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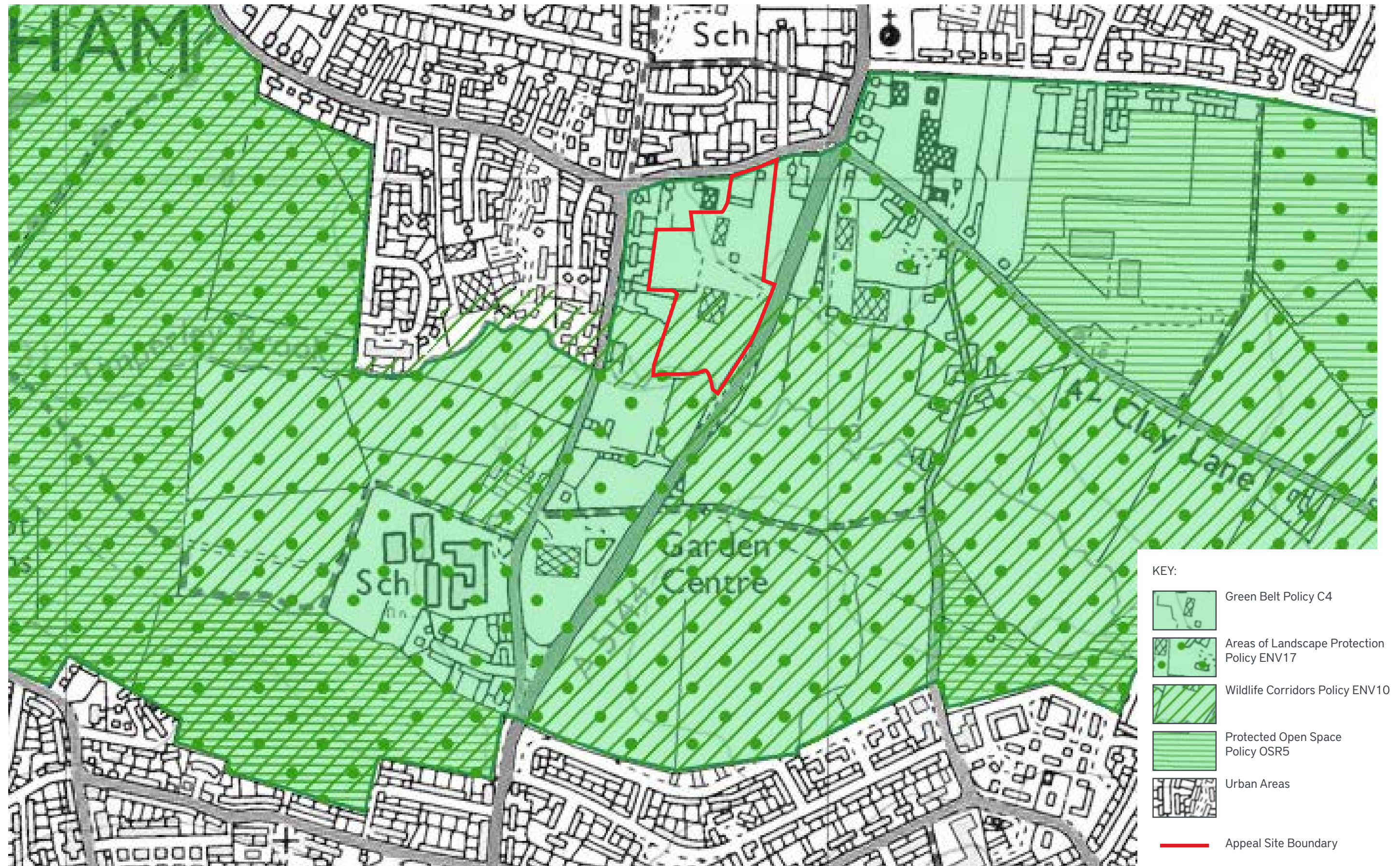
## A. SECTION 1

