

BACUP AND STACKSTEADS SITES

LANDSCAPE ASSESSMENT Douglas Road/ Fieldfare Way

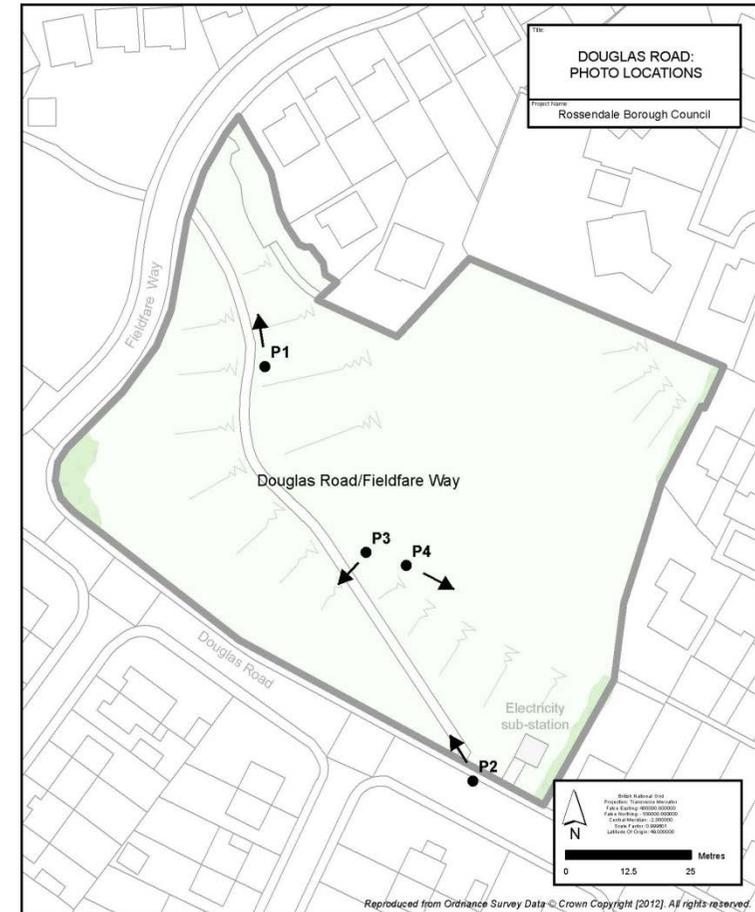
LANDSCAPE EFFECTS

SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District	High-Medium	Medium	Medium-low
	Community	Medium	Medium-low	Low
	Limited	Low	Low-negligible	Negligible

SENSITIVITY = SUSCEPTIBILITY + VALUE

SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low-negligible	Negligible – slight impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low	Negligible – slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Moderate-Low	Slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Moderate	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High Moderate	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High	Slight – Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact

SIGNIFICANCE = SENSITIVITY + MAGNITUDE



VISUAL EFFECTS Douglas Road/ Fieldfare Way

Susceptibility of receptors:

Douglas Road/ Fieldfare Way Visual receptors	SENSITIVITY
• Walkers on footpath 445	Medium
• Travellers on Douglas Road and Fieldfare Way	Medium
• Walkers on informal footpath across site	Medium
• Residential receptors	High

Douglas Road/ Fieldfare Way	Visual receptors	MAGNITUDE
Walkers on informal footpath across site	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Walkers on footpath 445	Where the proposals would form a prominent and immediately apparent element of the scene,	Large
Travellers on Douglas Road and Fieldfare Way	Where the proposals would form a prominent and immediately apparent element of the scene,	Large

Douglas Road/ Fieldfare Way	Residential receptors	MAGNITUDE
Residents on Fieldfare Way	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Residents on Douglas Road (south side)	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Residents on Ronaldsway Close and Peel Drive	Where the proposals would form a dominant and unavoidable part of the scene	Very large

Douglas Road/ Fieldfare Way Visual receptors	SIGNIFICANCE
Walkers on informal footpath across site	Moderate impact
Walkers on footpath 445	Moderate impact
Travellers on Douglas Road and Fieldfare Way	Major moderate impact

Douglas Road/ Fieldfare Way Residential receptors	SIGNIFICANCE
Residents on Fieldfare Way	Major- impact*
Residents on Douglas Road (south side)	Major- impact*
Residents on Ronaldsway Close and Peel Drive	Major- impact*

SENSITIVITY +MAGNITUDE = SIGNIFICANCE

SITE DEVELOPABILITY

Finally the **significance** of the **landscape effects** and the **visual effects** are combined to give an assessment of the sites **developability**

OUTCOME OF SITE ASSESSMENT	
Douglas Road / Fieldfare Way	Area suitable for development

Further information



Landscape Character Types and footpaths: Douglas Road, Source: MARIO

LANDSCAPE ASSESSMENT East of Empire Theatre LANDSCAPE EFFECTS

AREA A SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District			
	Community	High-Medium	Medium	Medium-low
	Limited	Medium	Medium-low	Low

AREA B SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District			
	Community	High-Medium	Medium	Medium-low
	Limited	Medium	Medium-low	Low

SENSITIVITY = SUSCEPTIBILITY + VALUE



AREA A SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low-negligible	Negligible – slight impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low	Negligible – slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Moderate-Low	Slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Moderate	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High Moderate	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High	Slight – Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact

SIGNIFICANCE = SENSITIVITY + MAGNITUDE

AREA B SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low-negligible	Negligible – slight impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low	Negligible – slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Moderate-Low	Slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Moderate	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High Moderate	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High	Slight – Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact

SIGNIFICANCE = SENSITIVITY + MAGNITUDE

VISUAL EFFECTS East of Empire Theatre

Susceptibility of receptors:

East of Empire Theatre Visual receptors	SENSITIVITY
• Walkers on footpath 485	High – Medium
• Travellers and walkers on Bankside Lane and paths from it including Irwell Valley Way (IVW) on opposite side of Bacup	High
• Travellers on Rochdale Road	Medium
• Users of allotments	Medium
• Residential receptors	High

East of Empire Theatre Area A	Key visual receptors	MAGNITUDE
Walkers on footpath 485	Where the proposals would form a prominent and immediately apparent element of the scene,	Large
Travellers and walkers on Bankside Lane and IVW	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Travellers on Rochdale Road	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Users of allotments	Where the proposals would form a dominant and unavoidable part of the scene	Very large

East of Empire Theatre Area B	Key visual receptors	MAGNITUDE
Walkers on footpath 485	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Travellers and walkers on Bankside Lane and IVW	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Travellers on Rochdale Road	Where the proposals would form a prominent and immediately apparent element of the scene,	Large
Users of allotments	Where the proposals would form a prominent and immediately apparent element of the scene,	Large

East of Empire Theatre Area A	Residential receptors	MAGNITUDE
Residents on Gladstone St and Pennine Road	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Residents on Rochdale Road	Where the proposals would form a prominent and immediately apparent element of the scene,	Large
Residents on Sandfield Road	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate

East of Empire Theatre Area B	Residential receptors	MAGNITUDE
Residents on Gladstone Street and Pennine Road	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Residents on Rochdale Road	Where the proposals would form a prominent and immediately apparent element of the scene,	Large
Residents on Sandfield Road	Where the proposals would form a dominant and unavoidable part of the scene	Very large

East of Empire Theatre	SIGNIFICANCE	
	Area A	Areas B
Walkers on footpath 485	Major moderate adverse impact	Major adverse impact
Travellers on Rochdale Road	Moderate adverse impact	Moderate adverse impact
Travellers and walkers on Bankside Lane and IVW	Moderate adverse impact	Moderate adverse impact

East of Empire Theatre	SIGNIFICANCE	
	Area A	Areas B
<i>*Varies, worst case shown</i>		
Residents on Gladstone Street and Pennine Road	Major- moderate impact*	Major- moderate impact*
Residents on Rochdale Road	Major impact	Major impact*
Residents on Sandfield Road	Moderate impact*	Major impact

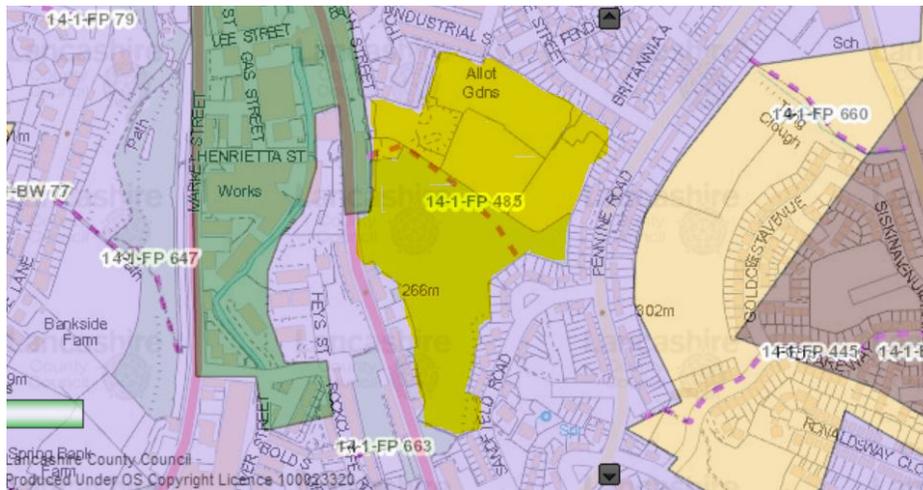
SENSITIVITY +MAGNITUDE = SIGNIFICANCE

SITE DEVELOPABILITY

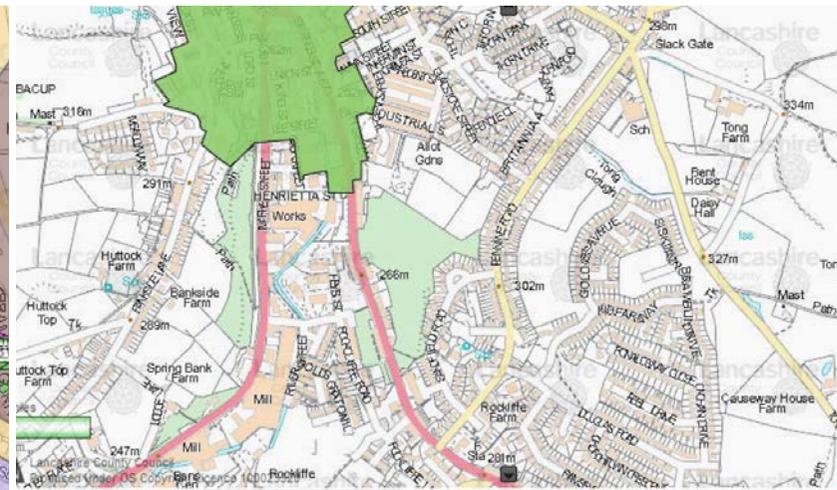
Finally the **significance** of the **landscape effects** and the **visual effects** are combined to give an assessment of the sites **developability**:

