

Landscape and Visual Appraisal

Pilsworth South Materials Recycling
Facility (MRF)

July 2023

For and on behalf of

Valencia



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APPENDICES

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LVIA DRAWINGS INCLUDED

AW0269-PL-001	Viewpoint Location Plan
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1. INTRODUCTION

- 1.1. This Landscape and Visual Appraisal (LVA) has been prepared on behalf of Valencia Ltd by Awscape Ltd in relation to the proposed Materials Recycling Facility (MRF).
- 1.2. The purpose of the LVA is:
 - To identify and assess the magnitude and effects of change that may arise from the proposed development on the Landscape character (landscape effects), and
 - To identify and assess the magnitude and effects of change that may arise from the proposed development on people's views and visual amenity (visual effects).
- 1.3. The LVA has been undertaken by a Chartered Member of the Landscape Institute. The LVA follows guidance set out in the Landscape Institute (LI) and Institute of Environmental Management & Assessment (IEMA) Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013)¹. Detailed methodology used in this LVA is provided in Appendix A.
- 1.4. Site visits were undertaken on 14th June 2023 and 26th June 2023. This LVA has assessed a study area of up to 2km from the boundary of the Site.

2. DESCRIPTION OF PROPOSALS

- 2.1. It is proposed to construct a Materials Recycling Facility (MRF) within the curtilage of Pilsworth South Landfill in order to reduce the volume of recyclable materials entering the landfill.
- 2.2. The MRF would be located to the north of the existing Valencia office buildings and weighbridge. The building would occupy an area of approximately 3528m² with a yard allowing vehicle entry and exit of the building. The ridge height of the building would be 12.4m from ground level and would enclose all material recycling processes.

¹ Landscape Institute and Institute of Environmental and Assessment, Guidelines for Landscape and Visual Impact Assessment 3rd Edition (April, 2013)



Image 1: Extract from Proposed MRF Location plan

- 2.3. It is expected that the building would occupy the site for the length of requirement of the landfill and removed prior to the restoration of the site. It would be decommissioned and restored as part of the final restoration process. It is therefore classed as a temporary development.
- 2.4. Access to the facility would be via the existing access onto Pilsworth South Landfill and would not result in any additional access requirements.

3. PLANNING POLICY

National Planning Policy, 2021

3.1. The National Planning Policy Framework (NPPF) published in 2021 sets out the Government's planning policies for England and how these are expected to be applied for sustainable development.

3.2. Paragraph 10 of the NPPF states "*At the heart of the Framework is a **presumption in favour of sustainable development***" ...

3.3. Section 12 'Achieving well designed places', paragraph 126 states:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development...

3.4. Section 12, paragraph 130 states:

Planning policies and decisions should ensure that developments:

.b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting..

3.5. Section 15, 'Conserving and enhancing the natural environment' Paragraph 174 states:

Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes...

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services

3.6. All plant will be within a warehouse similar to those within the local area. No vegetation will be removed as part of this development. The character of the immediate vicinity is one of industrial/commercial waste disposal.

Greater Manchester Waste Plan

3.7. Paragraph 3.19 states... 'some areas will only be suitable for enclosed waste management facilities that look similar to other industrial buildings....It is important that any waste management facility is compatible with the surrounding land uses...'

3.8. Paragraph 4.4 states 'The Construction and operation of waste management facilities should not give rise to unacceptable impact on any interest of acknowledged importance including the amenity of residents and the local and wider environment.'

- 3.9. The MRF is located on an existing landfill site and therefore its use is compatible to its surroundings. No unacceptable impacts would arise from this development to the local or wider environment or amenity of residents.

Bury Council UDP

- 3.10. EC6 New Business Industrial and Commercial Development

The Council will seek to ensure new business...is of a suitably acceptable design and does not have a significantly detrimental effect on the surrounding environment and amenity.

- 3.11. The development is inkeeping with the industrial setting within which it is located.

- 3.12. EN1/1 – Visual Amenity

Development will not be permitted where proposals would have a detrimental effect on:

- *Public views of prominent or important buildings...*
- *The visual amenity both within, or views from, areas of environmental interest such as the Green Belt, Special Landscape Areas or the river valleys.*

- 3.13. Visual amenity has been assessed within this report and found that there are no public views from prominent buildings, and views of the site from within the Green Belt are mostly screened.

- 3.14. EN6 – Conservation of the Natural Environment

The Council will retain, protect and enhance the natural environment of the Borough, particularly in relation to areas of ecological, wildlife and geological importance.

- 3.15. The natural environment will not be affected by these proposals based on its positioning on existing land in operation by Pilsworth Landfill.

- 3.16. EN9 – Landscape

The Council will seek to protect, conserve and improve the landscape quality of the Borough, and will encourage the enhancement of landscapes, where appropriate.

- 3.17. The MRF is a temporary development on Pilsworth Landfill. The landscape will be restored as part of the restoration of the overall landfill site once all landfill ceases.

