath 2S and PRoW Footpath 3S, users and residents of Ashbourne Grove and West View Grove, and visitors to Stand Golf Course. In the short term the overall effect on these receptors will be up to moderate adverse at year 1, reducing as the proposed planting matures. From a small number of properties there will be greater effects where vegetation removal will open up views although the planting strategy will reduce effects as it matures.

Landscape Openness and Green Belt

- 10.10 The Proposed Development would give rise to limited harm to openness in an area of land which operates as an active golf course. It is largely surrounded by built form including residential development and warehouses at Site A, and residential development at Site B with countryside beyond Ringley Road (A667).
- 10.11 The proposed development would not result in unrestricted sprawl. It would result in a small change to the golf course boundary to accommodate residential development (partly previously developed land of the existing clubhouse) adjacent existing residential development. The proposed clubhouse would be sited on a part of the golf course accessed off the A667 Ringley Road and its siting, design and associated landscaping would assist in integrating it into the golf course landscape. There would not be a perception of towns or settlements merging. The golf course is not perceived as open countryside and the Proposed Development would not encroach on the adjacent countryside.

Conclusion

- 10.12 This LVA has found that the effects of the Proposed Development will be restricted to a localised geographical area and would not result in substantial harm to landscape character beyond the Site boundary, nor would there be substantial detrimental effects to views in the long term. The Proposed Development would amount to a low level of harm to the landscape and visual aspects of Green Belt.

References

Data Sources

- Ordnance Survey maps (1:25,000 Explorer Series);
- Historic Ordnance Survey maps;
- Aerial images; and
- Multi-Agency Geographic Information for the Countryside (MAGIC Map) (<https://magic.defra.gov.uk/MagicMap.aspx>).

Legislation and Policy

- The National Planning Policy Framework, December 2024;
- National Planning Practice Guidance;
- Places for Everyone Joint Development Plan, Greater Manchester Combined Authority, March 2024.

Landscape Character Documents

- National Character Area 55: Manchester Conurbation, Natural England, 2024;
- Greater Manchester Landscape Character and Sensitivity Assessment, Greater Manchester Combined Authority, August 2018; and
- Bury Landscape Character Assessment, Bury Council, 2009.

Best Practice and Guidance

- Guidelines for Landscape and Visual Impact Assessment (Landscape Institute and Institute of Environmental Management and Assessment, Third Edition 2013);
- Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3). Technical Guidance Note LITGN-2024-01, August 2024;
- An Approach to Landscape Character Assessment, Natural England 2014;
- Visual Representation of Development Proposals. Technical Guidance Note 06/19. Landscape Institute, September 2019;
- Assessing landscape value outside national designations. Technical Guidance Note 02/21. Landscape Institute, May 2021; and
- BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations (BSi, April 2012).

Drawings

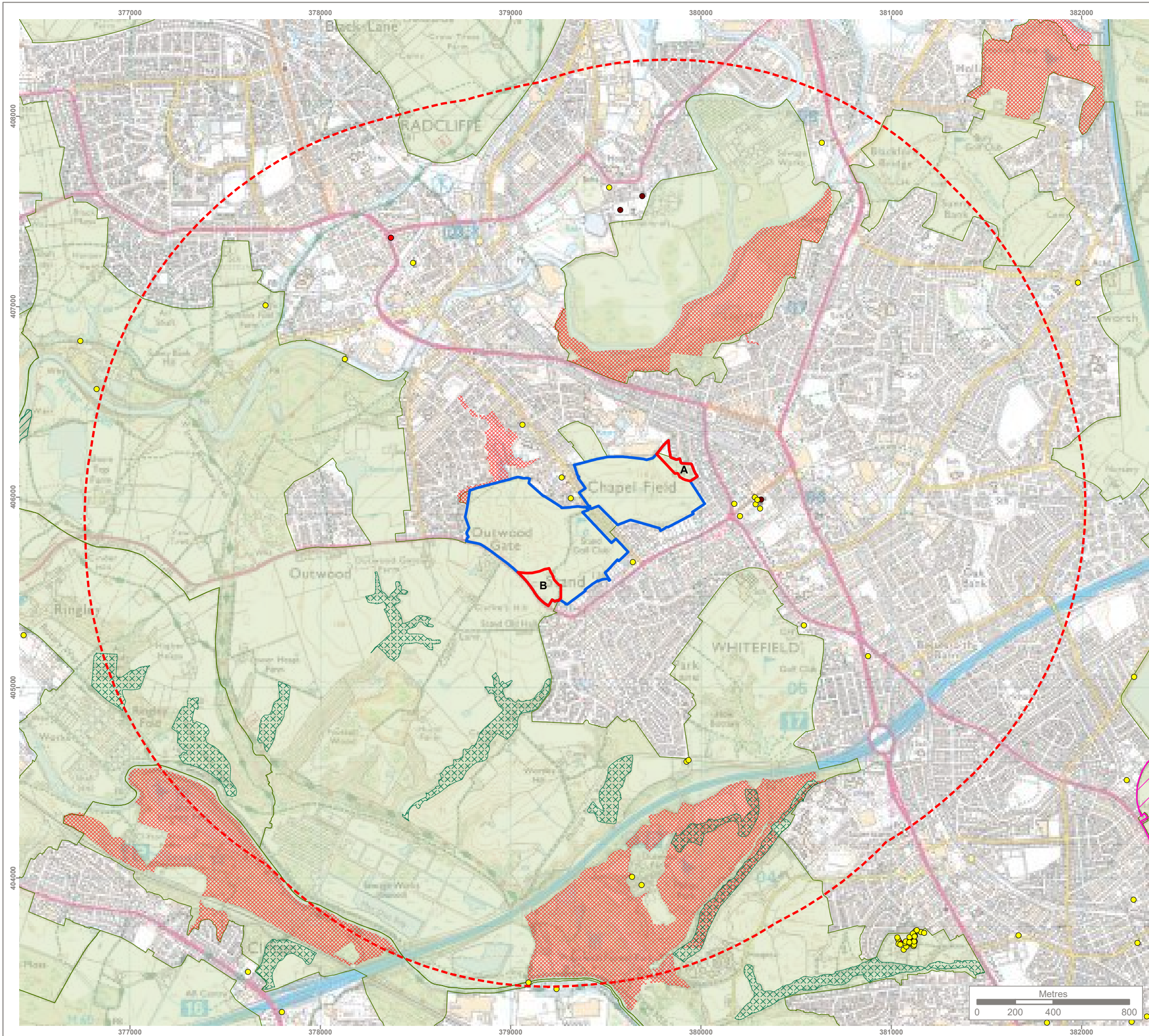
Drawing 1: Landscape and Environmental Designations