OUTCOME OF SITE ASSESSMENT	
East of Empire Theatre Area A	Suitable for development with mitigation
East of Empire Theatre Area B	Not suitable for development on landscape grounds

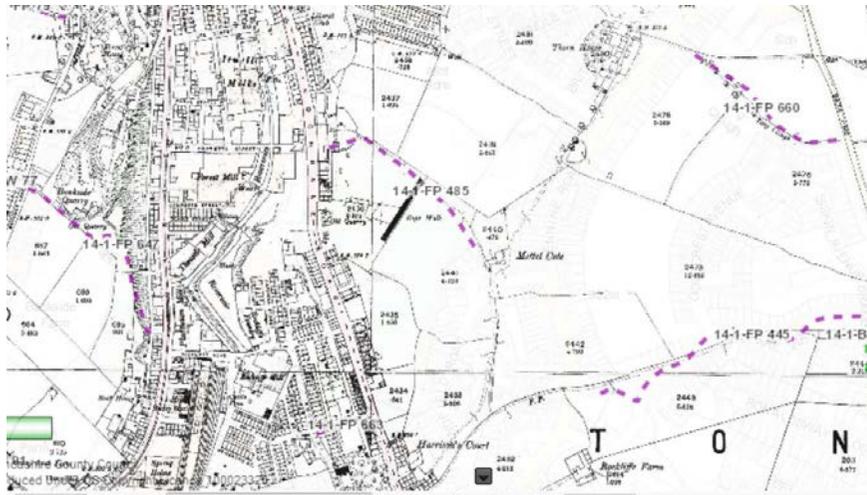
Further information



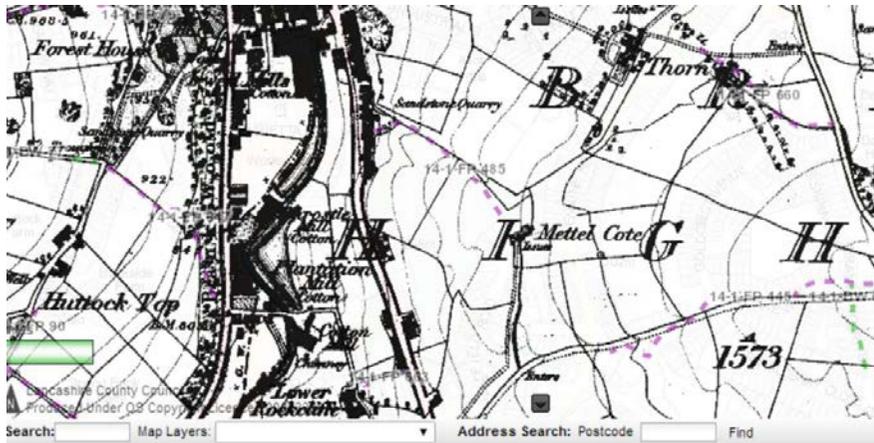
Landscape Character Types and footpaths: East of Empire, Source: MARIO



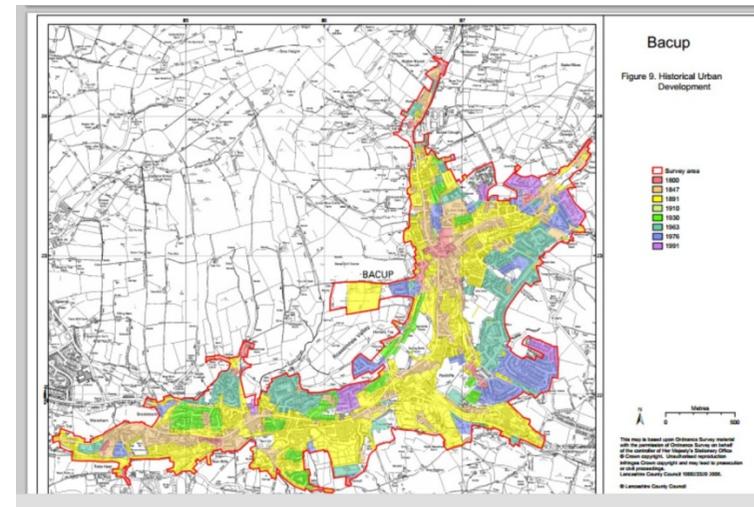
Bacup Town Centre Conservation Area: East of Empire Source: MARIO



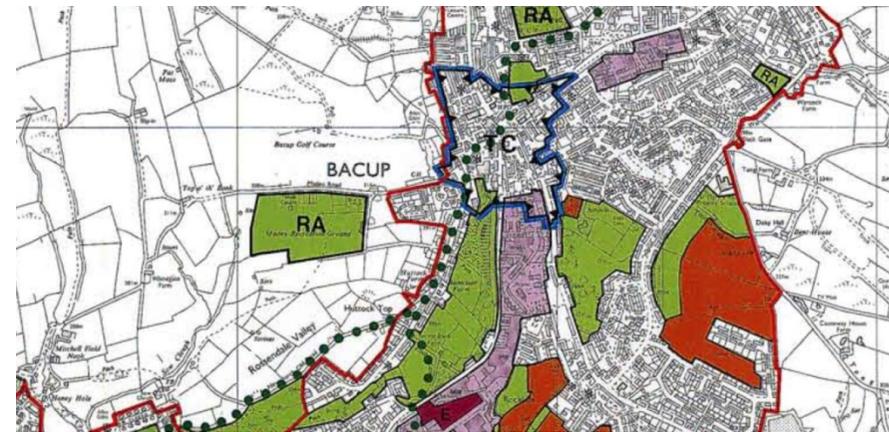
Historic map 1:2500 1890: East of Empire Theatre, Source: MARIO



Historic map 1:10.000 1849: East of Empire Theatre, Source: MARIO



Historic Town Assessment Report: Bacup2005 East of Empire Theatre, LC C



Adopted Proposals Map 2011: East of Empire Theatre, Rossendale Borough Council

LANDSCAPE ASSESSMENT Greens Farm

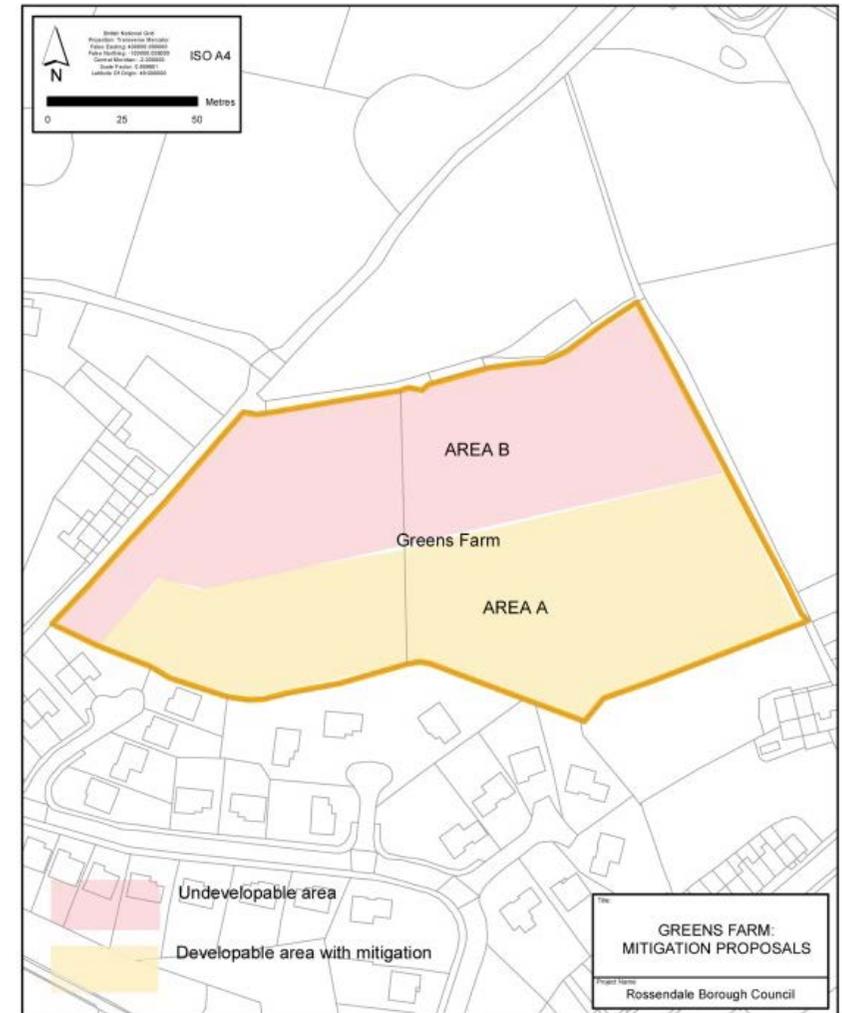
LANDSCAPE EFFECTS

Area A SENSITIVITY	SUSCEPTIBILITY		
	High	Medium	Low
National/International	High	High-medium	Medium
Local/District	High-Medium	Medium	Medium-low
Community	Medium	Medium-low	Low
Limited	Low	Low-negligible	Negligible