- 3.18. EN9/1 Special Landscape Areas

In those areas identified on the Proposals Map as Special Landscape Areas, any development which is permitted will be strictly controlled and required to be sympathetic to its surroundings in terms of its visual impact. High standards of design, siting and landscaping will be expected. Unduly obtrusive development will not be permitted in such areas.

3.19. It is noted that within the justification for the creation of these Special Landscape Areas, this information is based upon the broad areas identified in Structure Plan Policy OL8 and information contained in the Bury Open Land Study (Bury MBC, 1978). This policy OL8 and the Study are no longer available and significantly out of date. This policy therefore has no evidence as to the reason for its designation as a Special Landscape Area, and we can only base this report on evidence that is available.

3.20. OL1 – Green Belt

The Council will maintain a Green Belt, ensuring that it fulfils the following strategic purposes:

- *To check the unrestricted sprawl of large built-up areas*
- *To prevent neighbouring towns from merging into one another*
- *To assist in safeguarding the countryside from further encroachment*
- *- to preserve the setting and special character of historic towns*
- *To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

3.21. OL1/2 – New Buildings in the Green Belt

The construction of new buildings inside the Green Belt is inappropriate development, unless it is for one or more of the following purposes:

- *...Essential facilities for...other uses of land which preserve the openness of Green Belt and which do not conflict with the purposes of including land in it...*

3.22. The development forms an essential facility for the landfill and its continued reduction of waste to landfill and recyclability of waste. It is a temporary and reversible development.

4. BASELINE CONDITIONS

Landscape Baseline

4.1. The landscape desk study determines the current nature of the Site and surrounding area that may be affected by the development proposals. It identifies landscape designations, national, regional and local landscape character, topography, geology and condition of the landscape and where defined, the value of the landscape.

Landscape Designations

4.2. The site is located within the statutory landscape/planning designation of Green Belt. It is also located in a non-statutory landscape designation within the UDP of a Special Landscape Area

(SLA). However, there is no longer any evidence or detail to justify the SLA. It is uncertain as to whether this designation has any value.

- 4.3. There is a Site of Biological Importance (Pilsworth SBI) to the southern boundary of the Pilsworth South Landfill, and Railway Cutting at Heywood SBI to the north of Pilsworth North, with Hollins Vale SBI and Local Nature Reserve (LNR) to the west of the M66, south west of the site. There are other landscape designations further than 1km from the boundary of the site.
- 4.4. There are no listed buildings within 1km of the Site.
- 4.5. A number of listed buildings are located beyond 1km from the Site boundary which will only be assessed where the ZTV shows particular emphasis on the potential visibility from this location.

National Level Landscape Character

National Character Area Profiles, September 2014

- 4.6. The Site lies within the National Character Area 54: Manchester Pennine Fringe. The key characteristics are:

- *Transitional zone between elevated open moorlands and densely populated urban areas on lower ground.*
- *Landform is a transition from upland to lowland...*
- *Elevated vantage points provide extensive views across the adjacent Manchester Conurbation NCA*
- *Several rivers flow through the area...*
- *Woodland cover is characterised by a range of woodland types...*
- *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, often fragmented.*
- *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.*

Regional Level Landscape Character

Greater Manchester Landscape Character and Sensitivity Study

- 4.7. The Site lies within the Reclaimed Land/Wetlands landscape character type.
- 4.8. The key characteristics of this landscape character are:
 - *Landform generally flat to gently undulating with some locally distinctive landforms as a result of past mineral extraction and landfill*

- *Low-lying typically 20-30m AOD*
 - *Underlying bedrock geology of Coal Measure overlain by fluvioglacial sands and gravels with pockets of peat and clay*
 - *Network of lowland wetland habitats and open water bodies, the latter formed as a result of coal mining subsidence and inundation.*
 - *Network of lowland wetland habitats surrounded by a matrix of mixed farmland*
 - *Some areas of land have a neglected appearance or are in the process of being restored...*
 - *Mainly medium scale, rectangular fields delineated by a network of drainage ditches and species poor hedgerows*
 - *Mosaic of habitats including open water, reed beds, wet meadows, lowland fen and carr scrub on reclaimed land, supporting wetland species including birds.*
 - *A landscape profoundly influenced by its industrial past, which includes surface coal mining, sand and clay extraction...*
 - *Many former industrial areas have been reclaimed, now forming important areas for recreation and wildlife...*
 - *Evidence of the area's industrial legacy include large former cotton mills, pit ventilation shafts, spoil heaps and water filled subsidence, connected by associated railway sidings, canals and roads*
 - *Settlement mainly comprises rural hamlets and farmsteads...Dense surrounding urban and large scale industrial development provides sharply defined boundaries to the LCT, forming the skyline in many views.*
 - *Roads, railways and canals bisect the landscape, often on raised embankments*
 - *A network of public footpaths mainly follows tracks and lanes, occasionally crossing fields. Long distance walking and cycling routes follow canals and former railway corridors...*
 - *In lower lying areas views tend to be restricted by landform, although there are some open views across large water bodies...*
- 4.9. Extract from the guidance within this LCT includes avoiding siting development on highly visible areas which form the skyline in views e.g. elevated areas on the urban fringe and utilise areas of existing woodland to integrate new development into the landscape.
- 4.10. The site is not located on high ground and does not breach the skyline. Elevated areas were assessed and the site would not be clearly visible from these locations. The site is integrated into the existing wooded setting of the Pilsworth Landfill.