1. Landscape and Visual - Appendices.pdf

A 1 - A 24

## A. SECTION 1

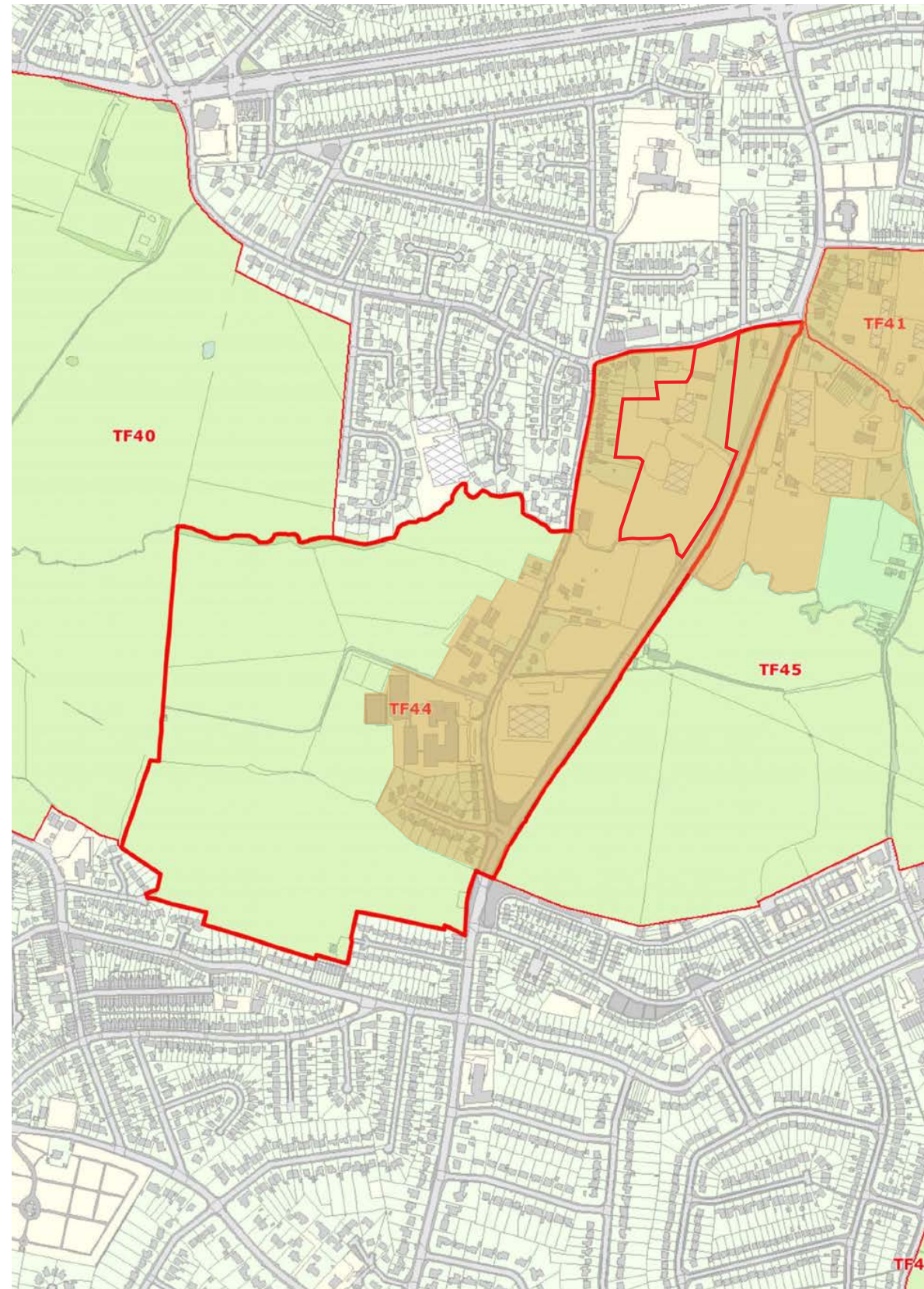
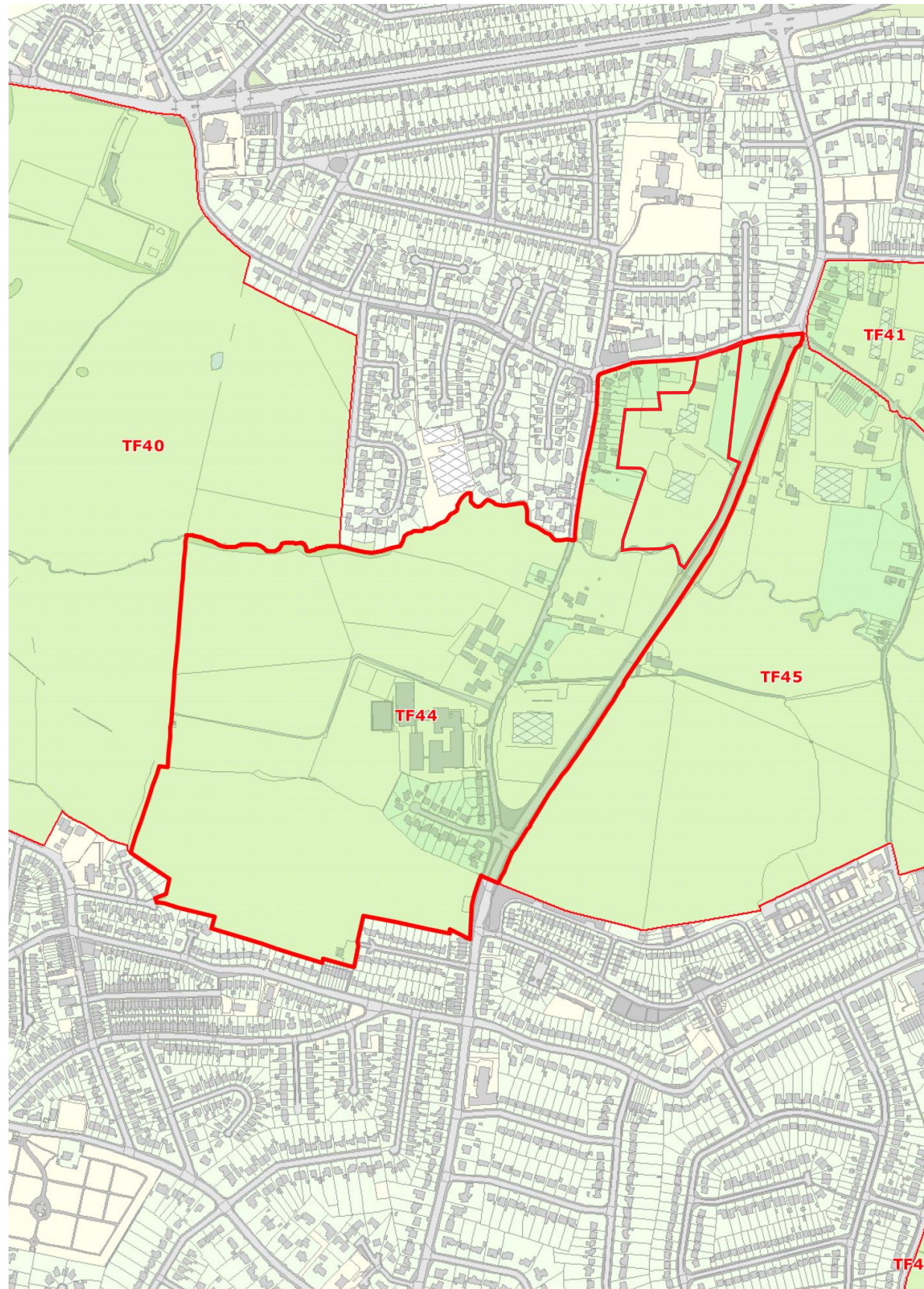













