



PEEL HALL, WARRINGTON

Outline application for a new residential neighbourhood including C2 and C3 uses; local employment (B1 use); local centre including food store up to 2000m², A1-A5 (inclusive) and D1 (healthcare) use class units of up to 600m² total (with no single unit of more than 200m²), and family restaurant / pub of up to 800m² (A3/A4 use); site for primary school, open space including sports pitches with ancillary facilities, means of access and supporting infrastructure at Peel Hall, Warrington.

Landscape and Visual Impact Assessment

for
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DOCUMENT CONTROL

TITLE: LANDSCAPE AND VISUAL IMPACT ASSESSMENT

PROJECT: PEEL HALL, WARRINGTON

JOB NO: 1820

CLIENT: SATNAM MILLENNIUM LIMITED

Prepared by: David Appleton/ David Starkie	Date: May 2016
Reviewed by: David Appleton	Date: June 2016
Approved for distribution by: David Appleton	Date: 28.06.16

Document

Status	Description	Rev/ date	By	Approved by	Issued to	Issue date	Comments
FINAL	LVIA	05.07.16	DA	DJS / DA	CG 05.07.16		

Revisions to Final Document

Rev	Description	Rev date	By	Approved by	Issued to	Issue date	Comments

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1.0 INTRODUCTION AND TERMS OF REFERENCE

- 1.1 Appletons were commissioned by Satnam Millennium Ltd in January 2015 to carry out a **Landscape and Visual Impact Assessment** in respect of a proposed new residential neighbourhood which would include up to 1200 houses with new access, a neighbourhood centre, an employment area, ecological enhancement and public open space, at Peel Hall, Warrington (hereafter referred to as 'the Site'). The site extends to approximately 69 hectares (170.5 acres). The application is outline seeking approval only for means of access at this stage, with all other matters reserved for subsequent approval. This assessment has been based on the illustrative masterplan and parameters plan which are to be submitted as part of the planning application. Though illustrative in nature these show the likely distribution of built form, infrastructure and retrained landscape features. The site is generally open grassland and scrub vegetation with mature hedges and trees along field boundary drains. There is a small woodland coppice with further mature vegetation surrounding sports pitches towards the eastern boundary.
- 1.2 This assessment identifies the baseline conditions for both landscape and visual amenity and seeks to identify the sensitivity of each before considering the change that the introduction of the proposed housing development and associated infrastructure and landscaping will produce. Potential landscape, character and visual impacts of the proposals are assessed together with any cumulative impacts and mitigation proposals to ameliorate such impacts should they occur are recommended.
- 1.3 Landscape assessment is the systematic description and analysis of the landscape resource, including physical features and elements of the landscape, of how their composition forms distinct areas of character, appraisal of quality and sensitivity, and the potential effect of the proposed development on the landscape. The elements may include landform, field and settlement patterns, building styles, road and transport patterns, vegetation cover and land use.
- 1.4 Visual assessment is the description and analysis of the views experienced by receptors from residential properties, public buildings, public open spaces, public rights of way, open access areas, transport corridors and places of work, and the potential effect of the Site on these receptors.
- 1.5 The nature of landscape and visual impacts is closely related to other topics such as ecology and the historic environment. Each of these topics can influence the landscape character of an area, or contribute to the quality and sensitivity of landscape or visual receptors. The scope of this report has been developed in accordance with these topics in so far as information is available. Impact on any heritage assets is not included in this assessment.

- 1.6 Principles and good practice for undertaking LVIA are set out in the Landscape Institute (LI) and the Institute of Environmental Management (IEMA) Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA, April 2013). The methodology used for this assessment is based upon this guidance. A summary of the methodology employed for this assessment is set out in Section 2 and in detail at **APPENDIX 1**. Where any deviation from the Guidelines occurs in order to appropriately undertake the assessment in a manner which provides clear evaluation, this will be justified and an explanation provided.
- 1.7 The assessment should be read in conjunction with the parameters plan for the Site.

Individuals involved in preparing this Assessment

- 1.8 This assessment was undertaken by Appletons, landscape architects and environmental consultants, a Registered Practice of the Landscape Institute and a member of the Institute of Environmental Management and Assessment. Chartered Members of the Landscape Institute David Appleton CMLI (Director) and David Starkie CMLI (Associate Director) were directly involved in writing this assessment: Mapping and figures were prepared by David Starkie CMLI.