Area B SENSITIVITY	SUSCEPTIBILITY		
	High	Medium	Low
National/International	High	High-medium	Medium
Local/District	High-Medium	Medium	Medium-low
Community	Medium	Medium-low	Low
Limited	Low	Low-negligible	Negligible

SENSITIVITY = SUSCEPTIBILITY + VALUE

AREA A SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low-negligible	Negligible – slight impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low	Negligible – slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Moderate-Low	Slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Moderate	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High Moderate	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High	Slight – Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact



AREA B SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low-negligible	Negligible – slight impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low	Negligible – slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Moderate-Low	Slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Moderate	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High Moderate	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High	Slight – Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact

SIGNIFICANCE = SENSITIVITY + MAGNITUDE

VISUAL EFFECTS Greens Farm

Susceptibility of receptors:

Greens Farm Visual receptors	SENSITIVITY
<ul style="list-style-type: none"> Walkers on Todmorden Old Road 	High
<ul style="list-style-type: none"> Walkers on footpaths 370 and 371 	High

Greens Farm Area A	Key visual receptors	MAGNITUDE
Walkers on Todmorden Old Road	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Walkers on footpaths 370 and 371	Where the proposals would form a prominent and immediately apparent element of the scene,	Large

Greens Farm Area B	Key visual receptors	MAGNITUDE
Walkers on Todmorden Old Road	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Walkers on footpaths 370 and 371	Where the proposals would form a dominant and unavoidable part of the scene	Very large

Greens Farm Area A	Residential receptors	MAGNITUDE
Residents at Laneside	Where the proposals would form a prominent and immediately apparent element of the scene,	Large
Residents on Moorside Crescent	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Residents at Bull Farm	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate

Greens Farm Area B	Residential receptors	MAGNITUDE
Residents at Laneside	Where the proposals would form a prominent and immediately apparent element of the scene,	Large
Residents on Moorside Crescent	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Residents at Bull Farm	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate

Greens Farm Visual receptors	SIGNIFICANCE	
	Area A	Areas B
Walkers on footpaths 370 and 371	Major-moderate adverse impact	Major adverse impact
Walkers on Todmorden Old Road	Moderate adverse impact	Moderate adverse impact

Greens Farm Residential receptors	SIGNIFICANCE	
	Area A	Areas B
Residents at Laneside	Major moderate impact	Major moderate impact
Residents on Moorside Crescent	Major impact	Major impact
Residents at Bull Farm	Moderate impact	Moderate impact

SENSITIVITY +MAGNITUDE = SIGNIFICANCE

SITE DEVELOPABILITY

Finally the **significance** of the **landscape effects** and the **visual effects** are combined to give an assessment of the sites **developability**

OUTCOME OF SITE ASSESSMENT	
Greens Farm Area A	Suitable for development with mitigation
Greens Farm Area B	Not suitable for development on landscape grounds

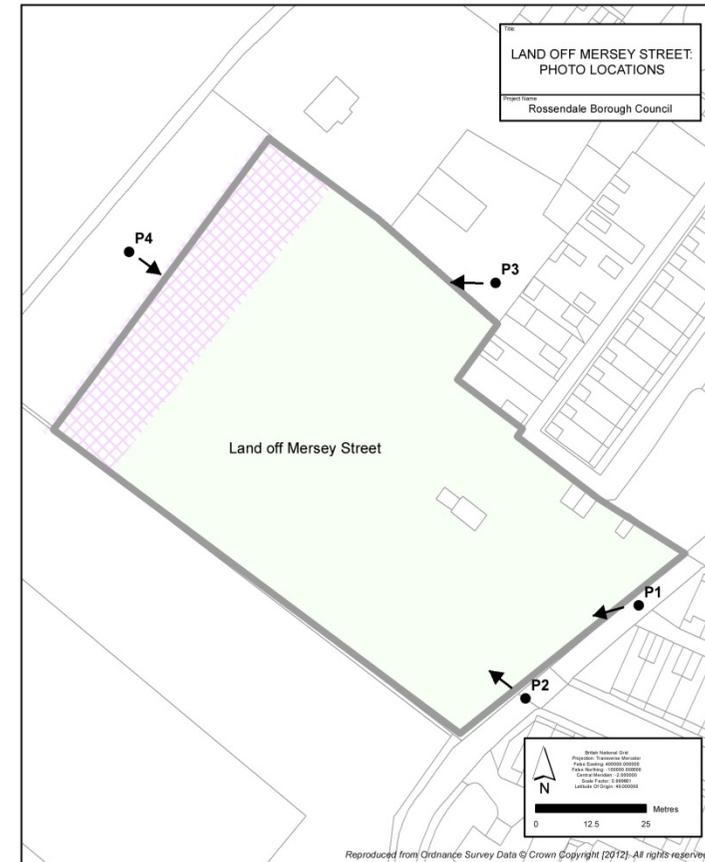
LANDSCAPE ASSESSMENT Land off Mersey Street LANDSCAPE EFFECTS

SENSITIVITY	SUSCEPTIBILITY		
	High	Medium	Low
National/International	High	High-medium	Medium
Local/District	High-Medium	Medium	Medium-low
Community	Medium	Medium-low	Low
Limited	Low	Low-negligible	Negligible

SENSITIVITY = SUSCEPTIBILITY + VALUE

SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low-negligible	Negligible – slight impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low	Negligible – slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Moderate-Low	Slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Moderate	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High Moderate	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High	Slight – Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact

SIGNIFICANCE = SENSITIVITY + MAGNITUDE



VISUAL EFFECTS Land off Mersey Street

Susceptibility of receptors:

Land off Mersey Street Visual receptors	SENSITIVITY
• Walkers on footpath 486	High - medium
• Travellers and pedestrians on Lane End Road	Medium
• Lane End Farm (listed building)	High
• Walkers on footpath 91(Lodge Lane below Bankside, Lane Bacup on opposite hillside)	High
• Residents on Briar Street	High
• Residents on Ribble Street	High
• Residents on Mersey Street	High

Land off Mersey Street	Visual receptors	MAGNITUDE
Walkers on footpath 486	Where the proposals would form a prominent and immediately apparent element of the scene,	Large
Walkers on footpath 91	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Travellers and pedestrians on Lane End Road	Where the proposals would form a prominent and immediately apparent element of the scene,	Large
Lane End Farm (listed building)	Where proposals would form a visible and recognisable new development but where it is not intrusive	Small

Land off Mersey Street	Residential receptors	MAGNITUDE
Residents on Briar Street	Where the proposals would form a prominent and immediately apparent element of the scene,	Large
Residents on Ribble street	Where the proposals would form a prominent and immediately apparent element of the scene,	Large
Residents on Mersey Street	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Residents of Trough Syke House and Pine Street	Where the proposals would form a prominent and immediately apparent element of the scene,	Large
Residents on Moorlands Crescent	Where the proposals would form a prominent and immediately apparent element of the scene,	Large

Land off Mersey Street Visual receptors	SIGNIFICANCE
Walkers on footpath 486	Moderate adverse impact
Walkers on footpath 91	Moderate adverse impact
Travellers and pedestrians on Lane End Road	Moderate adverse impact
Lane End Farm (listed building)	Moderate-slight adverse impact

Land off Mersey Street Residential receptors	SIGNIFICANCE
Residents on Briar Street	Major-Moderate adverse impact
Residents on Ribble street	Major-Moderate adverse impact
Residents on Mersey Street	Moderate adverse impact
Residents of Trough Syke House and Pine Street	Major-Moderate adverse impact
Residents on Moorlands Crescent	Major-Moderate adverse impact