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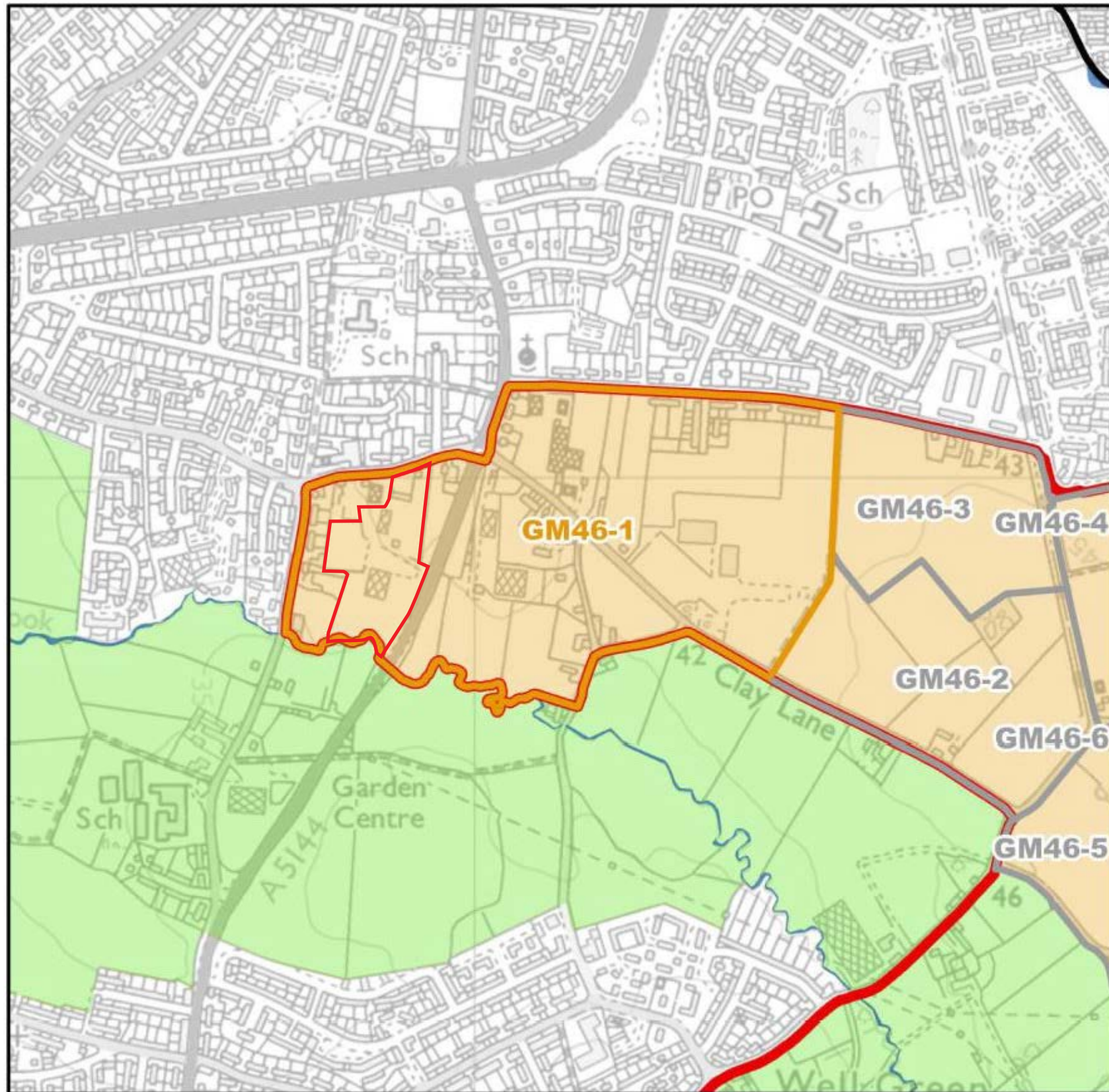
 Areas of Green Belt with reduced levels of openness due to the presence of built form and hardstanding

Area comparison

TF44 area: circa 37.1ha  
Site area: circa 3.26 ha

The site area makes up circa 8.7% of the TF44 parcel.





KEY:

- Appeal Site Boundary
- GM46-1 GM46-1 Green Belt Sub-Area - Stage 2 Greater Manchester Green Belt Study 2020

Area comparison

GM46-1 area: circa 30.6ha  
Site area: circa 3.26ha

The site area makes up circa 10.6% of the GM46-1 Green Belt Sub-Area.





Site Photograph 1- View looking south across the Appeal Site from the entrance on Thorley Lane



Site Photograph 2- View looking north-west across the Appeal Site from its south-eastern corner





Site Photograph 3- View looking south across the car park within the Appeal Site



Site Photograph 4 -View looking north across the car park within the Appeal Site



Public footpath Altrincham 27



General Photograph 1 - View from Public Footpath Altrincham 27 looking south-east across the open agricultural land to the east of Thorley Lane



General Photograph 2 - Retail and residential development at the junction between Green Lane and Wood Lane



General Photograph 3 - Retail and residential development at the junction between Wood Lane and Green Lane North



General Photograph 4 - Residential properties on Highfield Road





General Photograph 5 - Residential properties on Green Lane



General Photograph 6 - Dobbie's Garden Centre between Green Lane and Thorley Lane



General Photograph 7 - Residential properties on Green Lane

Approximate location of Appeal Site



General Photograph 8 - View west from Green Lane looking across open land



General Photograph 9 - View looking north-west from Public Footpath Altrincham 27



General Photograph 10 - View of pastoral field, barn and houses on Green Lane from highway footpath on Thorley Lane



Open agricultural land to the east of Thorley Lane



General Photograph 11- Altrincham College on Green Lane



General Photograph 12 - View looking north-east towards Wellfield Lane from Public Footpath Altrincham 27



General Photograph 13 - View looking north along Thorley Lane



General Photograph 14 - Existing commercial property / development on the east side of Thorley Lane, opposite the Appeal Site



General Photograph 15 - Residential development on Green Lane





Viewpoint 1 - View looking south along Thorley Lane

Existing view

Road users travelling in a southerly direction on Thorley Lane begin to experience a sequence of views of the Appeal Site located to the right-hand side of the road. Viewpoint 1 is taken from a location circa 110m to the north of the existing access into the Appeal Site. The large conifers on the Appeal Site's eastern boundaries are visible, as are a number of trees located along the verge within the road corridor. These trees combine to restrict any clear views of the Appeal Site from this location, however the existing site entrance is visible at some distance. The prominence of the structures/buildings on the Appeal Site and within the surrounding area may increase when there is an absence of leaf cover on the intervening broadleaf trees.

Anticipated view subsequent to development

Road users travelling in a southerly direction on Thorley Lane may experience a subtle, seasonal change to the views they experience on approaching the Appeal Site. The existing trees along Thorley Lane provide an effective visual foil as does the row of mature conifers located along the Appeal Site's eastern boundaries with the adjacent rear gardens of no 126 and 128 Wood Lane. As a result, a very limited, partial view of the rooftops of some of the proposed dwellings may be visible when the trees are in leaf, however the change is expected to be very subtle. The visual prominence of the proposed dwellings may increase slightly when there is an absence of leaf cover on the intervening broadleaf trees (levels of screening provided by the conifers will remain constant throughout the year). As a result, the anticipated changes to this view are expected to be negligible with leaf cover present, with a more tangible, low to moderate adverse visual effect during the winter months. In the longer term, the establishment of the proposed tree and hedgerow planting would be expected to reduce the prominence of the built form on the Appeal Site at all times of the year, so in the longer term, the residual visual effect, would be expected to reduce.