2.0 METHODOLOGY

- 2.1 The Site has been assessed in terms of the potential character, landscape and visual impacts of the proposed residential development on both the existing site and the surrounding area. The baseline condition of the Site has therefore been established and an assessment of the positive and negative impacts in terms of landscape character, landscape effects and visual effects has been made.

Definition of Assessment Area

- 2.2 The study area for the assessment has been identified through an iterative process in the early stages of this assessment. Baseline information and site survey work has addressed the Site itself and the wider landscape around it which the proposed development may influence. This has enabled the refinement of an appropriate assessment area for specific landscape and visual effects. The study area for the assessment has also been defined by the physical characteristics of the landscape (including landform, vegetation and existing character studies) as well as a preliminary review of the proposed development. The study area is based on an approximate radius of 1km from the centre of the site, beyond which the proposed development is unlikely to result in significant impacts or effects since there is no significant overlooking from higher ground. Viewpoints where predicted impacts may be significant to a greater or lesser degree have been assessed. Potential views from further distance were also assessed and discounted as being negligible or not feasible.

Site survey / visits and selection of viewpoints

- 2.3 The Site and surrounding area were visited on a number of occasions between July 2015 and May 2016. The surrounding road network was driven and local public rights of way were walked. Positive and detracting elements in the landscape were recorded, as was the general land use and susceptibility and value / quality of the site and surrounding area. Viewpoints were identified based on public viewpoints (public rights of way) and a best effort was made to establish where potential sensitive, partial and open views of the site could be observed. Private viewpoints (residential properties) were also considered and key distant viewpoints identified to determine the wider impact on the landscape and where development would have the potential to affect the value and character of existing views.
- 2.4 The surveys helped gain an understanding of existing landscape character and visual amenity receptors, and supplemented the available information collected during the desk study. The surveys also helped establish the likely effects of the developments and possible mitigation.

Visibility Mapping

- 2.5 No computer based visibility mapping techniques (i.e. ZTV) have been utilised as part of this assessment, however the visible envelope of the Site has been predicted through desk top analysis of topographical data combined with field surveys to assess prominence or screening

arising from landform, vegetation and built form. A series of viewpoints were then identified from publicly accessible areas within the study area which may give rise to views of the proposed development. The selected viewpoints were submitted to Simon Twigg of Warrington Borough Council on 20th January 2016 for verification and were agreed on the 27th January 2016.

Photographs

- 2.6 A daytime photographic survey of the site was undertaken using a prime lens (AF-S NIKKRO 35mm 1:1.8G) on a digital SLR camera (Nikon D3100) which allows for images to be reproduced to that as close to that of the focal length of the human eye. The majority of the photographs utilise a series of three frames stitched together using image software (Adobe Photoshop) to provide a representation of the views that receptors are likely to experience when observing a landscape and moving their head and eyesight across the view. These have then had minimal cropping to present a photomontage which can be viewed on an A3 paper size

Methodology for assessment

- 2.7 The methodology utilised recognised published industry standards and techniques to identify and describe a landscape and visual baseline. These were then used to ascribe a sensitivity to landscape receptors and determine the effect on visual receptors which may be altered through the introduction of the proposed development. Landscape and visual impacts and their effects are considered separately although the conclusion on sensitivity and impact will have regard to both these related areas of study and proposals made for the mitigation of that impact. The magnitude of change brought about through the proposed development was considered alongside the level of sensitivity for each landscape receptor or visual receptor and the level of landscape or visual effects is expressed as a combination of these two elements. The proposal site has been assessed for both Landscape and Visual effects based on the proposed residential development and associated infrastructure and open space only.

2.8 Significance of Impacts

The significance of impacts has been determined by both the previous experience of the authors and other examples as set out in 'The Guidelines for Landscape and Visual Impact Assessment'.

The detailed methodology adopted for this assessment is contained in **APPENDIX 1** but as qualified by the above paragraphs.