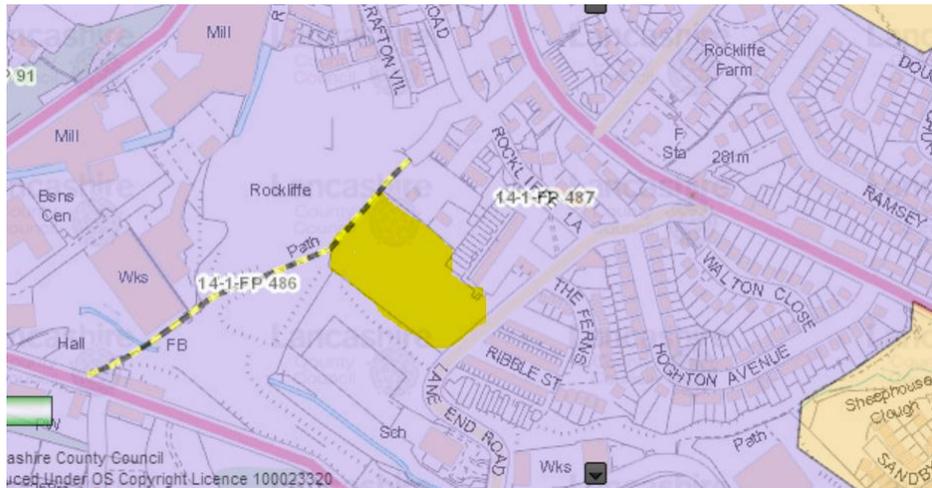
SENSITIVITY + MAGNITUDE = SIGNIFICANCE

SITE DEVELOPABILITY

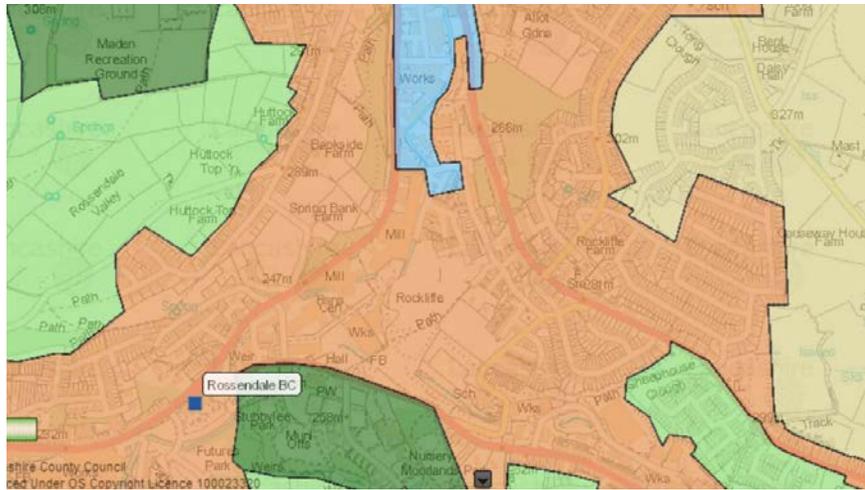
Finally the **significance** of the **landscape effects** and the **visual effects** are combined to give an assessment of the sites **developability**

OUTCOME OF SITE ASSESSMENT	
Land off Mersey Street	Area suitable for development with mitigation

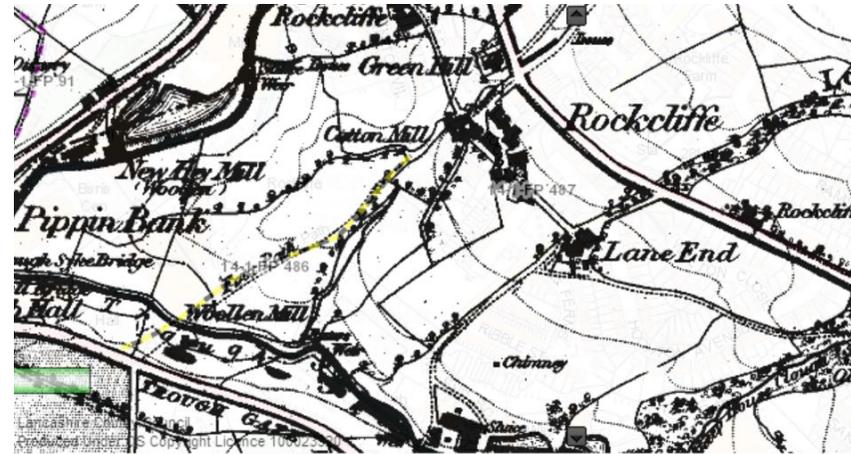
Further information:



Landscape Character Type and footpaths: Land off Mersey Street, Source: MARIO



Historic landscape character type: Land off Mersey Street, Source: MARIO



Historic map 1:10,000 1849: Land off Mersey Street, Source: MARIO



Historic map 1:2,500 1890: Land off Mersey Street, Source: MARIO

LANDSCAPE ASSESSMENT Land West of Goldcrest Avenue

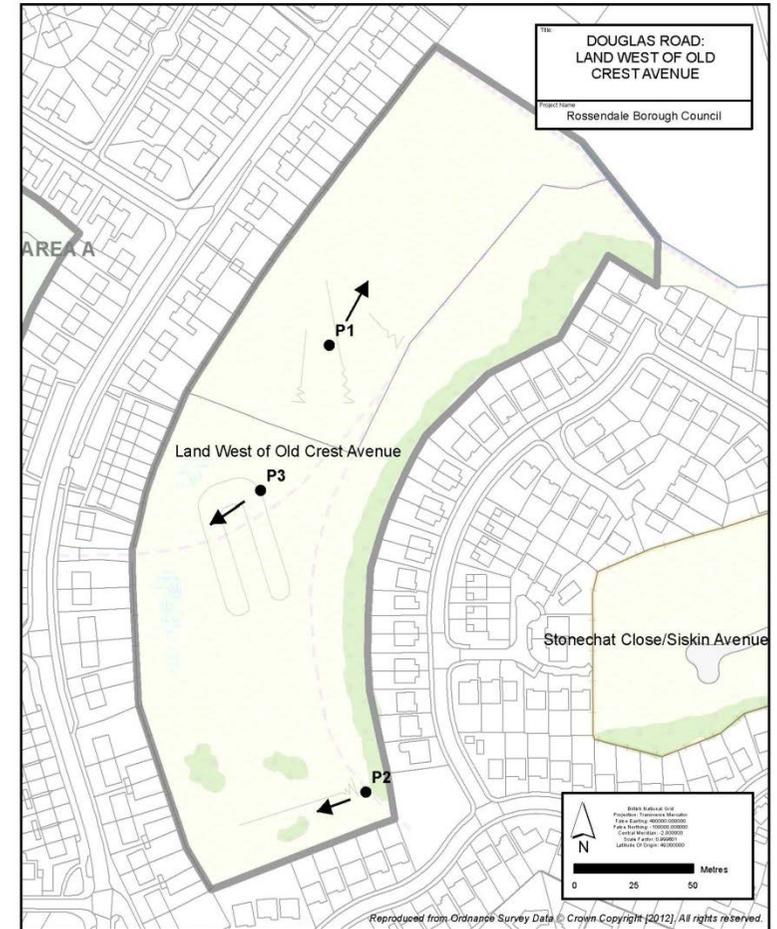
LANDSCAPE EFFECTS

SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District	High-Medium	Medium	Medium-low
	Community	Medium	Medium-low	Low
	Limited	Low	Low-negligible	Negligible

SENSITIVITY = SUSCEPTIBILITY + VALUE

SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low-negligible	Negligible – slight impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low	Negligible – slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Moderate-Low	Slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Moderate	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High Moderate	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High	Slight – Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact

SIGNIFICANCE = SENSITIVITY + MAGNITUDE



VISUAL EFFECTS Land west of Goldcrest Avenue

Susceptibility of receptors:

Land west of Goldcrest Avenue Visual receptors	SENSITIVITY
<ul style="list-style-type: none"> Pupils and staff of St Mary's School 	High-medium
<ul style="list-style-type: none"> Walkers on footpath 660 and other informal paths within the site 	High
<ul style="list-style-type: none"> Travellers and walkers on Bankside Lane and Irwell Valley Way (IVW) looking east across the valley 	High
<ul style="list-style-type: none"> Residents 	High

Land west of Goldcrest Avenue	Visual receptors	MAGNITUDE
Pupils and staff of St Mary's school	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Walkers on footpath 660	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Travellers and walkers on Bankside Lane and IVW	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate

Land west of Goldcrest Avenue	Residential receptors	MAGNITUDE
Residents on Goldcrest Avenue	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Residents on Pennine Road East side	Where the proposals would form a prominent and immediately apparent element of the scene,	Large
Residents on Fieldfare Way overlooking site	Where the proposals would form a prominent and immediately apparent element of the scene,	Large

Land west of Goldcrest Avenue Residential receptors	SIGNIFICANCE
Residents on Goldcrest Avenue	Major –moderate adverse impact
Residents on Pennine Road East side	Major –moderate adverse impact
Residents on Fieldfare Way overlooking site	Major –moderate adverse impact

Land west of Goldcrest Avenue Visual receptors	SIGNIFICANCE
Pupils and staff of St Mary's school	Moderate adverse impact
Walkers on footpath 660	Major adverse impact
Travellers and walkers on Bankside Lane and IVW	Moderate adverse impact

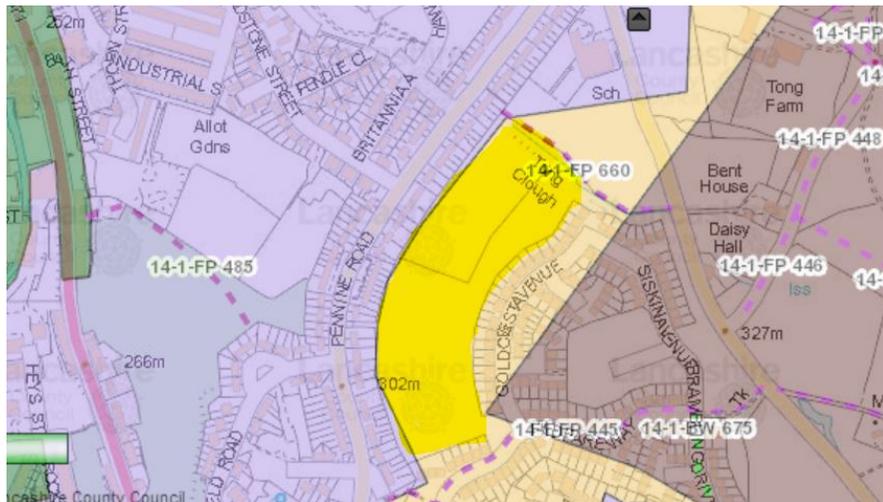
SENSITIVITY +MAGNITUDE=SIGNIFICANCE

SITE DEVELOPABILITY

Finally the **significance** of the **landscape effects** and the **visual effects** are combined to give an assessment of the sites **developability**