Drawing 2: Landscape Character

Drawing 3: Landscape Features

Drawing 4: Viewpoint Location Plan

Drawing 5.1-5.11: Type 1 Photosheets



KEY

- Ownership boundary
- Development boundary
- 2km study area

Environmental Designations

- Ancient Woodland
- Local Nature Reserve
- Sites of Special Scientific Interest (SSSI)
- Green belt

Heritage Designations

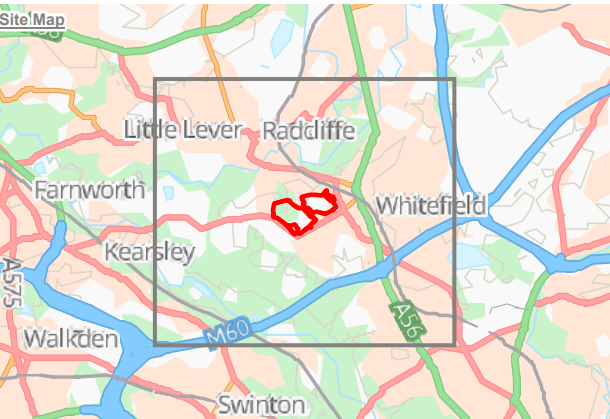
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Registered Park and Garden
- Scheduled Monument

Map data attribution and copyright

- Environmental Designations © 2025 Natural England
- Heritage Designations © 2025 Historic England



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A	Updated site boundary.	BT	JB	13/11/2025
Rev	Description	Drawn	Approved	Date



401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Ashbourne Grove, Stand Golf Club, Bury

Title
Drawing 1 - Landscape and Environmental Designations

Drawing Number
G10858.001A

Drawn	Checked	Approved	Scale	Date
BT	SP	JB	1:20,000 @ A3	28/08/2025

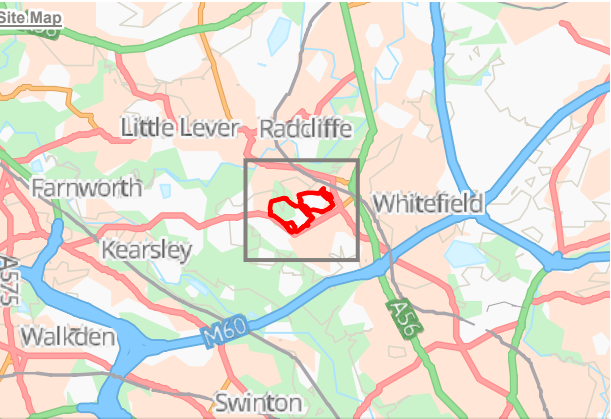


KEY

- Ownership boundary
- Development boundary
- Public Rights of Way (PRoW)

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A	Updated site boundary.	BT	JB	13/11/2025
Rev	Description	Drawn	Approved	Date