Site's Landscape Character

- 4.11. The Site's landscape character has some characteristics of the LCT in that it is a low lying location and that it is located at the base of a locally distinctive landform of the Pilsworth South active landfill.
- 4.12. The Site is a landscape with no distinguishing features and forms a loosely filled yard/storage area for machinery, tyres and spoil currently used within the landfill (Image 2 below).



Image 2 of Site from within Pilsworth South Landfill

- 4.13. To the south of the site is the Valencia site office buildings and car park, entrance and weighbridge. To the east of the site is the working Pilsworth South Landfill, and access roads for lorries and landfill machinery. A further access road is located north west of the site boundary into a separate hard standing compound. Scrub on the embankment forms part of the western boundary of the site separates the site from the access road. Existing woodland vegetation is located on the boundary with Pilsworth Road.
- 4.14. Topography of the Site is relatively level with some small spoil piles and generally lies around 100-101m AOD.

Visual Baseline

- 4.15. A ZTV using DSM data was prepared to identify the range of views possible from the proposed development. The DSM data was used to determine the visibility of the site based on existing modelled vegetation available. Methodology for the preparation of the ZTV and assessment is included in Appendix A. From the ZTV a series of viewpoints were identified where it was anticipated views would be perceived from representative locations such as roads, public rights of way, residential dwellings, Open Access Land, and public amenity spaces (such as public open spaces, cemetery etc).

- 4.16. It was decided that beyond 2km the effect of the proposals on a particular receptor would be imperceptible within the context of a wider view and efforts were concentrated within 2km of the Site. These are identified on the Viewpoint Location Plan (AW0269-PL-001).
- 4.17. Dwellings that would potentially be affected by the proposals would be on the edge of the village of Hollins to the south of the site (Appendix B, Viewpoint 2). Viewpoints were selected from publicly accessible locations near to dwellings to provide a representative view.
- 4.18. A Site survey was undertaken on 26th June 2023. Conditions were sun/overcast, clear, bright and dry.

Visual Receptors

Public Rights of Way/Open Access Land

- 4.19. There are no areas of Open Access Land within the vicinity of the Site. There is a network of PROW to the north west, west and south west, beyond the M66, with potential views of the site as evident on the Viewpoint Location Plan (AW0269-PL-001). PROW within 2km identified as having a view of the Site from the DSM on the ZTV were assessed during the Site visit.
- 4.20. The PROW west of Junction 3 of the M66 was no longer accessible. This included 67BUR South East Pilsworth Road (Images 3&4 below) and HeyFp82. Despite best efforts the PROW was no longer signposted and vegetation prevented any access.





Images 3&4 of PROW (67BUR South East Pilsworth Road) west of J3 of M66.

- 4.21. Similarly, the bridleway, identified on the ZTV to the north west of the site (HeyBP88), adjacent to the M66, and north of the reservoir, was closed off to public access, forming part of the Waterfarm Fishery (Image 5 below). There were no longer any signposts or access provided to the public. The view from this location was not surveyed due to it being on private land.



Image 5 of former Bridleway route (HeyBP88) through Waterfarm Fishery (no public access)

- 4.22. Plate A was taken from a PROW (James Street South 67Bur) along the Roch Valley Greenway, east of Valley Mill Lane and south of the railway line. The PROW is located north west of the site. The photograph shows that there is intervening vegetation and it is likely that the site would be screened from this view. It is noticeable that the landfill is also not visible from this location.

Roads

- 4.23. The ZTV identified that there may be some views from Pilsworth Road, the M66 and roads in Hollins and Pimhole. The M66 could not be surveyed for safety reasons, and the PROW west of this were no longer accessible (see above) to provide any possible alternative view.
- 4.24. A small glimpse of the Site would be visible from Pilsworth Road at the entrance to Pilsworth South landfill (Appendix B, Viewpoint 1). It would be seen within the context of a busy working site access (see images 6&7) with two thirds of the site screened by intervening vegetation.
- 4.25. A viewpoint was taken from Hollins Lane, south of the site (Appendix B, Viewpoint 2). It is a short stretch of 30mph road with an oblique view towards the site, although the majority of this view from road users would be obscured by the field boundary hedgerow.



Images 6&7 of typical HGV use of access road into Pilsworth South Landfill

4.26. There are no other roads with views of the Site.

Dwellings

- 4.27. There are a small number of dwellings with potential views of the Site. These are located along Hollins Lane, south of the Site (Appendix B, similar to Viewpoint 2). The views would be mostly from upstairs windows only.
- 4.28. The ZTV identified potential views from Pimhole and other dwellings in Hollins. However, intervening vegetation and built form between the site and these dwellings provides substantial screening of the site.