Viewpoint 2 - View looking south along Thorley Lane

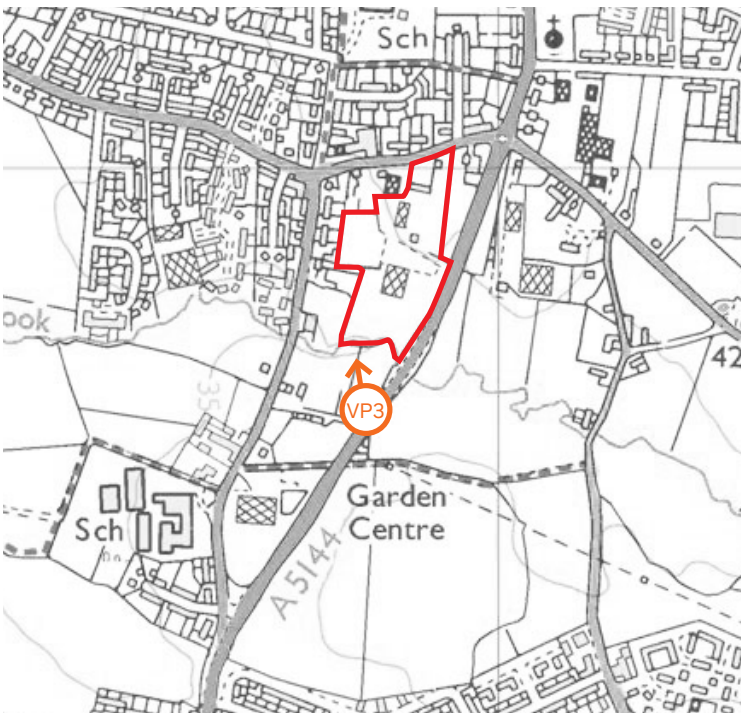
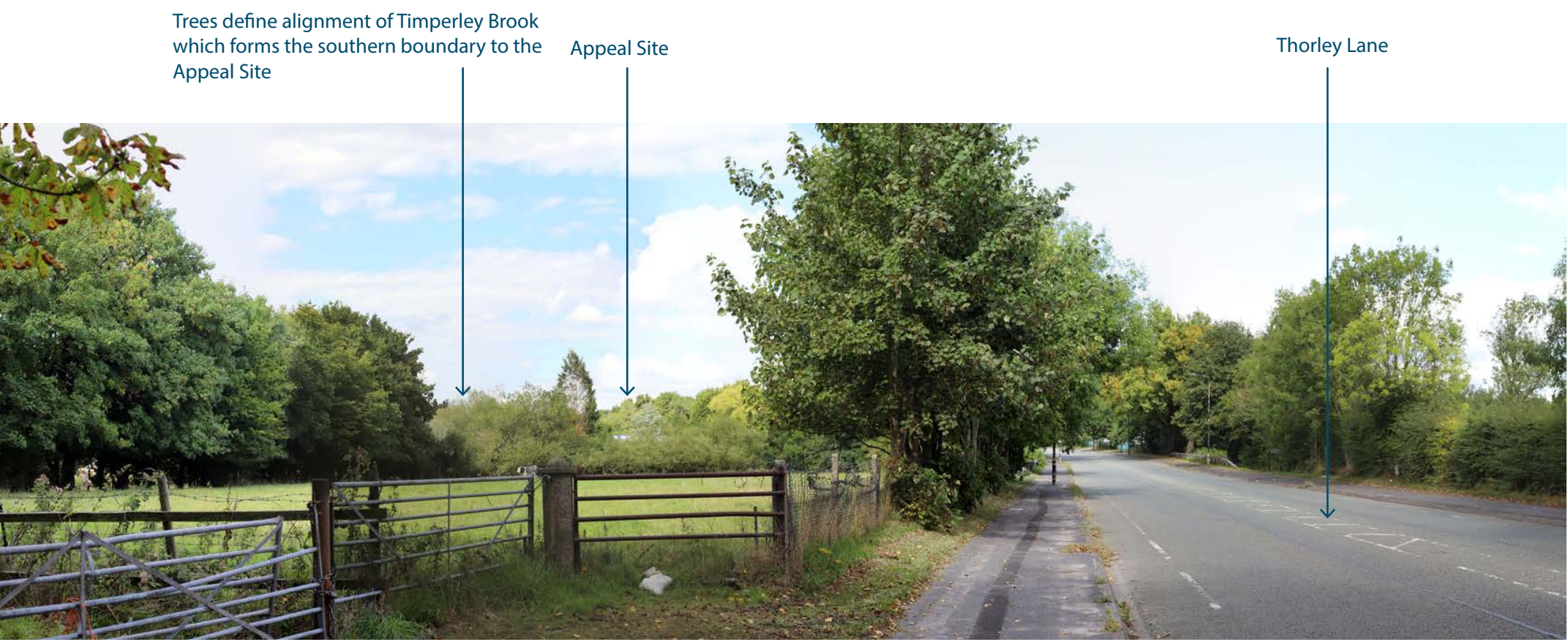
Existing view

This viewpoint is located circa 20m to the north of the existing entrance into the Appeal Site. Passing road users experience a clear view of the entrance to the Appeal Site, a partial view of the green houses therein, the open area between the greenhouses and the front boundary with the road, the low brick boundary wall and screening trees which are located within the verge along the road corridor. In addition, road users also experience a glimpsed view of existing built form located beyond the Appeal Site, to the south. The prominence of the structures/buildings on the Appeal Site and within the surrounding area will likely increase when there is an absence of leaf cover on the intervening broadleaf trees.

Anticipated view subsequent to development

Road users will experience a discernible, seasonal change to this view at all times of the year as the new dwellings located along the Appeal Site's eastern boundary with Thorley Lane will be visible amongst the existing tree cover. As a result, the proposed development of the site would generate some low to moderate levels of adverse visual effect through the introduction of the houses into the view, particularly when there is no leaf cover present on the intervening broadleaf trees. In the longer term however, the establishment of the proposed tree and hedgerow planting would be expected to reduce the prominence of the built form on the Appeal Site at all times of the year, so in the longer term, the residual visual effect, would be expected to reduce.





Viewpoint 3 - View looking north along Thorley Lane

Viewpoint Location Plan

Existing view

Road users travelling in a northerly direction also experience a sequence of partial and clear views of the Appeal Site. Viewpoint 3 is located circa 140m to the south of the Appeal Site and incorporates screening trees located along the road corridor and along Timperley Brook on the Appeal Site's southern boundary. Despite the presence of these trees, there is a partial view of the existing structures/buildings on the Appeal Site. The prominence of the structures/buildings on the Appeal Site and within the surrounding area will likely increase when there is an absence of leaf cover on the intervening broadleaf trees.

Anticipated view subsequent to development

Road users travelling in a northerly direction will likely experience a relatively subtle, seasonal change to the views they experience as they approach the Appeal Site. At times when the intervening trees have good levels of leaf cover present, limited, partial views of the roofs of the proposed dwellings located on the southern edge of the Appeal Site may be visible amongst the existing trees, however the level of change is expected to be subtle and the visual effect low and adverse. The visual prominence of the proposed dwellings may increase slightly when there is an absence of leaf cover on the intervening broadleaf trees. As a result, the anticipated changes to this view are expected to be negligible/low with leaf cover present, with a more tangible, low to moderate adverse visual effect during the winter months. In the longer term, the establishment of the proposed tree and hedgerow planting would be expected to reduce the prominence of the built form on the Appeal Site at all times of the year, so in the longer term, the residual visual effect, would be expected to reduce.