THE ENVIRONMENT PARTNERSHIP

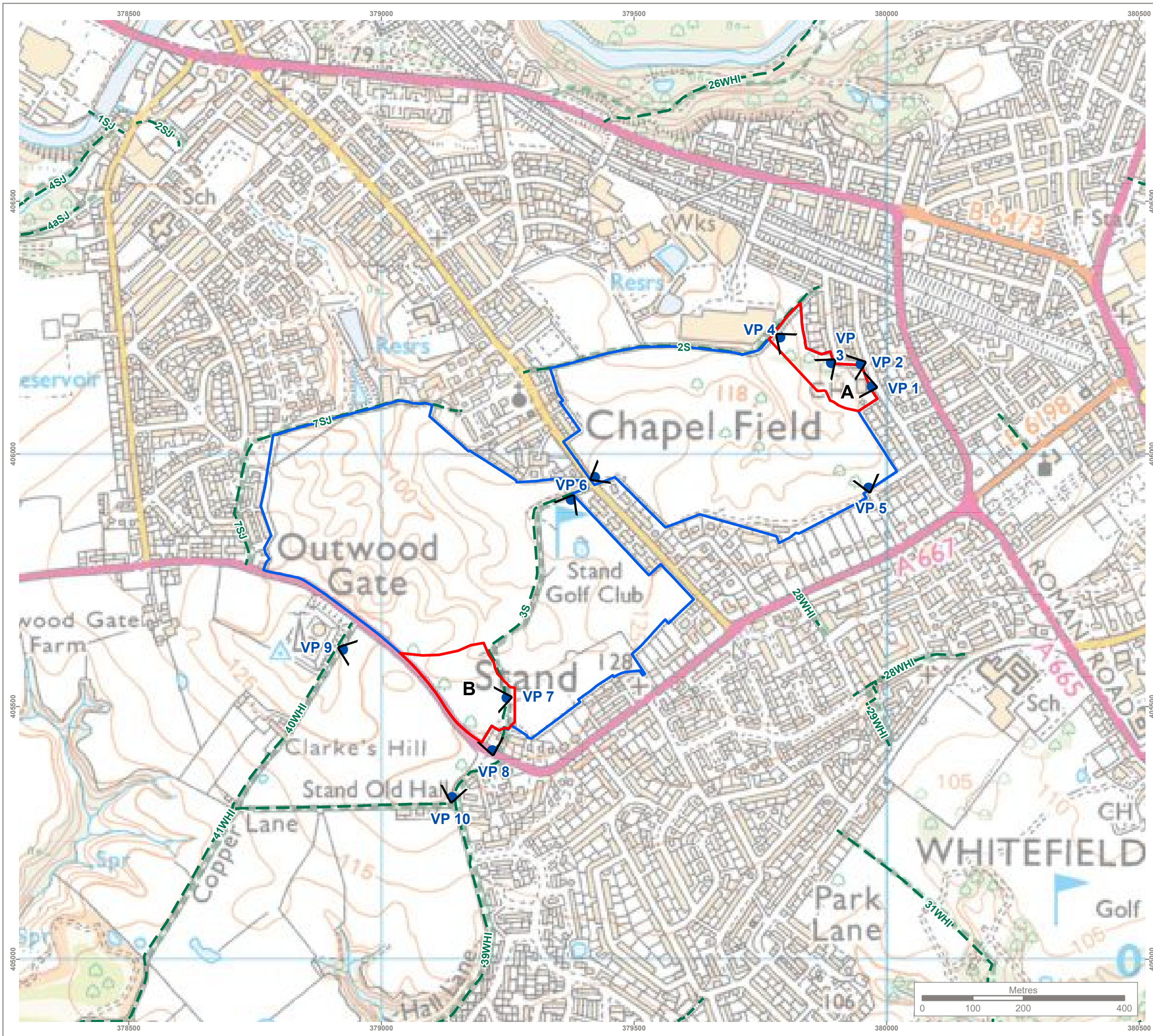
401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
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Project
Ashbourne Grove, Stand Golf Club, Bury

Title
Drawing 3 - Landscape Features

Drawing Number
G10858.003A

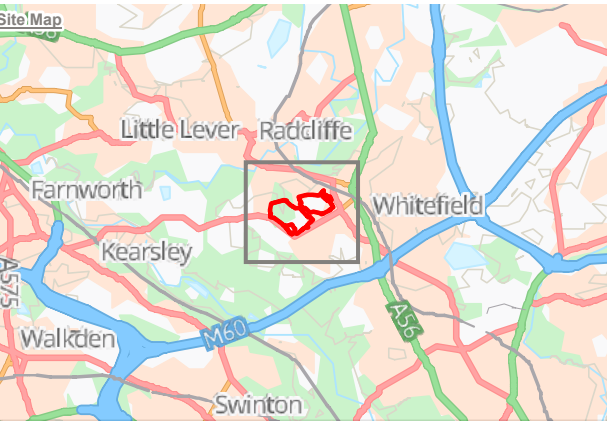
Drawn	Checked	Approved	Scale	Date
BT	SP	JB	1:7,500 @ A3	28/08/2025