Public amenity

- 4.29. There are no formal recreation grounds within proximity of the Site that would have views of the Site. However, there is a possibility that Waterfarm Fishery may have views of the site. This is private property and as a result was not accessible or surveyed.

5. ASSESSMENT OF LANDSCAPE EFFECTS

- 5.1. The effects on the landscape by the proposed development are determined by the sensitivity of the landscape receptor and the magnitude of effect.
- 5.2. The Landscape Character Type of Reclaimed Land/Wetlands is identified in the Greater Manchester Landscape Character and Sensitivity Report of August 2018 to be of Moderate Sensitivity to commercial development. The reason for its classification is mainly due to:
- its physical character of undulating landform, and locally distinctive artificial landforms, medium scale field patterns and small scale landscape features such as drainage ditches, hedgerows and woodland.
 - its natural character of land use which is largely mixed farmland, lowland wetland habitats, water bodies, woodland and SSSIs.
 - Its access and recreation with a network of public footpaths including long distance paths following canals and former railway lines, some open access land, and Country Parks acting as destinations for the local community.
- 5.3. The site is located within a Special Landscape Area and also Green Belt. As previously discussed, the SLA no longer has any available evidence to justify its designation.
- 5.4. However, the site is located within an area of an active landfill and has limited landscape qualities that can be attributable to the sensitivity classification identified above.
- 5.5. In accordance with the GLVIA (pp 89, paras 5.41 & 5.42), the Site has been independently assessed on its sensitivity to this form of development. Sensitivity is determined by defining:

- Susceptibility of the landscape element to change, and
- Value of the landscape element.

5.6. The susceptibility of the landscape to change of the Site and its immediate setting (i.e. the level of influence or harm that a proposed development could have on the landscape) is detailed in Table 1 below:

Table 1: Susceptibility of the landscape to change		
Landscape elements	Description	Level of susceptibility
Topography (Site)	The Site has relatively flat topography of 100-101mAOD	Low
Topography (surroundings)	The wider character area has low lying areas with artificial rising topography associated with landfill, some of which is active.	Low Summary: Low
Trees and Hedgerows	There are no trees within the site The wider area has no trees on the active landfill, although pockets of vegetation are noted within the Pilsworth south landfill area, with the majority of vegetation associated with roadsides and dwellings.	Nil Medium Summary: Low
Land	The Site is a working site/storage yard for the landfill. It is depleted of vegetation or anything of landscape value The immediate surroundings are hard standing access and landfill.	 Summary: Nil
Overall susceptibility to change		Negligible-Low

5.7. The value of the landscape is based on the characteristics and qualities of the Site and their level of importance within the landscape. These are identified in Table 2 below:

Table 2: Value of the landscape		
Characteristics and qualities of the Site	Description & level of importance	Value
Landscape condition	The Site is a working site/storage yard for the landfill with bare ground condition. The surrounding landscape is one of working landfills, M66 motorway, industrial infrastructure. Further south and north beyond the landfill areas agricultural pastoral landscape is visible. Some of these areas are identified as being Local Nature Reserves and SBIs. However there is significant industrial development with proposed expansion of industrial warehouse development.	Negligible Medium Summary: Low-Medium
Scenic quality	The Site has an industrial feel within a working landfill setting. The wider context varies with a mix of large scale warehouses, urban expansion, with a Green Belt 'break' of pastoral landscape, although this is frequently interrupted with urban interface.	Negligible Low-Medium

Table 2: Value of the landscape		
Characteristics and qualities of the Site	Description & level of importance	Value
		Summary: Low
Rarity	The Site has no rare features in the local landscape.	Summary: Negligible
Representativeness	The Site is representative of the commercial landscape, but in its current form is not representative of the pastoral landscape	Summary: Low
Conservation interests	The Site has no conservation interests There are no listed buildings within close proximity to the site.	Negligible Negligible Summary: Negligible
Recreation value	There is no public access to the site. There is a public right of way that follows the north eastern boundary of the landfill and other PROW within the wider landscape although some of these are no longer accessible	Nil Medium Summary: Low
Perceptual aspects	The Site is seen as a working landfill site. Wider views are a mix of pastoral breaks and urban settings with large scale industrial developments located throughout.	Negligible Low-Medium Summary: Low
Associations	The Site does not appear to be associated with any local historic events or persons of interest.	Summary: Low
Overall Landscape Value		Low

5.8. The sensitivity of the landscape is determined by landscape elements that affect susceptibility to change (**negligible-low** (Table 1)) and landscape value (**low** (Table 2)). The overall sensitivity of the landscape to this type of development is **low** within the study area.