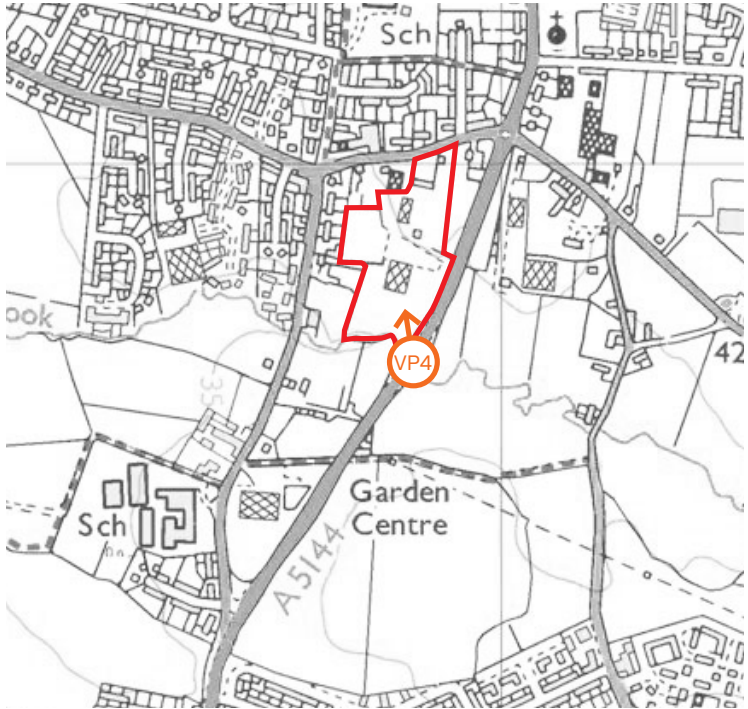


Partial views of existing  
greenhouses within the Appeal Site

Partial views of the existing buildings/  
structures on the Appeal Site



Viewpoint 4 - View looking north along Thorley Lane



Viewpoint Location Plan

Existing view

This viewpoint is located further to the north on Thorley Lane, close to the Appeal Site's southern boundary (where Timperley Brook passes under Thorley Lane). Road users experience partial views of the eastern parts of the site and the existing glasshouses therein. Views are significantly restricted by intervening trees, however the prominence of the structures/buildings on the Appeal Site and within the surrounding area will likely increase when there is an absence of leaf cover on the intervening broadleaf trees.

Anticipated view subsequent to development

Road users travelling in a northerly direction will likely experience a discernible, seasonal change to the views they experience as they approach the Appeal Site. At times when the intervening trees have good levels of leaf cover present, partial views of the proposed dwellings located on the eastern edge of the Appeal Site, adjacent to Thorley Lane, may be visible between and amongst the existing trees. The visual prominence of the proposed dwellings will likely increase when there is an absence of leaf cover on the intervening broadleaf trees. As a result, the anticipated changes to this view are expected to be low to moderate adverse with leaf cover present, with a more tangible, moderate adverse visual effect during the winter months. In the longer term however, the establishment of the proposed tree and hedgerow planting would be expected to reduce the prominence of the built form on the Appeal Site at all times of the year, so in the longer term, the residual visual effect, would be expected to reduce.





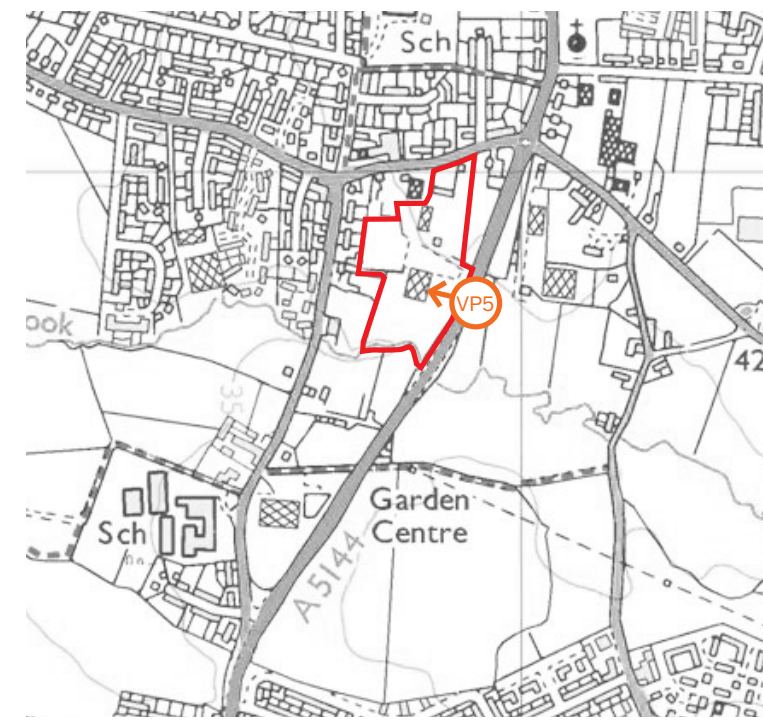
Viewpoint 5 - View looking north along Thorley Lane

Existing view

Road users passing the Appeal Site experience clear and partial views of the Appeal Site from a distance of circa 5m+. Views include the trees located within the roadside verge, the Appeal Site's low boundary brick wall, with the open grassed area, car park, the existing glasshouses and site buildings/structures and a partial view of the white rendered Green Lane Farm beyond the Appeal Site to the south. Existing mature tree cover on the western side of the Appeal Site creates a backdrop to the views experienced. Views are to an extent restricted by intervening trees, however the prominence of the structures/buildings on the Appeal Site and within the surrounding area will likely increase when there is an absence of leaf cover on the intervening broadleaf trees.

Anticipated view subsequent to development

Road users travelling in both a northerly and southerly direction will likely experience a discernible, seasonal change to the views they experience as they pass the Appeal Site. At times when the intervening trees have good levels of leaf cover present, partial views of the proposed dwellings located on the eastern edge of the Appeal Site, adjacent to Thorley Lane, may be visible between and amongst the existing trees. The visual prominence of the proposed dwellings will likely increase when there is an absence of leaf cover on the intervening broadleaf trees. As a result, the anticipated changes to this view are expected to be low to moderate adverse with leaf cover present, with a more tangible, moderate adverse visual effect during the winter months. In the longer term however, the establishment of the proposed tree and hedgerow planting would be expected to reduce the prominence of the built form on the Appeal Site at all times of the year, so in the longer term, the residual visual effect, would be expected to reduce.