KEY

- Ownership boundary
- Development boundary
- Viewpoint location
- Public Rights of Way (PRoW)

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A	Updated site boundary.	BT	JB	13/11/2025
Rev	Description	Drawn	Approved	Date



THE ENVIRONMENT PARTNERSHIP
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Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Ashbourne Grove, Stand Golf Club, Bury

Title
Drawing 4 - Viewpoint Location Plan

Drawing Number
G10858.004A

Drawn	Checked	Approved	Scale	Date
BT	SP	JB	1:7,500 @ A3	28/08/2025



Project : Ashbourne Grove LVA
Title: Type 1 - Photosheets
Figure Number: 5.1 - Viewpoint 1
Drawing Number: IN10858.001 - Sheet 1 of 11

Visualisation Type : Type 1
Time and Date: 06/02/2025 Time: 13:56
Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arms length. Cylindrical



Project : Ashbourne Grove LVA
Title: Type 1 - Photosheets
Figure Number: 5.2 - Viewpoint 2
Drawing Number: IN10858.001 - Sheet 2 of 11

Visualisation Type : Type 1
Time and Date: 06/02/2025 Time: 13:58
Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arms length. Cylindrical



Project : Ashbourne Grove LVA
Title: Type 1 - Photosheets
Figure Number: 5.3 - Viewpoint 3
Drawing Number: IN10858.001 - Sheet 3 of 11

Visualisation Type : Type 1
Time and Date: 06/02/2025 Time: 13:59
Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arms length. Cylindrical



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Project : Ashbourne Grove LVA
Title: Type 1 - Photosheets
Figure Number: 5.4 - Viewpoint 4
Drawing Number: IN10858.001 - Sheet 4 of 11

Visualisation Type : Type 1
Time and Date: 06/02/2025 Time: 14:06
Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arms length. Cylindrical



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Project : Ashbourne Grove LVA
Title: Type 1 - Photosheets
Figure Number: 5.5 - Viewpoint 5
Drawing Number: IN10858.001 - Sheet 5 of 11

Visualisation Type : Type 1
Time and Date: 13/03/2025 Time: 11:03
Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arms length. Cylindrical



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Project : Ashbourne Grove LVA
Title: Type 1 - Photosheets
Figure Number: 5.6 - Viewpoint 6a
Drawing Number: IN10858.001 - Sheet 6 of 11

Visualisation Type : Type 1
Time and Date: 13/03/2025 Time: 10:33
Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arms length. Cylindrical



Project : Ashbourne Grove LVA
Title: Type 1 - Photosheets
Figure Number: 5.7 - Viewpoint 6b
Drawing Number: IN10858.001 - Sheet 7 of 11

Visualisation Type : Type 1
Time and Date: 13/03/2025 Time: 10:49
Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arms length. Cylindrical



Project : Ashbourne Grove LVA
Title: Type 1 - Photosheets
Figure Number: 5.8 - Viewpoint 7
Drawing Number: IN10858.001 - Sheet 8 of 11

Visualisation Type : Type 1
Time and Date: 06/02/2025 Time: 13:33
Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arms length. Cylindrical



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Project : Ashbourne Grove LVA
Title: Type 1 - Photosheets
Figure Number: 5.9 - Viewpoint 8
Drawing Number: IN10858.001 - Sheet 9 of 11

Visualisation Type : Type 1
Time and Date: 06/02/2025 Time: 13:28
Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arms length. Cylindrical



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Project : Ashbourne Grove LVA
Title: Type 1 - Photosheets
Figure Number: 5.10 - Viewpoint 9
Drawing Number: IN10858.001 - Sheet 10 of 11

Visualisation Type : Type 1
Time and Date: 06/02/2025 Time: 13:12
Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arms length. Cylindrical



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Project : Ashbourne Grove LVA
Title: Type 1 - Photosheets
Figure Number: 5.11 - Viewpoint 10
Drawing Number: IN10858.001 - Sheet 11 of 11

Visualisation Type : Type 1
Time and Date: 06/02/2025 Time: 12:50
Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arms length. Cylindrical



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Appendix A: Landscape and Visual Appraisal Method

Landscape and Visual Appraisal (LVA) Method

- 1.1 This method statement is a description of the method used by The Environment Partnership (TEP) Limited to assess the effect of proposed development on landscape character and on views.
- 1.2 In the following paragraphs, landscape is referred to and the acronym LVA (Landscape and Visual Appraisal) is used, but it also can encompass townscape aspects of assessment where relevant.
- 1.3 This method is used for development for which Environmental Impact Assessment (EIA) is not required and is used to provide an appraisal of effects on landscape and views arising from the construction and operation of the proposed development.
- 1.4 The method is based on the assessment stages and guidance contained in the 'Guidelines for Landscape and Visual Impact Assessment - Third Edition', Landscape Institute/Institute of Environmental Management and Assessment, 2013 (GLVIA3).
- 1.5 There are five stages to the method of assessment of landscape and visual effects described in GLVIA3, Chapters 5 and 6. These are:
- Scope;
 - Establishing the landscape and visual baseline;
 - Predicting and describing landscape and visual effects;
 - Assessing the significance of landscape and visual effects; and
 - Judging the overall significance of landscape and visual effects.