OUTCOME OF SITE ASSESSMENT	
Land west of Goldcrest Avenue	Area suitable for development with mitigation

Further information:



Landscape Character Type and footpaths: Land west of Goldcrest Avenue, Source: MARIO

LANDSCAPE ASSESSMENT Land at Moss Farm

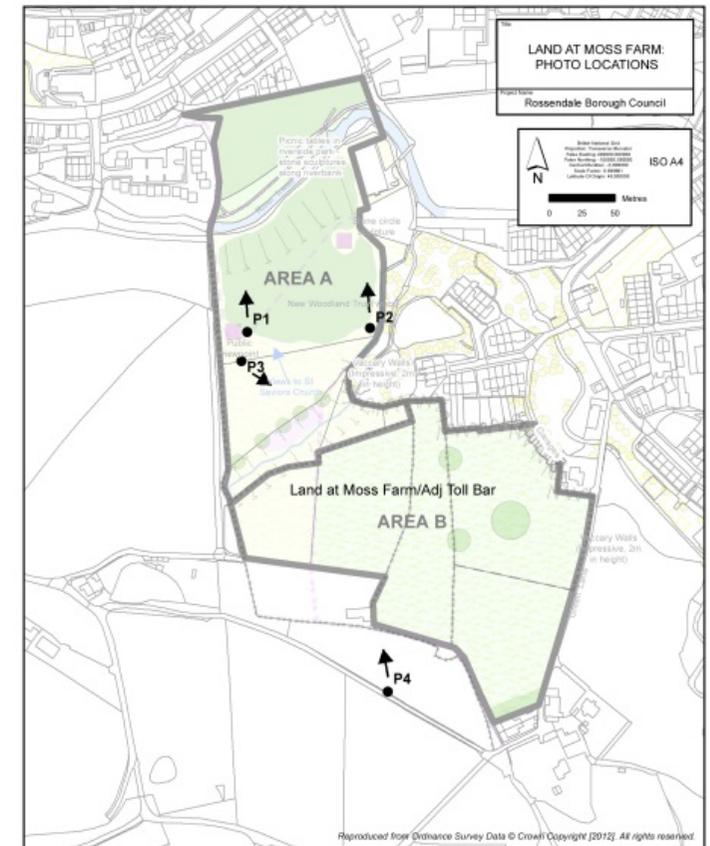
LANDSCAPE EFFECTS

Area A SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District	High-Medium	Medium	Medium-low
	Community	Medium	Medium-low	Low
	Limited	Low	Low-negligible	Negligible

Area B SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District	High-Medium	Medium	Medium-low
	Community	Medium	Medium-low	Low
	Limited	Low	Low-negligible	Negligible

SENSITIVITY = SUSCEPTIBILITY + VALUE

Area A SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low-negligible	Negligible – slight impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low	Negligible – slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Medium-Low	Slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Medium	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High- Medium	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High	Slight – Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact



Area B SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low-negligible	Negligible – slight impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low	Negligible – slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Medium-Low	Slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Medium	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High- Medium	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High	Slight – Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact

SIGNIFICANCE = SENSITIVITY + MAGNITUDE

VISUAL EFFECTS Land at Moss Farm

Susceptibility of receptors

Land at Moss Farm Visual receptors	SENSITIVITY
• Walkers on footpath 528	High
• Walkers on footpaths 531 and 536	High
• Walkers on Greens Lane	High
• Users of Riverside Park and Woodland Trust area	High
• Residents	High
• Travellers and pedestrians on Tunstead Crescent	Medium

Land at Moss Farm Area A	Visual receptors	MAGNITUDE
Walkers on footpath 528	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Walkers on footpaths 531 and 536	Where the proposals would form a prominent and immediately apparent element of the scene,	Large
Walkers on Greens Lane	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Users of Riverside Park and Woodland Trust area	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Travellers and pedestrians on Tunstead Crescent	Where proposals constitute only a minor component of the wider view, which could be missed by the casual observer or where awareness does not affect the overall quality of the scene.	Small

Land at Moss Farm Area B	Visual receptors	MAGNITUDE
Walkers on footpath 528	Where the proposals would form a prominent and immediately apparent element of the scene,	Large
Walkers on footpaths 531 and 536	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Walkers on Greens Lane	Where the proposals would form a prominent and immediately apparent element of the scene,	Large
Users of Riverside Park and Woodland Trust area	Not visible	nil
Travellers and pedestrians on Tunstead Crescent	Where proposals constitute only a minor component of the wider view, which could be missed by the casual observer or where awareness does not affect the overall quality of the scene.	Small

Land at Moss Farm Area A	Residential receptors	MAGNITUDE
Residents of Blackwood Court	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Residents on Springhill Avenue and Lumley House, Greens Lane	Where proposals constitute only a minor component of the wider view, which could be missed by the casual observer or where awareness does not affect the overall quality of the scene.	Small
Residents at Greens Farm, Greens House and Moss Farm	Where the proposals would form a prominent and immediately apparent element of the scene	Large

Land at Moss Farm Area B	Residential receptors	MAGNITUDE
Residents of Blackwood Court	Not visible	nil
Residents on Springhill Avenue and Lumley house, Greens Lane	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Residents at Greens Farm, Greens House and Moss Farm	Where the proposals would form a dominant and unavoidable part of the scene	Very large

Land at Moss Farm Key receptors	SIGNIFICANCE	
	Area A	Area B
Walkers on footpath 528	Major adverse impact	Major- moderate adverse impact
Walkers on footpaths 531 and 536	Major- moderate adverse impact	Major adverse impact
Walkers on Greens Lane	Moderate adverse impact	Major- moderate adverse impact
Users of Riverside Park and Woodland Trust area	Major adverse impact	nil
Travellers and pedestrians on Tunstead Crescent	Moderate-slight impact	Moderate-slight impact

Land at Moss Farm Residential receptors	SIGNIFICANCE	
	Area A	Area B
Residents of Blackwood Court	Major- moderate impact	nil
Residents on Springhill Avenue and Lumley house, Greens Lane	Moderate – slight impact	Major impact
Residents at Greens Farm, Greens House and Moss Farm	Major- moderate impact	Major impact

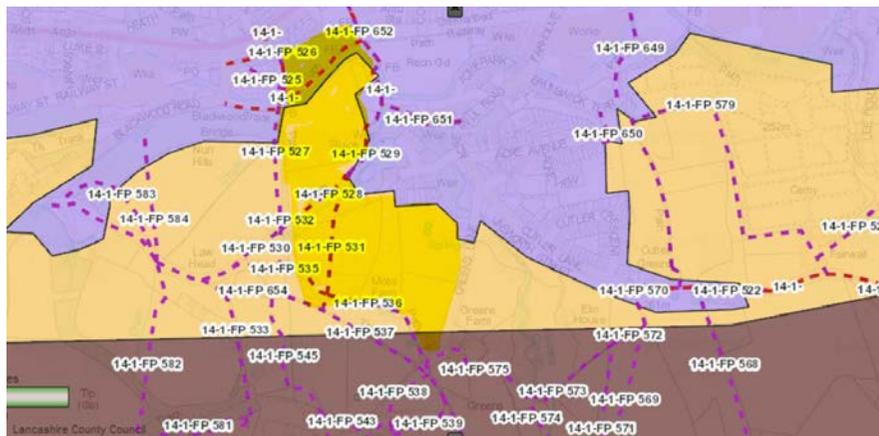
SENSITIVITY +MAGNITUDE = SIGNIFICANCE

SITE DEVELOPABILITY

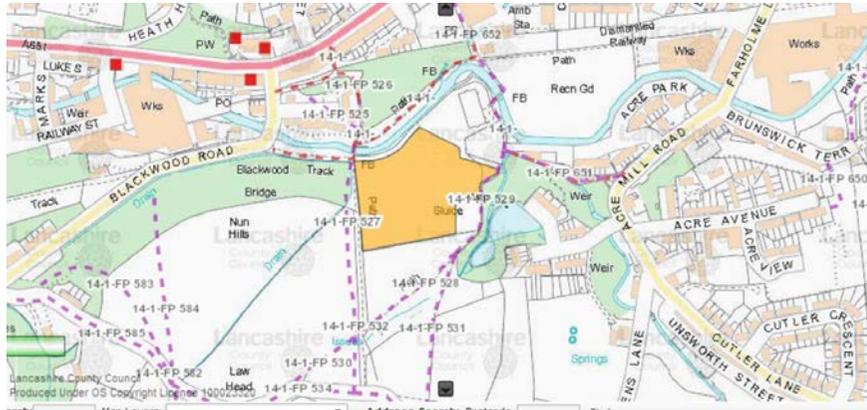
Finally the **significance** of the **landscape effects** and the **visual effects** are combined to give an assessment of the sites **developability**

OUTCOME OF SITE ASSESSMENT	
Land at Moss Farm Area A	Not suitable for development on landscape grounds
Land at Moss Farm Area B	Area suitable for development with mitigation

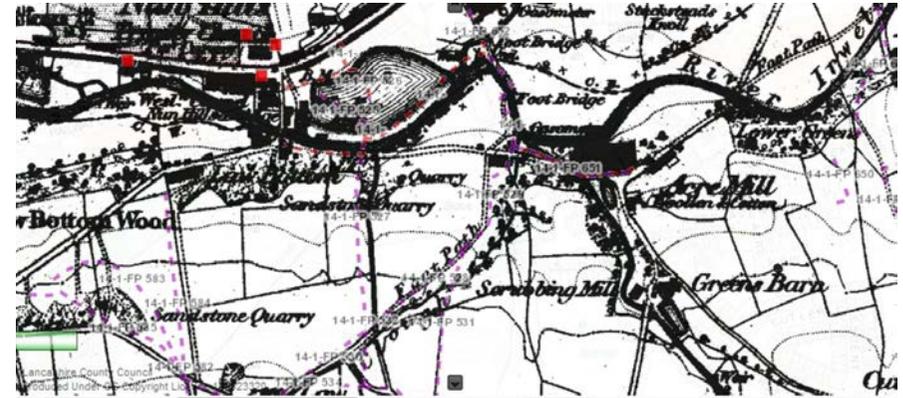
Further information:



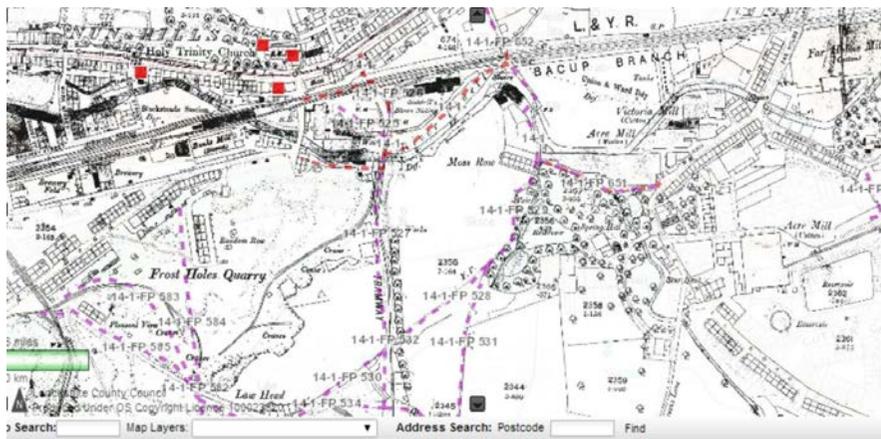
Landscape Character Type and footpaths: Land at Moss Farm, Source: MARIO



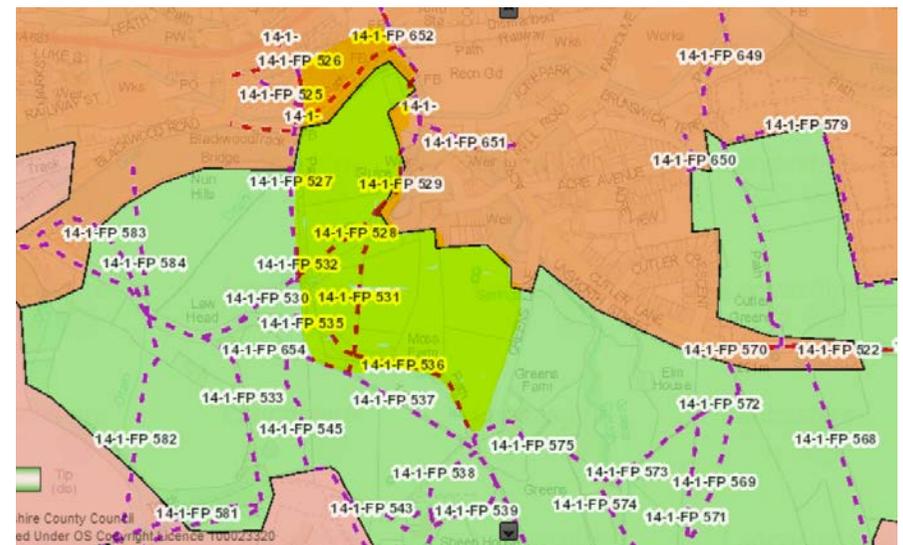
Woodland Trust plantation, Land at Moss Farm Source MARIO



1:10,000 1849 map and listed buildings: Land at Moss Farm Source: MARIO



1:2500 1890 map: Land at Moss Farm Source: MARIO



Historic Landscape Character map: Land at Moss Farm: Source MARIO

LANDSCAPE ASSESSMENT Sheephouses

LANDSCAPE EFFECTS

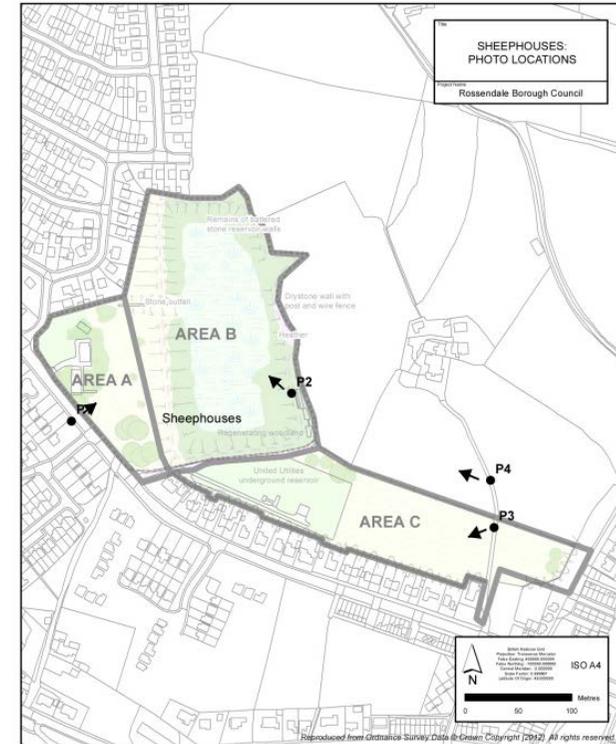
Area A SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District	High-Medium	Medium	Medium-low
	Community	Medium	Medium-low	Low
	Limited	Low	Low-negligible	Negligible

Area B SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District	High-Medium	Medium	Medium-low
	Community	Medium	Medium-low	Low
	Limited	Low	Low-negligible	Negligible

Area C SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
National/International		High	High-medium	Medium
Local/District		High-Medium	Medium	Medium-low
Community		Medium	Medium-low	Low
Limited		Low	Low-negligible	Negligible

SENSITIVITY = SUSCEPTIBILITY + VALUE

Sheephouses Area A SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible–slight impact	Slight impact	Slight–moderate impact
	Low-negligible	Negligible–slight impact	Negligible–slight impact	Slight impact	Slight–moderate impact
	Low	Negligible–slight impact	Slight impact	Slight–moderate impact	Moderate impact
	Medium-Low	Slight impact	Slight impact	Slight–moderate impact	Moderate impact
	Medium	Slight impact	Slight-moderate impact	Moderate impact	Moderate-substantial impact
	High- Medium	Slight impact	Slight-moderate impact	Moderate impact	Moderate-substantial impact
High	Slight–Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact	



Sheephouses Area B SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible–slight impact	Slight impact	Slight–moderate impact
	Low-negligible	Negligible–slight impact	Negligible–slight impact	Slight impact	Slight–moderate impact
	Low	Negligible–slight impact	Slight impact	Slight–moderate impact	Moderate impact
	Medium-Low	Slight impact	Slight impact	Slight–moderate impact	Moderate impact
	Medium	Slight impact	Slight-moderate impact	Moderate impact	Moderate-substantial impact
	High- Medium	Slight impact	Slight-moderate impact	Moderate impact	Moderate-substantial impact
High	Slight–Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact	

Sheephouses Area C SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible–slight impact	Slight impact	Slight–moderate impact
	Low-negligible	Negligible–slight impact	Negligible–slight impact	Slight impact	Slight–moderate impact
	Low	Negligible–slight impact	Slight impact	Slight–moderate impact	Moderate impact
	Medium-Low	Slight impact	Slight impact	Slight moderate impact	Moderate impact
	Medium	Slight impact	Slight-moderate impact	Moderate impact	Moderate- substantial impact
	High- Medium	Slight impact	Slight-moderate impact	Moderate impact	Moderate-substantial impact
High	Slight– Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact	

SIGNIFICANCE = SENSITIVITY + MAGNITUDE

VISUAL EFFECTS Sheephouses

Susceptibility of receptors

Sheephouses Visual receptors	SENSITIVITY
• Walkers on footpath 484	High
• Travellers on Rochdale Road	Medium
• Walkers on footpath 483	High

Sheephouses Area A	Visual receptors	MAGNITUDE
Walkers on footpath 484	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Travellers on Rochdale Road	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Walkers on footpath 483	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible

Sheephouses Area B	Visual receptors	MAGNITUDE
Walkers on footpath 484	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Travellers on Rochdale Road	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible
Walkers on footpath 483	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate

Sheephouses Area C	Visual receptors	MAGNITUDE
Walkers on footpath 484	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Travellers on Rochdale Road	Where proposals constitute only a minor component of the wider view, which could be missed by the casual observer or where awareness does not affect the overall quality of the scene.	Small
Walkers on footpath 483	Where the proposals would form a prominent and immediately apparent element of the scene	Large

Sheephouses Area A	Residential receptors	MAGNITUDE
Residents on Rochdale Road incl Sheep House and properties on Farrington Road facing north	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Residents on Ramsay Avenue and Douglas Road	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Residents at Higher Stack Farm and Cottages	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible

Sheephouses Area B	Residential receptors	MAGNITUDE
Residents on Rochdale Road incl Sheep House and properties on Farrington Road facing north	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Residents on Ramsay Avenue and Douglas Road	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Residents at Higher Stack Farm and Cottages	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate

Sheephouses Area C	Residential receptors	MAGNITUDE
Residents on Rochdale Road incl Sheep House and properties on Farrington Road facing north	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Residents on Ramsay Avenue and Douglas Road	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible
Residents at Higher Stack Farm and Cottages	Where the proposals would form a prominent and immediately apparent element of the scene	Large