Viewpoint Location Plan



No 126 Wood Lane

Current secondary Appeal  
Site access (locked)

Timperley Veterinary Centre



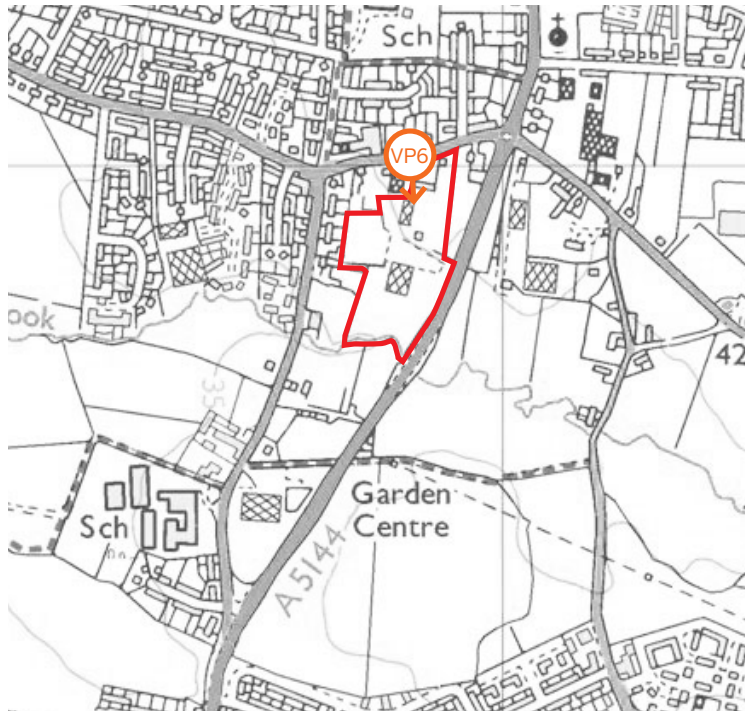
Viewpoint 6 - View looking south from Wood Lane

Existing view

Road users on Wood Lane experience a view of the Appeal Sites secondary entrance on Wood Lane. The view experienced includes sections of low brick walling with grassed areas flanking the entrance. A section of galvanised steel security fencing contains a pair of gates, which are set back circa 30m from Wood Lane. These gates allow a very limited view of the Appeal Site beyond, however adjacent trees which include both conifer and broadleaf species, restrict any views of the main body of the site from this location. As a result, the prominence of the structures/buildings on the Appeal Site and within the surrounding area may increase when there is an absence of leaf cover on the intervening broadleaf trees.

Anticipated view subsequent to development

Road users on Wood Lane experience a discernible change to the view of the Appeal Sites secondary entrance on Wood Lane. The proposed dwellings located to both sides of the Appeal Site access on Wood Lane would be clearly visible, however views of the main body of the development to the south will likely be relatively limited. Given the residential context of Wood Lane, the changes to the views experienced by road users when passing this part of the Appeal Site are expected to be negligible to low adverse in the short term, however in the longer term, the establishment of the proposed tree and hedgerow planting would be expected to reduce the prominence of the built form and improve its assimilation into the streetscene at all times of the year, so in the longer term, residual visual effect, would be expected to reduce.

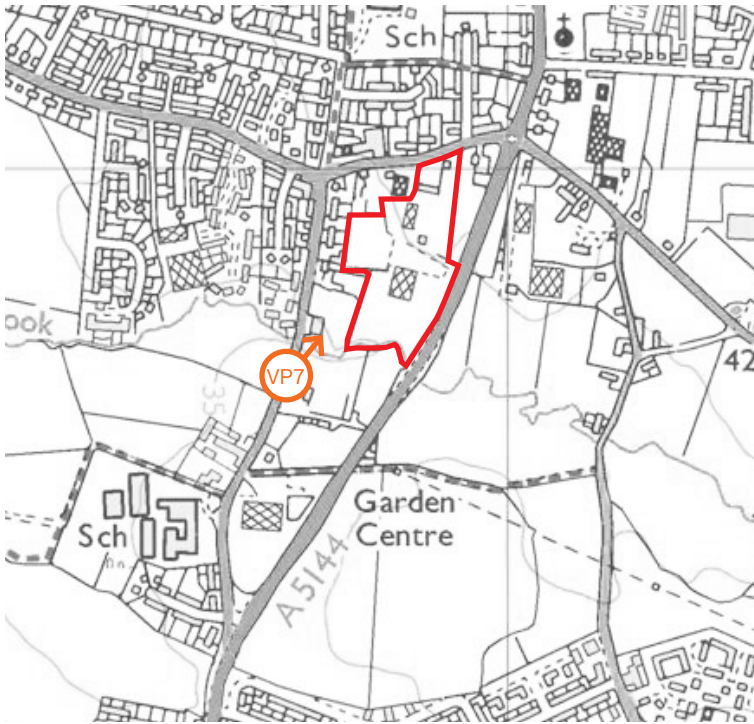


Viewpoint Location Plan





Viewpoint 7 - View looking north along Green Lane



Viewpoint Location Plan

Existing view

Road users on Green Lane, travelling in a northerly direction experience a partial view of the Appeal Site, when passing no.25 Green Lane (Green Lane Farm). The view experienced incorporates the driveway entrance to the property and adjacent trees in the foreground, the adjacent field in the middle ground, with the mature trees along Timperley Brook forming a backdrop. A gap in the tree cover allows a clear view through to the site, which incorporates the existing tall conifers on the Appeal Site's boundary between the car park and the southern boundary of no's 126 and 128 Wood Lane.

Anticipated view subsequent to development

Road users travelling in a northerly direction on Green Lane will likely experience a discernible, seasonal change to the views they experience as they pass no.25 Green Lane (Green Lane Farm). At times when the intervening trees have good levels of leaf cover present, limited, partial views of the roofs of the proposed dwellings located on the southern edge of the Appeal Site may be visible amongst the existing trees, however the level of change is expected to be relatively subtle and the visual effect low and adverse. The visual prominence of the proposed dwellings may increase slightly when there is an absence of leaf cover on the intervening broadleaf trees. As a result, the anticipated changes to this view are expected to be low and adverse with leaf cover present, with a more tangible, low to moderate adverse visual effect during the winter months. In the longer term, the establishment of the proposed tree and hedgerow planting would be expected to reduce the prominence of the built form on the Appeal Site at all times of the year, so in the longer term, the residual visual effect, would be expected to reduce.