Scope of the LVA

- 1.6 In accordance with paragraph 5.2 of GLVIA3 *"Scoping should...identify the area of landscape that needs to be covered in assessing landscape effects. This should be agreed with the competent authority, but it should also be recognised that it may change as the work progresses, for example as a result of fieldwork, or changes to the proposal. The study area should include the site itself and the full extent of the wider landscape around it which the proposed development may influence in a significant manner. This will usually be based on the extent of Landscape Character Areas likely to be significantly affected either directly or indirectly. However, it may also be based on the extent of the area from which the development is potentially visible, defined as the Zone of Theoretical Visibility, or a combination of the two."*
- 1.7 The scope of the appraisal is discussed within the Method section of the LVA.

Landscape Appraisal

Establishing the Landscape Baseline

- 1.8 The appraisal will consider planning policy and guidance relevant to the site, the surrounding area, the proposed development, and landscape (and views). It also will consider landscape, heritage and nature conservation designations, and published character assessments relevant to the area in which the development is proposed.

- 1.9 Site assessment of landscape character and of the proposed development will involve a visit to the area by car and on foot. In accordance with GLVIA3 Paragraph 5.15 fieldwork will check the applicability of published character assessments within the study area, identifying variations in character at a more detailed scale. The landscape within the study area will be experienced, and landscape characteristics and features recorded from publicly accessible locations only.

Landscape Value

- 1.10 The value of the landscape potentially affected by the proposed development will be evaluated as part of establishing the landscape baseline.
- 1.11 Highly valued landscapes typically are identified by international level designations such as World Heritage Sites, and are landscapes closely associated with an artist or writer of international renown; and include national level designations such as National Parks and National Landscapes. Landscapes of local value may be identified by designations in the local planning process such as Areas of Great Landscape Value and Special Landscape Areas, although planning authorities may adopt a 'criteria-based' approach to landscape protection and enhancement.
- 1.12 Undesignated landscapes and features are also valued.
- 1.13 Paragraph 5.19 of GLVIA3 identifies that following a review of existing landscape designations *"the value attached to undesignated landscapes also needs to be carefully considered and individual elements of the landscape – such as trees, buildings or hedgerows – may also have value."*
- 1.14 GLVIA3, Box 5.1 under paragraph 5.28, describes a range of factors that can help in the identification of valued landscapes. These include landscape quality (condition); scenic quality; rarity; representativeness; conservation interests; recreation value; perceptual aspects, and associations.
- 1.15 Table 1 of the LI's Technical Guidance Note 02-21 (LI-TGN 02/21): 'Assessing landscape value outside national designations', also identifies a range of factors that can be considered when identifying landscape value, including;
- Natural heritage;
 - Cultural heritage;
 - Landscape condition;
 - Associations;
 - Distinctiveness;
 - Recreational value;
 - Perceptual Aspects (Scenic);
 - Perceptual Aspects (Wildness and tranquillity); and
 - Functional.
- 1.16 Guidance contained within LI-TGN 02/21 is stated as being the LI's current reflection on the subject of landscape value and is intended to be complementary to GLVIA3.

- 1.17 The above factors set out in GLVIA3 and LI-TGN 02/21 will be considered when determining landscape value. The review of published local landscape character assessments also will inform judgements on landscape value.
- 1.18 Paragraph 5.19 of GLVIA3 states that “*landscapes or their component parts may be valued at the community, local, national or international levels.*” This word-scale has been used to define the level of landscape value in the baseline assessment although an intermediate scale between local and national has been identified.
- 1.19 This method recognises the importance of a hierarchy of landscape designations to landscape value but also recognises, in **Table 1** below, the factors identified by GLVIA3 in Box 5.1 and identified by LI-TGN 02/21.
- 1.20 **Table 1** below provides typical criteria used when making judgements on landscape value. Not all criterion need apply when giving a specific evaluation rating.

Table 1- Landscape Value Criteria

Landscape Value	Typical Example
International (Very High)	Land within a World Heritage Site where the scenic qualities of the particular landscape in question contributes to the designation. A landscape closely associated with an artist or writer of international renown (for example, Monet’s garden at Giverny).
National (High)	Land within a National Park or National Landscape where the scenic qualities of the particular landscape in question are consistent with the designation. A landscape closely associated with an artist or writer of national renown (many such landscapes are also designated a National Park or National Landscape, for example Constable’s connections with the Dedham Vale National Landscape or Wordsworth’s connections with the Lake District National Park).
Regional (Medium)	A landscape which has a scenic quality and rarity, or recreational or tourist offer, which results in its renown at a regional or county-level.
Local (Low)	A landscape which has scenic quality and rarity, or a recreational or tourist offer, which results in its renown at a borough or district-level. A landscape with a local plan designation which relates to landscape quality, or a local plan designation which relates to a conservation interest (historic or wildlife) where the landscape contributes to the designation.
Community (Very Low)	Landscapes which are valued by residents and workers within the community, but for which there is no particular indication of a higher value.