2.9 DESCRIPTORS OF THE SIGNIFICANCE OF LANDSCAPE EFFECTS CATEGORIES

Significance Category	Typical Descriptors of Effect
Major beneficial (positive) effect	<p>The project would provide an opportunity to enhance the landscape because:</p> <ul style="list-style-type: none"> • It fits very well with the scale, landform, pattern and appearance of the landscape. • There is potential, through mitigation or design, to create or enable the restoration of characteristic features and elements partially lost or diminished as the result of changes resulting from inappropriate management or development. • It enables a sense of place to be enhanced through good design and/or well designed mitigation measures. • It facilitates national and local policy objectives to regenerate degraded countryside or urban areas.
Moderate beneficial (positive) effect	<p>The project would provide an opportunity to enhance the landscape because:</p> <ul style="list-style-type: none"> • It fits very well with the scale, landform and pattern of the landscape. • There is potential, through mitigation, to enable the restoration of characteristic features and elements, partially lost or diminished as the result of changes resulting from intensive farming or inappropriate development. • It will enable a sense of place to be restored or enhanced through beneficial mitigation and sensitive design. • It furthers national and local policy objectives to regenerate degraded countryside or urban areas.
Minor beneficial (positive) effect	<p>The project would:</p> <ul style="list-style-type: none"> • Fit well with the scale, landform and pattern of the landscape by maintaining or enhancing the existing character. • Enable some sense of place to be restored through well designed mitigation measure. • Maintain or enhance existing landscape character. • Avoid conflict with national and local policy towards protection of the countryside or protection/enhancement of urban areas.
Negligible effect	<p>The project would:</p> <ul style="list-style-type: none"> • Complement the scale, landform and pattern of the landscape. • Incorporate measure for mitigation to ensure that the project will blend in well with surrounding landscape features and elements. • Avoid having an adverse effect on the current level of tranquillity of the landscape. • Maintain existing landscape character and enable a sense of place to be retained through beneficial and sensitive design. • Avoid conflict with national and local policy towards protection of the countryside or protection/enhancement of urban areas.
Minor adverse (negative) effect	<p>The project would:</p> <ul style="list-style-type: none"> • Not quite fit the landform, scale and pattern of the landscape. • Be unable to be completely mitigated because of the nature of the project itself or the character of the landscape. • Affect an area of recognized landscape quality. • Conflict with local authority policies for protecting the local character of the countryside of the protection/enhancement of urban environments.
Moderate adverse (negative) effect	<p>The project would:</p> <ul style="list-style-type: none"> • Be out of scale with the landscape or conflict with the local pattern and landform. • Be unable to be fully mitigated (i.e. mitigation will not prevent the scheme from damaging the landscape in the longer term). • Have an adverse impact on a landscape of recognized quality or on vulnerable and important character feature or elements. • Be in conflict with national and local policies to protect open land and nationally recognized countryside, or to protect/enhance the urban environment.
Major adverse (negative) effect	<p>The project would be very damaging to the landscape because it:</p> <ul style="list-style-type: none"> • Is at considerable variance with the landform, scale, pattern and appearance of the landscape. • Is likely to degrade, diminish or even destroy the integrity of a range of characteristic features and elements. • Will be substantially damaging to a high quality or highly valued landscape, causing it to change and be considerably diminished in quality. • Cannot be adequately mitigated. • Is in serious conflict with national and local policy for the protection of nationally recognized countryside or for the protection/enhancement of the urban environment.

2.10 DESCRIPTORS OF THE SIGNIFICANCE OF VISUAL EFFECT CATEGORIES

Significance	Typical Criteria
Major Beneficial	The project would lead to a major improvement in a view from a highly sensitive receptor.
Moderate Beneficial	The proposals would cause obvious improvement to a view from a moderately sensitive receptor, or perceptible improvement to a view from a more sensitive receptor.
Minor Beneficial	The project would cause limited improvement to a view from a receptor of medium sensitivity, but would still be a noticeable element within the view, or would cause greater improvement to a view from a receptor of low sensitivity.
Negligible Beneficial	The project would not significantly change the view but would still be discernible, and the effect would be beneficial.
Neutral/Non	No change in the view.
Negligible Adverse	The project would not significantly change the view but would still be discernible, and the effect would be adverse.
Minor Adverse	The project would cause limited deterioration to a view from a receptor of medium sensitivity, or cause greater deterioration to a view from a receptor of low sensitivity, and would be a noticeable element in the view.
Moderate Adverse	The project would cause obvious deterioration to a view from a moderately sensitive receptor, or perceptible damage to a view from a more sensitive receptor.
Major Adverse	The project would cause major deterioration to a view from a highly sensitive receptor, and would constitute a major discordant or dominant element in the view.

2.11 Desk Top Study

A desk top study of published landscape character studies at a Regional and Local scale, together with relevant National and Local planning policies was undertaken.