Sheephouses Key receptors	SIGNIFICANCE		
	Area A	Area B	Area C
Walkers on footpath 484	Moderate impact	Major adverse impact	Major –moderate impact
Travellers on Rochdale Road	Moderate impact	Slight adverse impact	Moderate-slight impact
Walkers on footpath 483	Slight impact	Moderate adverse impact	Major moderate impact

Sheephouses Residential receptors	SIGNIFICANCE		
	Area A	Area B	Area C
Residents on Rochdale Road incl Sheep House and properties on Farrington Road facing north	Major- impact*	Major-moderate impact*	Major impact*
Residents on Ramsay Avenue and Douglas Road	Major impact*	Major impact*	Slight impact*
Residents at Higher Stack Farm and Cottages	Slight impact	Moderate impact	Major-moderate impact

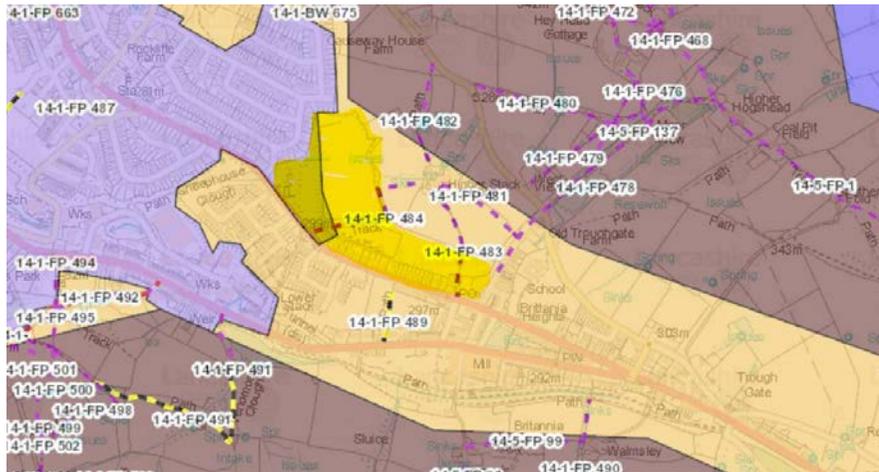
SENSITIVITY +MAGNITUDE = SIGNIFICANCE

SITE DEVELOPABILITY

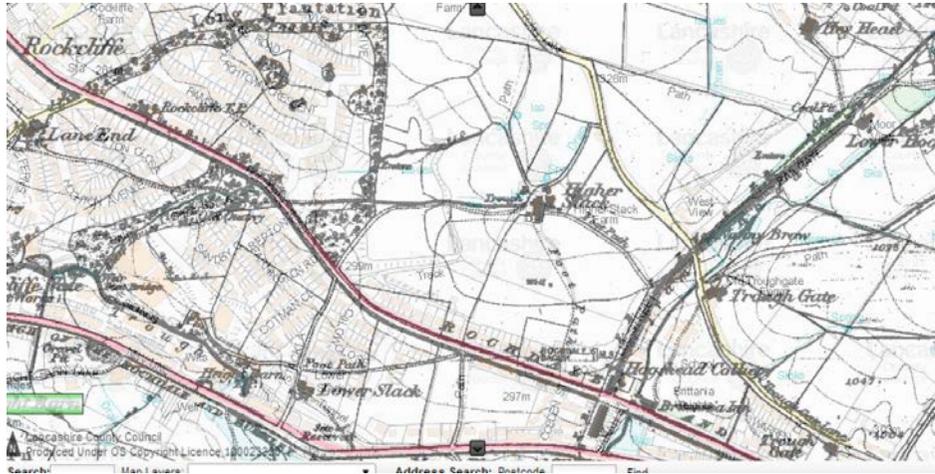
OUTCOME OF SITE ASSESSMENT	
Sheephouses Area A	Suitable for development
Sheephouses Area B	Area suitable for development with mitigation
Sheephouses Area C	Area suitable for development with mitigation

Finally the **significance** of the **landscape effects** and the **visual effects** are combined to give an assessment of the sites **developability**

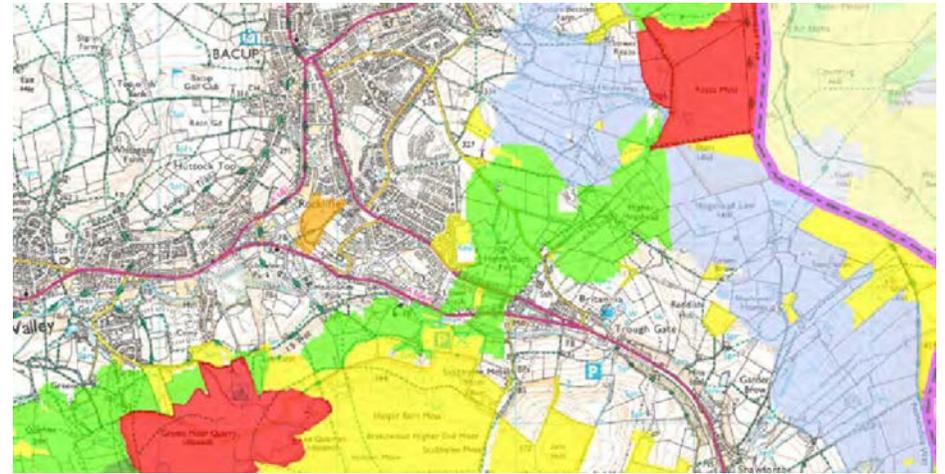
Further information:



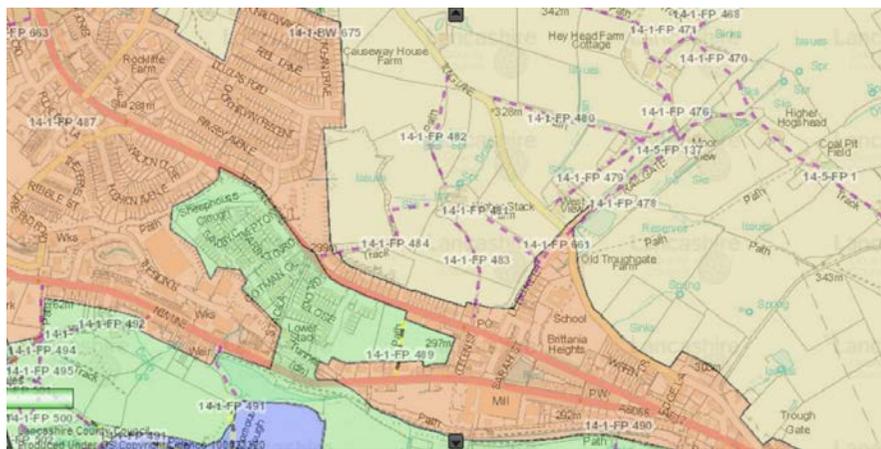
Landscape Character Type and footpaths: Sheephouses, Source: MARIO



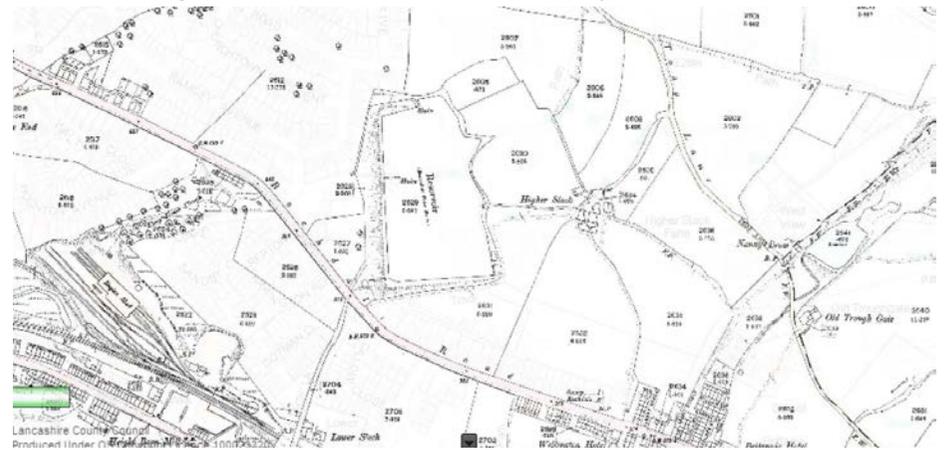
1:100,000 1849 Sheephouses, Source: MARIO



Lancashire Ecological Networks, Wetlands and Heath: Sheephouses, Source: LCC



Historic Landscape Character Type and footpaths: Sheephouses, Source: MARIO



1: 2500 1890 Sheephouses, Source: MARIO

Sowclough	Residential receptors	MAGNITUDE
Residents on Bankside Lane and Rooley View	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Residents of Mitchell Nook	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Residents of Sowclough Avenue and Hill Crest	Where the proposals would form a dominant and unavoidable part of the scene	Very large

Sowclough Visual receptors	SIGNIFICANCE
Residents on Bankside Lane and Rooley View	Major impact
Residents of Mitchell Nook	Moderate impact
Residents of Sowclough Avenue and Hill Crest	Major impact

Sowclough Key receptors	SIGNIFICANCE
Walkers on footpaths 82 and 84, users of open space	Major adverse impact
Walkers on the Irwell Valley Way	Major adverse impact
Whitegates Farm (listed building)	Major moderate adverse impact