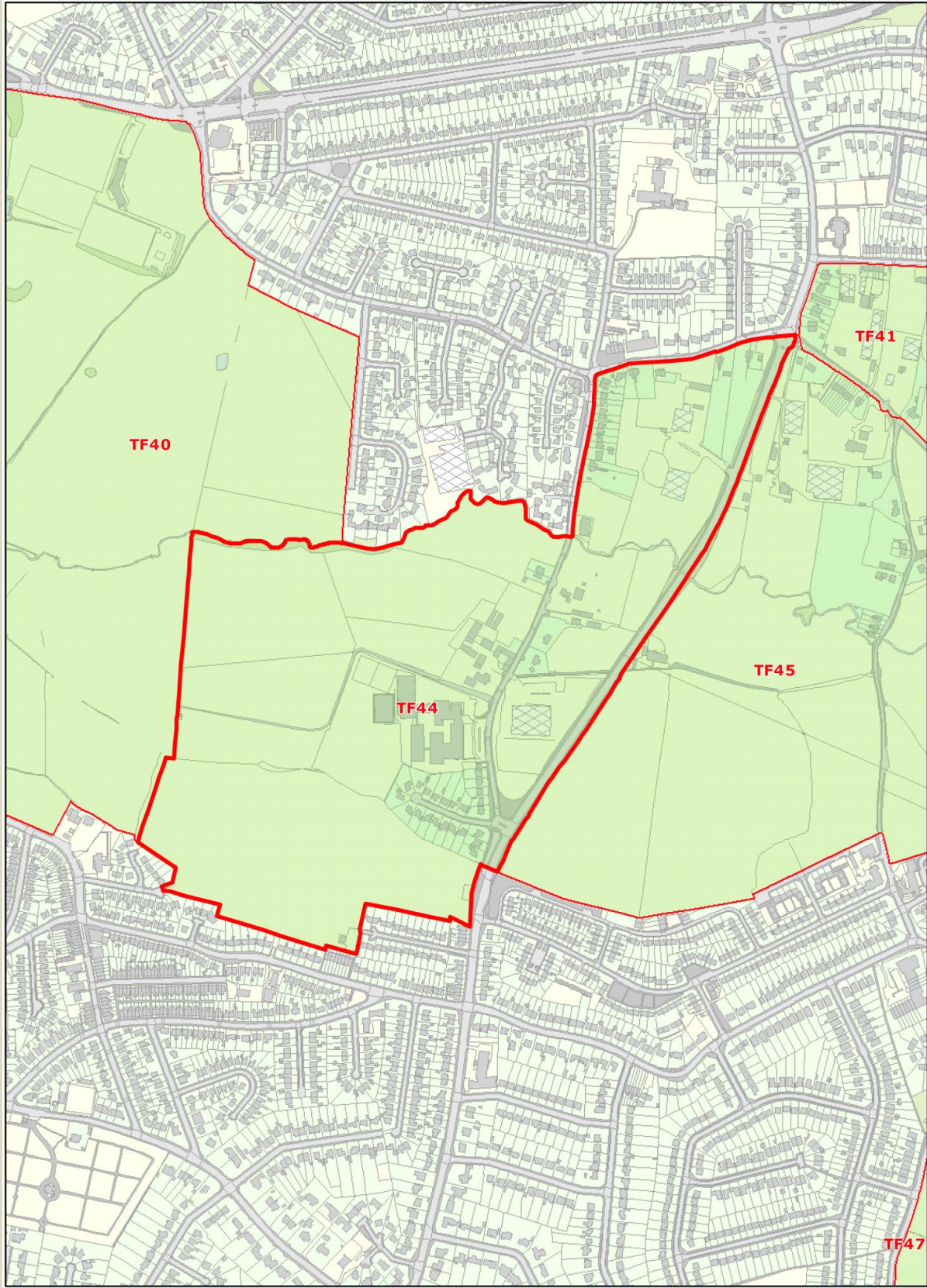




## Appendix 2 - Greenbelt Assessment 2016 - TF44 Extract



Land Parcel Ref:	TF44	Local Authority 1:	Trafford
Parcel Type:	Green belt parcel	Local Authority 2:	



Land Parcel Ref:	TF44	Local Authority 1:	Trafford
Parcel Type:	Green belt parcel	Local Authority 2:	

**Parcel Description**

This parcel is located between urban areas Timperley in the north and Hale in the south, within the east of the Trafford Borough area. The parcel contains relatively flat land comprising sports fields, parkland of Grove Park, and a number of small fields and paddocks. Built development includes a number of commercial properties, a garden centre, Altrincham College of Arts, a number of residential properties including block of houses along Kenmore Drive. Green Lane runs through the parcel and Thorley Lane defines the eastern boundary.

**Purpose 1 - Check the unrestricted sprawl of large built up areas**

**1a - Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?**

**Rating:**

**Notes:**

The parcel lies between Timperley and Altrincham. There are existing urbanising features within the parcel; features includes detached and terraced residence to the north, commercial development to the north-east, Timperley High School, Altrincham College of Arts, a garden centre and detached residence to the south. The extent of existing built development within the parcel has almost compromised the sense of openness with only fields to the north and south of Green Lane separating the urban edges of Timperley and Altrincham. The parcel contributes towards checking the unrestricted sprawl between Timperley and Altrincham.

**1b - Does the parcel protect open land from the potential for urban sprawl to occur?**

**Rating:**

**Notes:**

The parcel lies between Timperley and Altrincham. There are no strong barrier features on the outer edge (or close to the outer edge) of the parcel that could prevent urban sprawl from taking place within the parcel. Taking account of existing urbanising features the parcel plays some role in inhibiting ribbon development along Green Lane and the A5144.

**Purpose 2 - To prevent neighbouring towns merging into one another**

**2a - Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlements?**

**Rating:**

**Notes:**

The settlements are in very close proximity (within approximately 600m) and the parcel forms a critical gap between the settlements of Hale to the south and Timperley to the north. The parcel plays an essential role in preventing the merging or erosion of the visual and physical gap between the settlements.



Land Parcel Ref:	TF44	Local Authority 1:	Trafford
Parcel Type:	Green belt parcel	Local Authority 2:	

**Purpose 3 - To assist in safeguarding the countryside from encroachment**

**3a - Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside?**  
**Has the parcel already been affected by encroachment of urbanised built development?**

**Rating:** Moderate

**Notes:**

There is a sense of urban encroachment within the parcel as a result of a commercial development, Timperley High School, Altrincham College of Arts, a garden centre and a number of houses. The parcel displays some of the characteristics but lacks a strong rural character.

**Purpose 4 - To preserve the setting and special character of historic towns**

**4a - Does the parcel contribute to the setting and 'special character' of a historic town(s)?**

**Rating:** Weak

**Notes:**

Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Hale and Northenden. In practice, the parcel has a limited visual or physical relationship with any of the historic settlements and is considered unlikely to be important to their setting or significance. This is largely due to the location of the parcel; its low-lying setting; and the visual screening provided by blocks of urban development, roads, and trees etc.

**Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land**

Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.



