

Visualisation | Carrs Industrial Estate Existing



Landscape Character Assessment

Carrs Industrial Estate is a medium sized commercial development set within 28 acres of land, located 1km north west of Haslingden, Rossendale. It is situated in a small enclosed valley with steep hills rising up around it. The industrial site is within the employment area on the edge of the urban boundary. A large area to the north of the site is listed as an important wildlife site with an area of special landscape to the west. To the east of the site is a linear band of greenland which consists of deciduous woodland providing screening of the industrial estate for the housing beyond. The site is adjacent to the A56, providing good links to the M66. It consists of two and three storey brick and corrugated structures. The site was landscaped when it was first developed but there is little sign of management being carried out and it looks unkempt.

Visual Impact Assessment

Views out of the site are very limited; some housing to the east is visible upon the hillside however the trees along the hillside provide screening. Views into the site are mainly from the A56 that runs past Carrs Industrial Estate. Other views are from the houses east of the site. A few cylinders approximately 9m high are within the site however these do not protrude above the sky line. There are a couple of taller buildings that dominate the site slightly more than others however the hills that surround the site overpower these and therefore the buildings sit quite comfortably within the landscape. The site is heavily overshadowed by the hills to the south leaving some parts of the site in shade.

Visualisation | Carrs Industrial Estate Potential



Ability to Accommodate Change

The photomontage above shows the potential for an energy from waste plant on the edge of the industrial estate. The location of the industrial estate being so close to the A56 lends itself to this type of renewable energy source - it is not in close proximity to residential areas and has good access.

There is little opportunity to expand the site as it is confined by the steep topography of surrounding hills and the A56 to the east of the site, so the plant would need to be established on an existing plot. The site has the capacity to accommodate change as it is well hidden within the landscape and the industrial nature of the site provides a more accommodating location than locations in close proximity to residential areas.

The location of the site, in a deep valley, may cause issues with emissions for example requiring a tall stack; this would need to be looked at in more detail. There will also need to be regard for visual sensitivity from the nearest residential area 0.2km to the east.