3.0 THE DEVELOPMENT PROPOSALS

- 3.1 The application site is proposed for residential development comprising of up to 1200 dwellings together with up to 2.3 hectares of employment uses (B1 uses) a local centre including a food store (A1 and A5 uses), healthcare (D1) and a family pub (A4). The site will also contain a primary school site and open space provision including sports pitches with ancillary facilities, together with means of access and buffer planting zones. The total site area is circa 69 hectares (170.5 acres)
- 3.2 A number of urban design principles have been considered in the formulation of the proposals at this stage. These are:
- To create a high quality residential area that is set among retained trees and the hedgerows to existing boundaries;
 - To create well defined streets and spaces.
 - To provide good pedestrian and cycle links to the adjacent town.
 - To retain the natural features within the site such as the ponds, ditches, existing mature trees and hedges with a substantial area of amenity open space.

A Parameters Plan which demonstrates the approach to development and upon which this assessment is made is attached to this report as **APPENDIX 2**.

4.0 STUDY AREA AND BASELINE CONDITIONS

Baseline Conditions

Location

- 4.1 The proposed site is located in north Warrington) at a distance of 1.2 kilometres from the town centre of Warrington. Other settlements are Newton Le Willows, at 5.0 kilometres to the North West, Padgate, at 2.5 kilometers to the South East, Birchwood at 4 kilometres East, Winwick at 0.75 kilometers to the North, and adjacent to Houghton Green (Mill Lane to the east. The location of the site is shown on **Figure 1**, and an Ariel view is attached as **Figure 2**.

Site Context

- 4.2 The site lies to the south of the M62 Motorway, which runs the entire length of the northern boundary. It is the main route between Manchester to Liverpool with links to the M6 and M57. The northern boundary to the site is formed by a 1.4 metre high timber fence and a band of vegetation that forms a barrier to the M62 motorway. Part of the boundary runs in cutting to the north east adjacent to semi mature trees. Beyond the motorway lies farmland continuing northwards towards the A49 Winwick Link Road and the village of Winwick.
- 4.3 The eastern boundary of the site is made up of residential properties of Mill Lane (Old Road) and Lockerbie Close / Ballater Drive with a recreational ground linking through to Mill Lane, beyond which lies Houghton Green and the Warrington suburb of Cinnamon Brow. The majority of the north east boundary is formed by hedgerow vegetation and timber panel fences approximately 1.8 metres in height that forms the curtilage to modern residential properties.
- 4.4 The south to south eastern boundary is well vegetated with trees and scrub vegetation forming the edge of Radley Common, Radley Farm and Radley Plantation. This area includes an existing play area and Radley Common Community Centre. Beyond this and for the majority of the south to south western boundary to the site there exists the rear gardens of houses forming the residential suburb of Hulme, part of Warrington.
- 4.5 The residential properties of Hulme continue along the western boundary with the site encompassing the Fairhaven Young Peoples Unit at the Alders which is run by 5 Boroughs Partnership NHS Foundation Trust. West of Hulme is the A49 Winwick / Newton Road at Junction 9 of the M62 with Winwick Quay Industrial Estate beyond.

Public Access

- 4.6 A single public right of way passes through the site from Mill Lane to the North East, along Peel Cottage Lane and crosses the motorway on an over-bridge.

Site Description

- 4.7 A photographic survey of both the site and its surroundings was undertaken in May 2016 using a camera calibrated to the focal length of the human eye. The photograph viewpoints are identified on **Figure 7**. The site is generally open grassland and scrub vegetation with mature hedges and trees along field boundary drains. (**Appendix 3**) There is a small woodland coppice with further mature vegetation surrounding sports pitches towards the eastern boundary. A detailed assessment of the habitats and vegetation within the site is set out in separate ecological studies. The highest point of the site is to the east of Peel Hall at 20.57 metres A.O.D. From that point the land falls to the North West boundary at 17.4 metres A.O.D and to approximately 10 metres A.O.D along the Southern boundary. The general visual impression gained on site is that it is predominantly flat without major undulations.

Buildings on Site

- 4.8 Peel Cottage and Peel Hall are both located on Peel Cottage Lane which is located to the north west of the site. Peel Cottage and Peel Hall are not included in this application.

Geology

- 4.9 The site lies within an area comprised of Triassic sandstones and mudstones.

Ecology

- 4.10 An Ecological Survey and Assessment was carried out by Appletons in September 2013 with various updates between in June 2014 and June 2016. The findings of this study can be found in a separate report. The Phase 1 habitat survey plan from that report is attached as **Figure 8**.

Archaeology and Heritage

- 4.11 An Archaeology Survey and Assessment was carried out by Nexus Heritage in June / July 2015. The findings of this study can be found in a separate report.