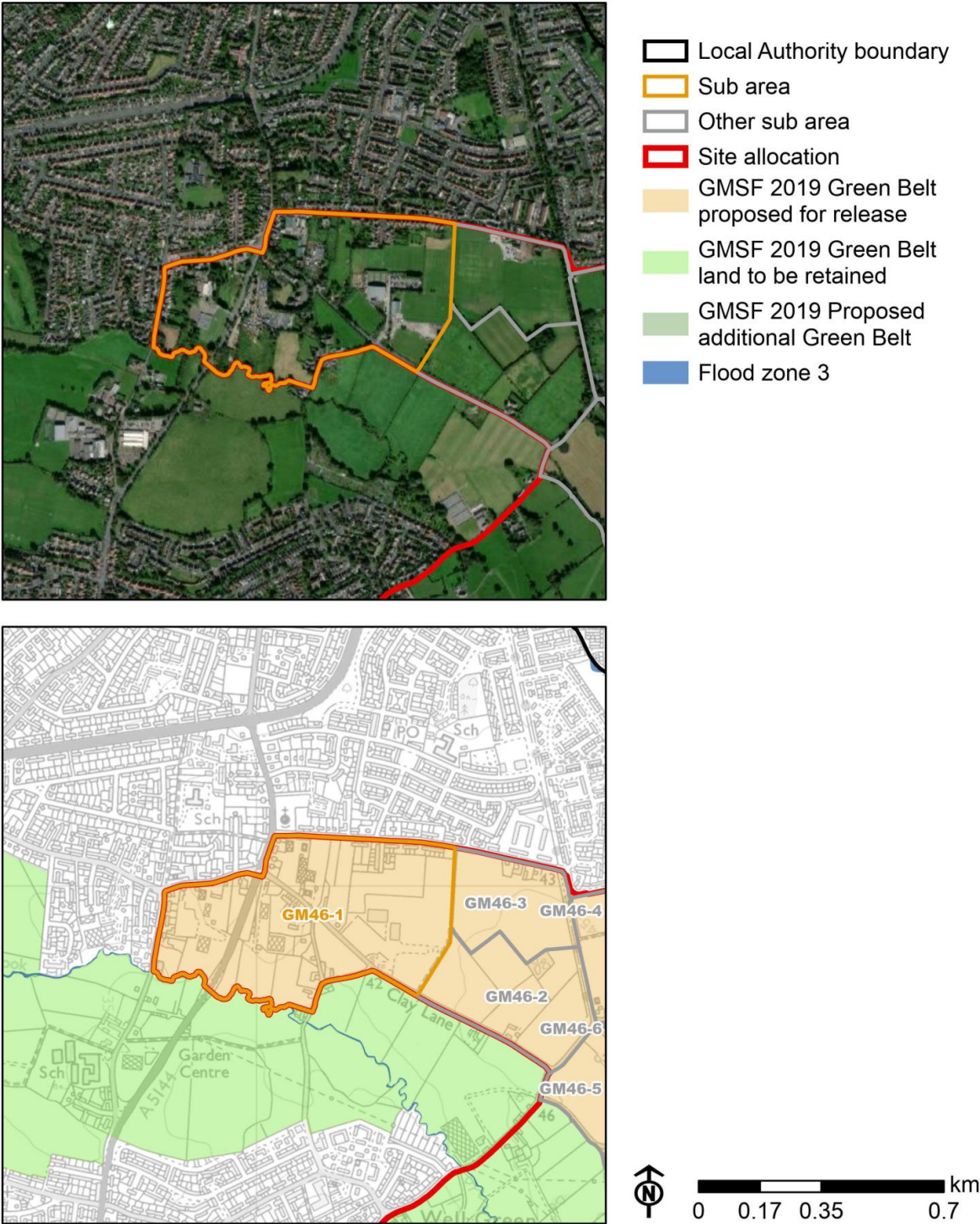


Appendix 3 - Greater Manchester Green Belt Study Stage 2 2020 - GM46-1 Extract





GM46-1



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LUC I B-553

GM46-1

Area Description

Area of land adjacent to the southern edge of Timperley. The sub-area contains scattered urbanising uses including small-scale commercial uses and residential development, interspersed with tree cover, however sizeable areas remain undeveloped, allowing for some relationship with adjacent open land. The settlement edge of Timperley and surrounding washed over development create a degree of urbanising containment within the sub-area. The inset edge to the north and west is bound by minor roads (Green Lane and Wood Lane), providing some limited distinction from the urban edge of Timperley, however residential development has breached these boundaries in both cases and the scale of development within the inset settlement limits any sense of separation. The outer boundary with retained Green Belt land is defined by the tree-lined Timperley Brook, field boundaries and a stretch of minor road.

Impact on purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas  
Rating: Relatively Limited  
Timperley is part of the Greater Manchester large built-up area, so development expanding this area would constitute sprawl. However, the fact that existing development in Timperley has breached the urban edge limits the sub-area's role in preventing sprawl.
- Purpose 2 - Prevent neighbouring towns merging into one another  
Rating: Relatively Limited  
The release of this land would reduce the gap between the towns of Timperley and Hale, which are distinct but very close (circa 500m). However, the settlements are already linked to a degree by washed over development around Altringham College along Thorley Lane, and the urbanising development within the sub-area limit the land's role in preventing sprawl.

LUC I B-554



GM46-1

- Purpose 3 - Assist in safeguarding the countryside from encroachment  
Rating: Relatively Limited  
Releasing this sub-area would encroach on land which is characterised by development that, although some of it may be an 'acceptable' use of Green Belt, is partially developed and more strongly associated with the urban area than with open countryside.
- Purpose 4 - Preserve the setting and special character of historic towns  
Rating: Limited/No  
Releasing this land would detract from the wider setting of the historic settlements of Hale and Northenden but, due to its location, low-lying setting and visual screening (by development, roads, trees etc), would not diminish the components important to their historic character.
- Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land  
Rating: Equal contribution  
All Green Belt land is considered to make an equal contribution to this purpose.

LUC I B-555

GM46-1

Impact on adjacent Green Belt

Rating: Minor  
Releasing this land, as part of the release of the Allocation as a whole, would increase the containment of retained Green Belt land lying to the south of the sub-area. However, it would result in the Green Belt boundary running in large part along Timperley Brook in the south, resulting in a relatively distinct boundary between the inset edge and retained Green Belt land.

Overall harm to Green Belt purposes from release of land

**Moderate**  
Release of the sub-area, as part of the release of the Allocation as a whole, would constitute relatively limited sprawl and encroachment on the countryside, and a relatively limited impact on preventing the merger of towns. It would constitute a minor weakening of retained Green Belt land. Harm from the release of the sub-area is therefore assessed as moderate.

LUC I B-556