5.9. The magnitude of landscape effects during construction (Table 3a) and completion (Table 3b) is highlighted below:

Table 3a: Magnitude of Landscape Effects during construction				
Landscape components	Size and scale	Geographical extent of the effect	Duration and reversibility	Magnitude of effect within Study Area
Construction machinery and delivery of materials	Small scale cranes required for construction, with potential increase in vehicles for deliveries of materials	Development contained within the site area. Construction equipment may be visible from immediately adjacent to the entrance to the site and from 1-2km where views are likely	Temporary process during construction phase	Low-(Medium) Adverse (This is associated with the nature of the Site and the surrounding infrastructure and the limited extent at which this affects the wider landscape)
Magnitude of Landscape Effects during construction				Low-(Medium) Adverse

Table 3b: Magnitude of Landscape Effects at completion				
Landscape components	Size and scale	Geographical extent of the effect	Duration and reversibility	Magnitude of effect within Study Area
Introduction of built structure and hard landscape	The proposed building is 12.4m in height and covers an area of 3528m ² .	Visible from immediately adjacent to the entrance to the site. Roof peak partially visible from small locations within 1-2km of the site.	Temporary and reversible. Building present for the lifetime of the landfill.	Low Adverse (This is associated with the nature of the Site and the surrounding infrastructure and the limited extent at which this affects the wider landscape)
Magnitude of Landscape Effects following completion				Low Adverse

5.10. Significance of landscape effects is the combination of the sensitivity of the landscape and the magnitude of change. Table 4 below identifies the significance of effect during construction and upon completion:

Table 4a: Significance of effect during construction		
Sensitivity of landscape Elements	Magnitude of Landscape Effects	Significance of Effect on Landscape
Low	Low-(Medium) Adverse	Slight-(Moderate) Adverse

Table 4b: Significance of effect upon completion		
Sensitivity of Landscape Elements	Magnitude of Landscape Effects	Significance of Effect on Landscape
Low	Low Adverse	Slight Adverse

5.11. The significance of effect on the landscape of the development proposals for this Site would be **Slight-(Moderate) Adverse** during construction reducing to **Slight Adverse** upon completion.

Effect on Special Landscape Area

5.12. Due to the lack of supporting evidence in relation to the reason for the designation of the Special Landscape Area (SLA), the report cannot assess the effect on the SLA. The report has undertaken an assessment of the sensitivity of the site and its immediate surroundings and based the effects of the development proposals on the sensitivity of the current condition of the landscape, identified above.

6. ASSESSMENT OF VISUAL EFFECTS

- 6.1. The visual appraisal was undertaken using a ZTV produced from LIDAR digital surface modelling. A series of viewpoints were selected that were representative of the key views within the local area. They are not intended to cover every available view. These included public rights of way, roads, residential dwellings (or within close proximity to). These selected viewpoints were verified on Site. These are shown in detail in Appendix B.
- 6.2. It is considered that with increasing distance from the proposed development the effects of the proposed development on receptors would decrease significantly.

Viewpoint 1 (Appendix B) –Road, looking south. North of and 95m to the building edge within the Site boundary.

- 6.3. This viewpoint is located at 103m AOD from Pilsworth Road. The site would be visible beyond the access road to Pilsworth South Landfill, a very small section of road that is heavily used by lorries and has gates when not in use. The sensitivity of the receptor would be classed as low as this is a busy road with much industrial vehicle traffic from the interchange with the M66 and associated industrial estates locally, including the landfill. There is a footway, however, much of this is overgrown and difficult to navigate.
- 6.4. Approximately a third of the development would be visible from this viewpoint. However, it would be transient and contextual with landfill traffic and the nature of the local industrial area i.e. an expected form of development in this location. It is anticipated that the magnitude of change during construction would be Medium with a Slight-Moderate Adverse significance of effect, reducing to Low upon completion with a Slight Adverse significance of effect.

Viewpoint 2 (Appendix B) –Road, looking north east. South of and 1.23km to the building edge within the Site boundary.

- 6.5. This viewpoint is located at 101m AOD (similar elevation to the site) with views through a gap in roadside hedgerow. The view encompasses Pilsworth Industrial Estate, Pilsworth South Landfill, trees and vegetation associated with the M66 and landfill boundaries, as well as a pastoral landscape to the foreground. Knowle Hill and associated turbines are visible in the far distance. The sensitivity of the receptor is medium.
- 6.6. The building is likely to be fully screened by vegetation particularly during the summer months with heavily filtered views of the upper extents of the roofline in the winter.
- 6.7. The magnitude of change during construction would be low and upon completion would be negligible-low. Combined with a medium sensitivity receptor the significance of effect upon completion in winter would be Negligible-Slight Adverse.

Viewpoint 3 (Appendix B) – from PROW. Looking south east. 1.3km north west of the Site boundary.