Landscape Sensitivity

- 1.21 The sensitivity of the landscape will be assessed with consideration to the landscape's susceptibility to change to the type of development proposed (i.e. the degree to which the landscape can accommodate the proposed change without suffering detrimental effects on its character), and the value attached to the landscape.
- 1.22 The landscape appraisal will consider the susceptibility of the landscape to change, which is dependent on the characteristics of the receiving landscape and the type and nature of the development proposed. The judgement on the susceptibility of a landscape to the change proposed is recorded as high, medium or low.
- 1.23 The susceptibility of the landscape to change from the proposed development will be evaluated using the typical criteria in **Table 2** below. Not all criterion need apply when giving a specific evaluation rating.

Table 2- Susceptibility to Change Criteria

Susceptibility to Change	Typical Criteria
High	• There is no existing built development present in the landscape; and/or • There is limited or no screening by trees, woodland, landform, and/or built form; and/or • The landscape cannot accommodate the proposed development without suffering substantial detrimental effects on its character.
Medium	• There is some built development present in the landscape; and/or • There is some screening by trees, woodland, landform, and/or built form; and/or • The landscape generally is able to accommodate the proposed development without suffering substantial detrimental effects on its character.
Low	• There is large-scale built development present in the landscape; and/or • There is screening by trees, woodland, landform, and/or built form; and/or • The landscape is able to accommodate the proposed development without suffering substantial detrimental effects on its character.

- 1.24 The assessment of landscape sensitivity will be assigned to the landscape potentially affected by the proposed development, with consideration to the typical criteria identified in **Table 3** below.

Table 3- Criteria used to Assess Landscape Sensitivity

Landscape Sensitivity	Typical Criteria
High	The landscape has: • High susceptibility to change and is of international, national or regional value; or • Medium susceptibility to change and is of international or national value.
Medium	The landscape has: • High susceptibility to change and is of community or local value; or • Medium susceptibility to change and is of local or regional value; or • Low susceptibility to change and is of national or international value.
Low	The landscape has: • Medium susceptibility to change and is of community value; or • Low susceptibility to change and is of community, local or regional value.

Magnitude of Effect

- 1.25 An assessment will be made as to whether the proposed development would be in keeping with existing character or to what extent it would be discordant or out of keeping with landscape character.
- 1.26 The forecast magnitude of effect on landscape character will be assessed. This assumes that where there would be little change in landscape character a low magnitude of effect would be forecast; where a pronounced difference would arise, a high magnitude of effect would be forecast; and that a moderate effect would be greater than low but not as great as high. The typical criteria is established below.
- 1.27 **Table 4** below describes the criteria used to assess the magnitude of effect on landscape. The magnitude of effect can be adverse or beneficial.

Table 4 – Criteria used to Assess the Magnitude of Effect on Landscape Character

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

Judging the Overall Effect on Landscape Receptors

- 1.28 GLVIA3 paragraph 5.53 advises that: *“to draw final conclusions about significance the separate judgements about the sensitivity of the landscape receptors and the magnitude of the landscape effects need to be combined, to allow a final judgement about whether each different effect is significant or not.”*
- 1.29 Whilst the proposed development subject to this landscape appraisal is not EIA development, the separate magnitude and sensitivity judgements have been combined to reach an overall level of, or degree of effect. This accords with the guidance provided in the GLVIA3 Statement of Clarification 1/13. In this appraisal, the overall level or degree of effect is referred to as the 'overall effect'.

- 1.30 The assessment of the overall effect of the proposed development on the landscape is not an absolute scale. GLVIA3 paragraph 3.23 states that the assessment of significance “*is an evidence-based process combined with professional judgement*”, and that the basis of these judgements “*is transparent and understandable, so that the underlying assumptions and reasoning can be understood by others.*”
- 1.31 Paragraph 5.56 of GLVIA3 advises that it is reasonable to say that the effects of the greatest significance are likely to be those which would result in “*major loss or irreversible negative (adverse) effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes.*”
- 1.32 At the other end of the spectrum effects that could be determined as being less significant would relate to “*reversible negative (adverse) effects of short duration over a restricted area, on elements and/or aesthetic and perceptual aspects that contribute to but are not key characteristics of the character of landscapes of community value.*”
- 1.33 The overall effect on landscape character is determined through the sequential combination of judgements on the landscape sensitivity and magnitude of effect. The overall direction of effect on landscape character can be beneficial (enhance the landscape), adverse (at odds with or harmful to the landscape's key features or character) or neutral, and considers the typical criteria presented in **Table 5**.
- 1.34 The typical criteria do not represent every assessment scenario which may be encountered. There always will be an element of professional judgement needed, which must be applied on a case-by-case basis.
- 1.35 Generally, each of the typical criteria in the table below, would not on their own result in the level of overall effect judgement attributed to it. Rather the overall effect judgement is more likely to be based on a combination of factors, which influence the magnitude of effect and landscape sensitivity.