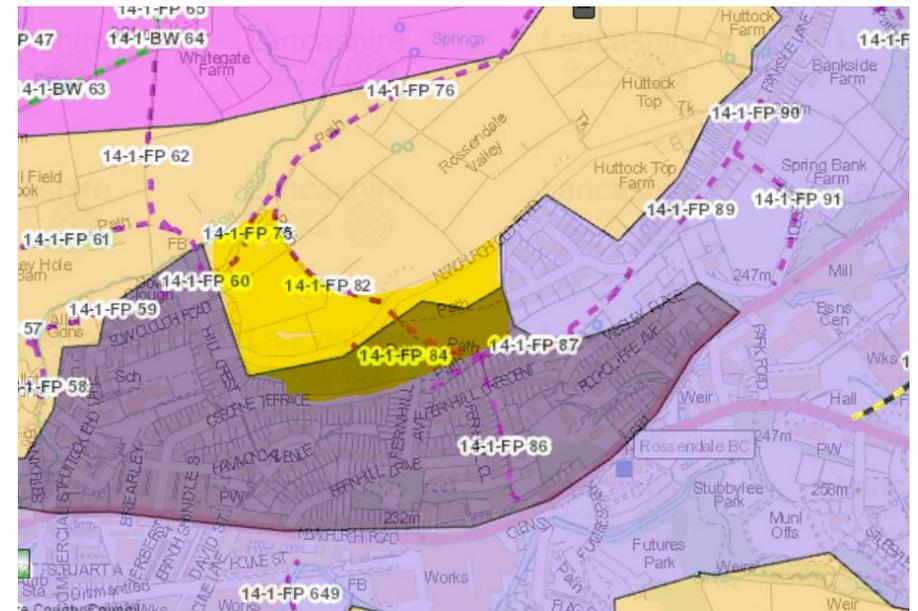
SENSITIVITY + **MAGNITUDE** = **SIGNIFICANCE**

SITE DEVELOPABILITY

Finally the **significance** of the **landscape effects** and the **visual effects** are combined to give an assessment of the sites **developability**

OUTCOME OF SITE ASSESSMENT	
Sowclough	Not suitable for development on landscape grounds

Further information



Landscape Character Type and footpaths: Sowclough, Source: MARIO

LANDSCAPE ASSESSMENT Tong Lane

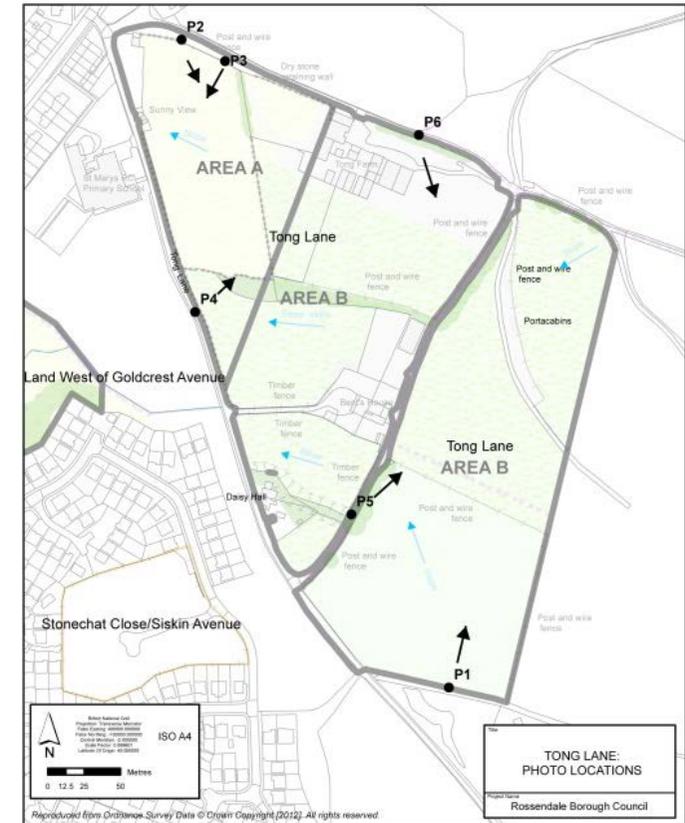
LANDSCAPE EFFECTS

Area A SENSITIVITY	SUSCEPTIBILITY		
	High	Medium	Low
National/International	High	High-medium	Medium
Local/District	High-Medium	Medium	Medium-low
Community	Medium	Medium-low	Low
Limited	Low	Low-negligible	Negligible

Area B SENSITIVITY	SUSCEPTIBILITY		
	High	Medium	Low
National/International	High	High-medium	Medium
Local/District	High-Medium	Medium	Medium-low
Community	Medium	Medium-low	Low
Limited	Low	Low-negligible	Negligible

Tong Lane Area A SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low-negligible	Negligible – slight impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low	Negligible – slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Medium-Low	Slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Medium	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High- Medium	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
High	Slight – Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact	

Tong Lane Area B SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low-negligible	Negligible – slight impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low	Negligible – slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Medium-Low	Slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Medium	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High- Medium	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
High	Slight Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact	



VISUAL EFFECTS Tong Lane

Susceptibility of receptors:

Tong Lane Visual receptors	SENSITIVITY
<ul style="list-style-type: none"> Walkers along footpath 448 crossing site 	Medium - High
<ul style="list-style-type: none"> Walkers on footpath 464 along northern boundary 	High
<ul style="list-style-type: none"> Walkers on footpath 472 along southern boundary 	Medium - High
<ul style="list-style-type: none"> Staff and pupils at St Mary's RC Primary school 	Medium
<ul style="list-style-type: none"> Users of open space off Higher Cross Row, Lane Head Bacup 	Medium

Tong Lane Area A	Visual receptors	MAGNITUDE
Walkers along footpath 448 crossing site	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Walkers on footpath 464 along northern boundary	Not visible	nil
Walkers on footpath 472 along southern boundary	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Staff and pupils at St Mary's RC Primary school	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Users of open space off Higher Cross Row, Lane Head Bacup	Where proposals constitute only a minor component of the wider view, which could be missed by the casual observer or where awareness does not affect the overall quality of the scene.	Small

Tong Lane Area B	Visual receptors	MAGNITUDE
Walkers along footpath 448 crossing site	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Walkers on footpath 464 along northern boundary	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Walkers on footpath 472 along southern boundary	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Staff and pupils at St Mary's RC Primary school	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Users of open space off Higher Cross Row, Lane Head Bacup	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate

Tong Lane Area A	Residential receptors	MAGNITUDE
Residents of Bent House and 1&2 Daisy Isle	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Residents on Bramble Close, Fieldfare Way	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Residents on Siskin Avenue	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Residents of Slack Gate and 4- 12 Fairview Road and Sunnyside Lodge	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Residents of Tong Farm	Where the proposals would form a prominent and immediately apparent element of the scene	Large

Tong Lane Area B	Residential receptors	MAGNITUDE
Residents of Bent House and 1&2 Daisy Isle	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Residents on Bramble Close, Fieldfare Way	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Residents on Siskin Avenue	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Residents of Slack Gate and 4- 12 Fairview Road and Sunnyside Lodge	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Residents of Tong Farm	Where the proposals would form a dominant and unavoidable part of the scene	Very large

SENSITIVITY +MAGNITUDE = SIGNIFICANCE

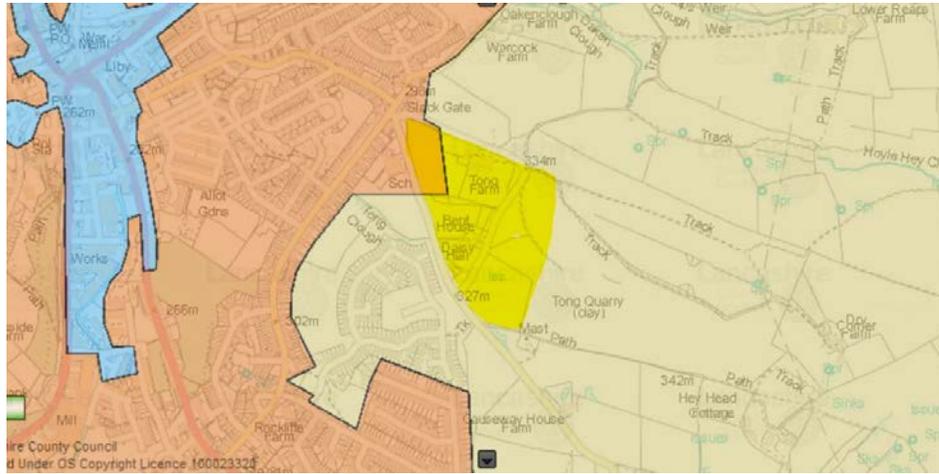
Tong Lane Key receptors	SIGNIFICANCE	
	Area A	Area B
Walkers along footpath 448 crossing site	Moderate impact	Major moderate significance
Walkers on footpath 464 along northern boundary	n/a	Moderate impact
Walkers on footpath 472 along southern boundary	n/a	Moderate impact
Staff and pupils at St Mary's RC Primary school	Moderate impact	Moderate impact
Users of open space off Higher Cross Row, Lane Head Bacup	Moderate – slight impact	Moderate impact

Tong Lane Residential receptors	SIGNIFICANCE	
	Area A	Area B
Residents of Bent House and 1&2 Daisy Isle	Major moderate impact	Major impact
Residents on Bramble Close, Fieldfare Way	Moderate impact	Major – moderate impact
Residents on Siskin Avenue	Moderate impact	Major moderate impact
Residents of Slack Gate and 4- 12 Fairview Road and Sunnyside Lodge	Major- moderate impact	Moderate impact
Residents of Tong Farm	Major moderate impact	Major impact

SITE DEVELOPABILITY

Finally the **significance** of the **landscape effects** and the **visual effects** are combined to give an assessment of the sites **developability**

OUTCOME OF SITE ASSESSMENT	
Tong Lane Area A	Suitable for development with mitigation
Tong Lane Area B	Not suitable for development on landscape grounds



Historic Landscape Character Areas Tong Lane Source MARIO