- 6.8. This viewpoint is located on a PROW (Roch Valley Greenway) 1.3km north west of the site boundary at 75mAOD. The view extends across the River Roch towards the Site. The river has some vegetation and the view is a mix of pastoral landscape with industrial units/infrastructure associated with Pilsworth Industrial Estate and the M66 junction. The sensitivity of the receptor is high.
- 6.9. The roofline of the proposed site may be partially visible above and to the left of the Asda roofline, although vegetation along the banks of the M66 are likely to screen the majority of the view.
- 6.10. The magnitude of change during construction would be negligible-low reducing to negligible upon completion. Combined with a high sensitivity receptor, the significance of effect upon completion in winter would be Negligible adverse.

Dwellings

- 6.11. A small number of dwellings along Hollins Lane may experience first floor views of the roofline of the proposed development similar to Viewpoint 2. Views from ground floor windows are generally obscured by an intervening field boundary hedgerows. Views from upstairs are generally classed as medium sensitivity.
- 6.12. The magnitude of change during construction would be low and upon completion would be negligible-low. Combined with a medium sensitivity receptor the significance of effect upon completion in winter would be Negligible-Slight Adverse.
- 6.13. It is not anticipated that any other dwelling would experience views of the site due to intervening vegetation screening the views.

Transport routes with potential views

- 6.14. The area's roads were assessed for impact on views identified within the ZTV. It was found that most roads not covered within the viewpoint assessment were screened by intervening vegetation. The sensitivity of roads is generally classed as medium.
- 6.15. The M66 would have potential views towards the site. However, from within the site the M66 was not clearly visible and it is likely that the site would not be seen or noticed on a 70mph road. The significance of effect on this road is likely to be negligible-nil.
- 6.16. Pilsworth Road is a busy 40mph road. It includes the interchange with the M66 Junction 3, and access to Pilsworth Industrial Estate, Pilsworth South Landfill and further leading to Heywood Distribution Park. It is not a quiet rural route, but one of heavy vehicular traffic. It is surrounded on both sides by substantial tree cover likely planted as part of the Pilsworth North and

Pilsworth South mineral workings and landfills. Apart from the access road into the landfill (Viewpoint 1), there would be no other views of the site from this road.

Effect on Green Belt Openness

- 6.17. The visual appraisal has determined that the proposals will generally not be visible from most receptors due to existing intervening vegetation.
- 6.18. From the main access road into the landfill approximately one third of the development will be seen although within the context of existing vehicular traffic, activity of the site, entrance infrastructure (See Images 6&7 above), and the context of the wider area. There is substantial tree cover along Pilsworth Road that prevents visibility of the site from the rest of the road, and therefore only this section of the road would allow views into part of the site, albeit a transient view.
- 6.19. The development proposals are temporary and reversible and will only be present for the lifetime of Pilsworth Landfill. The openness of a small part the Green Belt, already under development) will have a minor change through this small section of access along Pilsworth Road. The remainder of the Green Belt will not be affected by the development proposals on the rest of the local area and remaining receptors due to intervening topography and vegetation.

Summary

- 6.20. It is evident from the Site visit that the effects of the proposed development would be minimal within a 2km radius. These are mainly from a small number of roads, residential dwellings and PROW. Beyond 1.3km the visual effects are negligible.

7. CONCLUSIONS

- 7.1. The proposed Materials Recycling Facility would be located within the curtilage of Pilsworth South landfill. Access to the site would be via the existing access road into the landfill. The MRF would be a temporary development as it would only occupy the site for the length of requirement of the landfill. It would be removed prior to the restoration of the landfill.
- 7.2. The proposed site is a working site/storage yard for the landfill with no vegetation or anything of landscape value within the site.
- 7.3. The site lies within the Reclaimed Land/Wetlands Landscape Character Type. Existing vegetation surrounding the landfill and other industrial infrastructure within the vicinity of the site provides good screening of the site.
- 7.4. The value of the landscape was identified as being Low with susceptibility to change as Negligible-Low. The sensitivity of the landscape to development was therefore identified as being low within the site and immediate study area.

- 7.5. The magnitude of change on the landscape during construction was Low-(Medium) Adverse reducing to Low Adverse upon completion. The significance of effect on the low sensitivity of the landscape was Slight-(Moderate) Adverse during construction reducing to Slight Adverse upon completion. As it is temporary and would be removed once the landfill had reached the end of its working life, the character of the landscape would be improved once the landfill restoration has been undertaken.
- 7.6. The effect on the SLA was not undertaken due to lack of supporting evidence for the designation of the SLA. Reference has been made therefore to the sensitivity of the existing landscape and the effects of the development on its current condition.
- 7.7. The Site was assessed on the impact on visual amenity. It was determined that visual effects were minimal and that there were no moderate or major adverse significance of effects. Any views of the site were mostly screened by intervening vegetation or were of an existing industrial nature with little effect on the experience of the view.
- 7.8. The site was assessed on the effect on the openness of the Green Belt and was found to have a highly localised minor effect at the access to Pilsworth Landfill. The remaining area of Green Belt would not be affected due to intervening topography and vegetation limiting views across the landscape.
- 7.9. As the site remains well hidden, is contextual with its working landfill setting, and is temporary and reversible, it is considered that the proposed development complies with the policies identified in Chapter 3.