Table 5 – Criteria Used to Assess the Overall Effect on Landscape

Overall Effect	Typical Scenario
Major	An effect of major significance generally is recorded where a high magnitude of effect occurs to a high or medium sensitivity receptor.
Moderate	An effect of moderate significance generally is recorded where a moderate magnitude of effect occurs to a high or medium sensitivity receptor.
Minor	An effect of minor significance generally is recorded where a low magnitude of effect occurs to a high, medium or low sensitivity receptor.
Negligible	An effect of negligible significance generally is recorded where a negligible magnitude of effect occurs to a high, medium or low sensitivity receptor.

Visual Appraisal

- 1.36 The appraisal of how views may be affected is based on an initial desk study of Ordnance Survey mapping and aerial photography online to establish from where the proposed development may be visible. This is undertaken with reference to contours, spot heights and trees and built form identified on maps.
- 1.37 During site assessment, land with theoretical views of the proposed development is visited and visual receptors are identified where views of the proposed development are considered possible. The site visit will consider how views towards the site may change if the proposed development was constructed.
- 1.38 Where reference is made in the appraisal to likely effects on views from private property, this has been judged from the nearest publically available viewpoint/s.

Receptor Sensitivity

- 1.39 Visual receptors are people who potentially would have a view of the proposed development. The sensitivity of a visual receptor depends on the susceptibility of the visual receptor to change and the value of the view.

Susceptibility to Change

- 1.40 Paragraph 6.32 of GLVIA3 advises that the susceptibility of different visual receptors to potential changes in views and visual amenity is mainly a function of:
- *“the occupation or activity of people experiencing the view at particular locations; and*
 - *the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.”*
- 1.41 Paragraph 6.35 of GLVIA3 advises that *“each project needs to consider the nature of the groups of people who will be affected and the extent to which their attention is likely to be focused on views and visual amenity. Judgements about the susceptibility of visual receptors to change should be recorded on a scale (for example high, medium or low) but the basis for this must be clear, and linked back to evidence from the baseline study.”*
- 1.42 Susceptibility to change generally will be assigned to visual receptors as shown in **Table 6** below.

Table 6 – Visual Receptor Susceptibility to Change Criteria

Receptor	Susceptibility to Change
Residents of residential properties	High
Users of public rights of way (PRoW) and other recreation routes including long distance footpaths and national, regional and local cycle routes	High
Users of Public Open Space/visitor attractions where surroundings are important to the experience	High

Receptor	Susceptibility to Change
Users of Golf Courses	Medium
Rail Passengers	Medium
Motorists on scenic tourist routes	Medium
Motorists on roads other than on scenic tourist routes	Low
Users of Sports Pitches	Low
Workers in their workplace where setting is not important to quality of working life	Low

Value of the View

- 1.43 Judgements about the value attached to the views experienced is considered in the context of the value placed on a scene, alternatives available and the relative scenic quality of a view. Most views are appreciated by the person experiencing them as they are preferable to not having a view and they provide some interest.
- 1.44 The judgement of the value of a view is subjective and in accordance with paragraph 6.37 of GLVIA3 takes account of:
- *“recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations; and*
 - *indicators of the value attached to views by visitors, for example through reference to a view in a guidebook or on a tourist map, provision of facilities for their enjoyment (such as parking places, sign boards and interpretative material) and references to them in literature and art that indicates a highly valued view, which often can be experienced by many people.”*
- 1.45 Views will be ascribed a value using the scale set and typical examples set out in **Table 7** below.

Table 7 - Value of Views Experienced by Visual Receptors

Value of View	Typical Example
International (Very High)	• Public views experienced to and from a World Heritage Site, in recognition of the importance of a World Heritage Site at an International scale.

Value of View	Typical Example
National (High)	- Public views experienced to and from a National Park, National Landscape or NSA, in recognition of the scenic quality of views and the contribution of views to the special qualities of a nationally designated landscape. - Public views from national footpaths and cycle routes, in recognition of their wider recreational use, national importance and the value likely to be attached to views by visitors.
Regional (Medium)	Public views from walks, cycle routes or public open spaces publicised at a county or regional level, in recognition of their wider recreational use and the importance of views to the enjoyment and appreciation of these recreational assets by visitors from the county or wider region.
Local (Low)	- Public views from walks, cycle routes, or public open spaces publicised at a local or borough level, in recognition of their recreational use and the importance of views to the enjoyment and appreciation of these recreational assets by visitors from the local area. - Public views from or within a local plan designation relating to landscape quality or a conservation interest (such as a Conservation Area or Local Nature Reserve).
Community (Very Low)	Other public views and all private views.