Landscape Designations

- 4.12 No statutory or non-statutory landscape designations apply to the site or its surroundings.

Agricultural land Quality

- 4.13 The agricultural land classification of the site is assessed by DEFRA as Grade 2, 3a, 3b and 4. Soil quality on the site is indicated on **Figure 4** and is based on Natural England's interactive 'Magic Map' data. The National Planning Policy Framework (NPPF) states that Local Planning Authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a high quality. In the Warrington area most of the agricultural land is of high quality. Current guidance therefore places the responsibility on the Local Planning Authorities

but there is no policy dealing with Agricultural Land Quality in the Warrington Core Strategy 2014. It should be noted that the land no longer forms part of an agricultural holding and has not been actively farmed for over 20 years. It is also remote from any other farm holding and subject to urban pressures.

5.0 LANDSCAPE CHARACTER

5.1 The site falls within National Character Area 60 prepared by Natural England as part of an assessment of a nationwide study of landscape character. It is described as a 'wide, low lying river valley landscape focusing on the River Mersey – a varied landscape extending from the Mosslands near the Manchester Conurbation NCA to the Merseyside NCA.' Warrington Borough Council prepared a more localised and detailed landscape assessment in 2007. In their study which analyses the landscape of the Borough as a series of landscape types, the Site falls within Type 1 'Undulating enclosed Farmland' and sub-area 1C, covering Winwick, Culcheth, Glazebrook and Rixton. The sub-area is described as 'undulating enclosed farmland with medium to large scale field pattern.' Abstracts from both the National and Local character studies are included in **APPENDIX 4**.

5.2 The landscape character of the site is not consistent with the assessment prepared by Warrington Borough Council. It is currently unused open land previously used for agriculture but this use has now ceased. The land is flat, not undulating. It could be better described as urban fringe. It includes a small plantation of trees and unmanaged hedgerows, though the land is generally open in character. A network of ditches is present on the site. Within the site three distinct sub-zones can be identified as follows:

Western Zone

5.3 The land to the west of the site is distinctly urban fringe in character strongly influenced by the adjacent urban development. The previous farmland appears neglected and there is little vegetation apart from unmanaged grassland.

Central Zone

5.4 The central area of the site is more open. It is heavily influenced both in visual terms and audibly by the M62 motorway which is at grade at this point. The motorway is illuminated and the lighting columns and traffic using the motorway dominate.

Eastern Zone

5.5 The eastern zone is by contrast with the other two, smaller in scale due to the size of redundant field parcels and enclosure given by tree and hedge cover. The motorway is in cutting at that point and traffic noise and visual intrusion is less obvious. The adjacent residential areas influence the character of the site at that point.

The Character of Adjacent Landscape

5.6 The character of land immediately to the north beyond the M62 is semi-rural farmland though this land does have affinity with Type 1 in the Warrington study. It also, however is influenced by urban features including the settlement of Winwick at a distance of 1.2 kilometres and the

motorway itself, which is illuminated and at grade with the adjacent landform. To the south, west and east the predominant land use is residential though with areas of public open space.

Susceptibility to change

5.7 The susceptibility to change of the landscape has also been considered. This is the ability of the landscape (whether it be the overall character or condition of a particular landscape type, or individual features / elements or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and the achievement of wider landscape policies or strategies. The development proposed for the Site would bring about the loss of grassland and would obviously change its character to an area of housing. However, the addition of new elements and given the size and scale of the development in relation to those within the immediate locality to the south it would not affect the character of the wider landscape to the north. Change would occur due to the proposed development, it would be reversible but this would only be perceptible to a low degree. The **Susceptibility to change is therefore considered negligible to low.**

5.8 The site has the ability to absorb change particularly due to the enclosed nature of the boundaries and allow the process of development without impacting adversely on adjacent landscapes given the appropriate retention of natural landscape features such as the ponds and associated vegetation. The site is currently in private ownership without formal public access.

Landscape Value

5.9 'Valued landscapes' are not defined within National Planning Guidance, though great weight is given to landscapes with statutory protection. (Paragraph 115 of the NPPF). In terms of the value attached to the character of the application Site the following criteria was used to arrive at an informed judgement. The approach is based upon the recommendations given in Box 5.1 (on page 84 of the LVIA Guidelines.)