APPENDIX A

Assessment Methodology for LVIA

Assessment Methodology for Landscape and Visual Appraisal (LVIA)

This LVA has been undertaken following the Guidelines for Landscape and Visual Impact Assessment (GLVIA), 3rd Edition, by Landscape Institute and Institute of Environmental Management and Assessment.

There are two components of an LVIA which are:

1. Assessment of landscape effects: assessing effects on the landscape as a resource in its own right;
2. Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.

This report dealt with both and made clear the difference between them.

The initial stage was to identify the baseline landscape and visual conditions. The study area for this LVA was taken to be up to 2km radius from the site. Perception of the development outside 2km was considered to be imperceptible within the landscape.

Landscape characteristics and Assessment methodology

A desk-based study was undertaken to determine the baseline characteristics of the landscape. This involved assessing:

- Ordnance survey maps of 1:50000 and 1:25000 scales;
- Aerial photography of the site and surrounding area;
- MAGIC website, identifying statutory and non-statutory land based designations, historic designations, and ecological designations (where these are of landscape interest) contributing to evaluating the value of the landscape;
- National and Local Planning policy; and
- National, Regional and Local Landscape Character Assessments.

This identified the constituent elements of the landscape characteristics which were verified during a site visit, to ensure that they were a true representation of the characteristics of the site and surrounding area.

Visual Assessment Methodology

A ZTV was prepared using LIDAR data that used the topographical survey and series of points from the ultimate build height. Viewpoints were identified that provided a range of views and visual amenity from different locations, directions and distances within the visual envelope. These were taken from publicly accessible locations to provide a representation of views, but were not exhaustive.

These were verified with a site visit to the site, and any further locations that were visible from the site, were included within the assessment.

Each viewpoint was photographed following the Technical Guidance Note 06/19 from the Landscape Institute: Visual Representation of Development Proposals (17th September 2019).

Assessing the Landscape Effects

The effects on the landscape, as a result of the proposed development, required assessment of the sensitivity of the landscape receptor and the magnitude of effect of the proposed development on the existing landscape.

Sensitivity of the landscape receptors

Sensitivity of a landscape receptor was assessed by combining judgements of their susceptibility to the proposed development and the value attached to the landscape. These may vary depending on the element assessed.

The susceptibility to change means the ability of a landscape receptor to accommodate the proposed development without undue consequences to the baseline situation and/or achieving landscape policies/strategies.

Each individual landscape element was assessed on its susceptibility to change, and recorded on a scale of high, medium and low, as below:

High	Landscape elements that are distinctive or have valued features. These areas may be more sensitive to small change.
Medium	Landscape elements that are moderately distinctive with some valued features, but have suffered degradation. These areas may tolerate some change.
Low	Landscape elements that are weak in character and have few or no distinctive features of value. These areas are potentially tolerant of significant change.

The value of the landscape receptor generally reflects the landscape designation and their level of importance as follows:

Very High	Internationally valued landscapes
High	Nationally valued landscapes (National Parks, AONBs)
Medium	Locally Valued Landscapes
Low	Landscapes not nationally or locally designated

However, it was noted that within GLVIA3 it indicates that despite designations it is important to treat each area individually for development and assess the criteria for a valued landscape based on the characteristics and qualities of the landscape within its setting.

Magnitude of change for landscape elements

The effect on the landscape receptor was assessed in terms of the size/scale of development, geographical extent, and the duration and reversibility of the development. Professional judgement has been used to determine the magnitude of effect on landscape character as follows:

Negligible	Very minor alteration to landscape elements, with very small scale, small geographical extent over short or long term period
Low	Minor alteration to landscape elements, with small scale, small geographical extent over a short or long term period
Medium	Partial alteration to landscape elements, with medium scale, medium geographical extent over a short or long term period
High	Major alteration to landscape elements, with large scale, large geographical extent over a short or long term period

Assessing the visual effects

A series of representative viewpoints were used to identify different visual receptors at varying distances and directions based on the results of the desk based assessment. Visual receptors may include people living in the area, people working there, people passing through on road, or other modes of transport, people visiting promoted landscapes, people engaged in recreational activity.

Sensitivity of visual receptors

Sensitivity of visual receptors is assessed in terms of their susceptibility to change in visual amenity, and the value attached to that particular view. Visual receptors most susceptible to change include:

- Residents at home;
- People engaged in outdoor recreation i.e. using public rights of way whose interest is focused on the landscape and on particular views
- Visitors to heritage assets
- Communities where views contribute to the landscape setting enjoyed by residents

People travelling are generally on a moderate susceptibility to change. People engaged in sport and people at their place of work are generally less sensitive to change.

Magnitude of change of visual effects

The effect on the visual receptor was assessed in terms of the size/scale of development, geographical extent, and the duration and reversibility of the development. The criteria is as follows:

Negligible	Negligible change with no notable change in the view
Low	Minimal change in the view, with the proposal not prominent in the view or few visual receptors affected
Medium	Moderate change in the view that is visible within but is not the defining feature in that view
High	Major change in the view, that substantially alters the view with many visual receptors affected.