Visual Receptor Sensitivity

1.46 Receptor sensitivity will be assigned to receptors in accordance with **Table 8** below.

Table 8- Criteria Used to Assess Visual Receptor Sensitivity

Receptor Sensitivity	Typical Criteria
High	The visual receptor or view has: - High susceptibility to change and is of international, national or regional value; or - Medium susceptibility to change and of international or national value.

Receptor Sensitivity	Typical Criteria
Medium	The visual receptor or view has: • High susceptibility to change and is of local or community value; • Medium susceptibility to change and of regional or local value; or • Low susceptibility to change and of international or national value.
Low	The visual receptor or view has: • Medium susceptibility to change and is of community value; or • Low susceptibility to change and of regional, local or community value.

Magnitude of Effect

- 1.47 A judgement on the likely magnitude of effect on views is assessed, based on the proportion of the view that would change and the extent to which there would be an appreciable difference to the existing view. As for landscape character, a scale of low, moderate and high is used to forecast anticipated effects.
- 1.48 **Table 9** describes the criteria used to assess the magnitude of effect on views. The direction of effect can be positive, negative or neutral.

Table 9 – Typical Criteria Used to Assess the Magnitude of Effects on Views

Magnitude of Effect	Typical Criteria
High	Major alteration to the existing view and/or the introduction of elements considered totally uncharacteristic in the view. Typically this would be: • where a development would be seen in close proximity with a large proportion of the view affected with little or no filtering; or • where there would be a great scale of change from the present situation for the long or medium-term.
Medium	Partial alteration to the existing view and/or the introduction of prominent elements in the view. Typically this would be: • where a development would be seen in views for the long or medium-term where a moderate proportion of the view is affected; • where there may be some screening, which would minimise the scale of change from the present situation; or • where a development would be seen in close proximity with a large proportion of the view affected for the short-term.
Low	Low alteration to the existing view and/or the introduction of features, which may already be present in views. Typically this would be: • where a moderate or small proportion of the view would be affected for the short-term; • where only a small proportion of the view is affected in the medium-term or long-term; • where the development would be visible for the long-term in distant views; • where the medium-term or long-term effect is reduced due to a high degree of filtering and/or screening; or • where there is a low scale of change from the existing view.
Negligible	Very low alteration to the existing view. Typically this would be: • where, in the short, medium or long-term, a development would be barely perceptible within a long distance panoramic view; or • where a very small proportion of the view is affected. The scale of change from the existing view would be barely perceptible.

Judging the Overall Effect on Views

- 1.49 In accordance with paragraph 6.42 of GLVIA3 *“to draw final conclusions about significance the separate judgements about the sensitivity of the visual receptors and the magnitude of the visual effects need to be combined, to allow a final judgement about whether each different effect is significant or not”. “Significance of visual effects is not absolute and can only be defined in relation to each development and its specific location.”*
- 1.50 Whilst the proposed development subject to this visual appraisal is not EIA development, the separate magnitude and sensitivity judgements have been combined to reach an overall level of, or degree of effect. This accords with the guidance provided in the GLVIA3 Statement of Clarification 1/13. In this appraisal, the overall level or degree of effect is referred to as the ‘overall effect’.
- 1.51 Large-scale changes which introduce new, discordant or intrusive elements into the view of a sensitive receptor are considered to be more likely to result in greater overall effects than small changes or changes involving features already present in the view or changes in the views of less sensitive receptors. Changes in views from recognised and important viewpoints, such as scheduled monuments or outdoor tourist attractions, or from important amenity routes, such as long-distance footpaths or national cycle routes, are likely to result in greater overall effects.
- 1.52 The overall effect on views is determined through the sequential combination of judgements on visual receptor sensitivity and the magnitude of effect. The overall effect can be adverse, beneficial or neutral. A neutral effect is one in which there is no noticeable beneficial or adverse effect, or in which the effect is considered neither beneficial nor adverse overall, having made a ‘net equation’ judgment that takes into account both beneficial and adverse impacts.
- 1.53 The typical criteria shown in **Table 10** will be used to judge overall effect.

Table 10 – Criteria Used to Assess the Overall Effect on Views

Overall Effect	Typical Criteria
Major	An effect of major significance generally is recorded where a high magnitude of effect occurs to a high or medium sensitivity receptor.
Moderate	An effect of moderate significance generally is recorded where a moderate magnitude of effect occurs to a high or medium sensitivity receptor.
Minor	An effect of minor significance generally is recorded where a low magnitude of effect occurs to a high, medium or low sensitivity receptor.
Negligible	An effect of negligible significance generally is recorded where a negligible magnitude of effect occurs to a high, medium or low sensitivity receptor.



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