The overall significance of effect

Significance of effect can generally be followed using the following table:

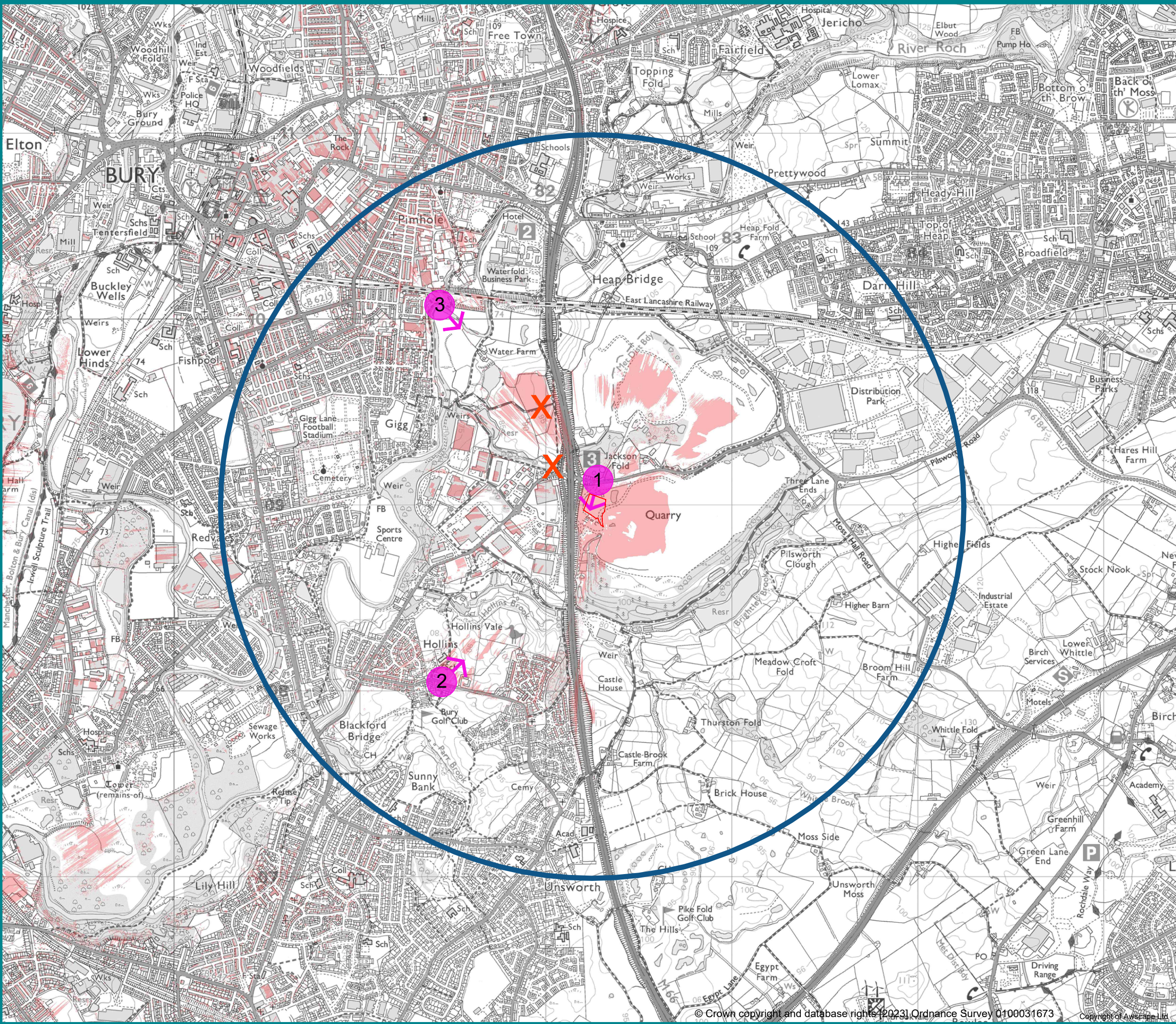
		Magnitude of Change			
		High	Medium	Low	Negligible
Landscape and visual sensitivity	High	Very substantial	Substantial	Moderate	Negligible
	Medium	Substantial	Moderate	Slight-Moderate	Negligible
	Low	Moderate	Slight-Moderate	Slight	Negligible

This overall significance applies to both landscape and visual effects.

DRAWINGS

AW0269-PL-001

Viewpoint Location Plan - MRF



Legend:

- 2km ZTV
- Approximate Red line boundary
- Location of viewpoint
- Inaccessible Viewpoint Location

Client:
Valencia Ltd

Project:
Pilsworth South Material Recycling Facility

Drawing Title:
Viewpoint Location Plan

Date: July 2023	Scale: 1:20000@A3	Drawing No: AW0269-PL-001
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