- Landscape quality
- Scenic quality
- Rarity
- Representativeness
- Conservation interests
- Recreation Value
- Perceptual aspects
- Associations

5.10 A finer grain assessment of the site and immediate locality can be undertaken with consideration given to the following:

- The components of the landscape – elements and landscape features such as evidence of recreational use e.g. public rights of way;

- The aesthetic and perceptual aspects of the landscape – scale, complexity, openness, tranquillity or wilderness;
- The overall character of the landscape created by particular combinations of these.

5.11 The existing landscape of the site has been considered and assessed in terms of the features and components both natural and man-made that combine to give structure, form and detail to the character of the landscape. The Site does not have any landscape designation. There are no valued views or current cultural associations with the site. There is no authorised pedestrian access to the main body of the site other than the public right of way which crosses the motorway and follows Peel Cottage Lane in the north east corner. The site and the immediate surrounding area are not specifically detailed in any of the published character assessments. There is a lack of tranquillity due to its close association with settlement edge. There are no intrinsic or strong sensory features and there is a lack of complexity although some of the trees, brook and pond features offer amenity interest, screening and enclosure to the site. The landscape is therefore judged as **low in value** and **ordinary in quality and condition**.

Landscape Sensitivity

5.12 In conclusion, the classification of the existing landscape within the National and Warrington Landscape Character Assessments does not really apply, other than the small scale field pattern and hedgerow enclosure. The ability of the site to accept new development is considered high with no natural or heritage designations on the land. There is scope for mitigation and landscape enhancement particularly to reinforce the vegetated boundaries. The application site is judged to be tolerant of change with **landscape sensitivity considered to be low to medium**.

The Impact of the Proposed Development on Landscape Character

5.13 The character of the Site itself would obviously change significantly from open farmland to predominantly residential development. In terms of the impact on the character of land to the north this is considered to be negligible due to the lack of inter-visibility and the dominant presence of the M62 motorway which forms a visual and physical barrier between the two. The impact on the character of the existing development to the east, south and west is also **considered to be negligible** since again the site is not prominent in views from the public domain and in any event the proposed land use would be similar.

6.0 PLANNING POLICY

6.1 Current Planning Context

The Site has been assessed with regard to the current national and local planning authority planning policies.

National Planning Policy Framework

6.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and presumes in favour of sustainable development unless material considerations indicate otherwise.

6.3 Sustainable development underpins the aspirations of the Framework to improve biodiversity, use natural resources prudently, minimize waste and pollution, and mitigate and adapt to climate change.

6.4 At paragraph 17 the NPPF sets out twelve Core Planning Principles. Those specific to landscape issues include the following:

- *'Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of the land and buildings;*
- *Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;*
- *Contribute to the conserving and enhancing of the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;'*

6.5 At Section 7 'Requiring good design' the NPPF states in paragraph 58 that planning policies and decisions should aim to ensure that developments:

- *"Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *Establish a strong sense of place, using streetscape and buildings to create attractive and comfortable places to live, work and visit;*
- *Optimise the potential of the Site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public spaces as part of developments) and support local facilities and transport networks;*
- *Respond to local character and history, and reflect the identity of local and surrounding materials, while not preventing or discouraging appropriate innovation;*
- *Create safe and accessible environments where crime and disorder, and the fear crime,*

do not undermine quality of life or community cohesion; and

- *Are visually attractive as a result of good architecture and appropriate landscaping.”*

6.6 Green Infrastructure

Green Infrastructure is the network of green spaces, water bodies, biodiversity habitats, and other natural elements that surround, pass through, and link the settlements and landscapes, connecting the cities, towns and villages in the borough. The National Planning Policy Framework (NPPF) sets out that local plans should set out a strategic approach, ‘planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure’. The NPPF also sets out that Green Infrastructure should be used to help mitigate the effects of climate change in vulnerable areas. Government advice in respect of Green Infrastructure provision is set out in paragraphs 27 to 32 of Planning Practice Guidance.

Development Plan Policies

The Development Plan for Warrington comprises the Core Strategy adopted in July 2014.

Policies relevant to landscape issues are as follows:

Policy QE3 Green Infrastructure

‘The Council will work with partners to develop and adopt an integrated approach to the provision, care and management of the borough’s Green Infrastructure. Joint working and the assessment of applications will be focussed on;

- *protecting existing provision, and the functions this performs;*
- *including local networks and corridors, especially where this helps to mitigate the causes of and impacts of climate change;*
- *improving the quality of existing provision including local networks and corridors, specifically to increase its attractiveness as a sport, leisure and recreation opportunity and its value as a habitat for bio-diversity.*
- *Protecting and improving access to and connectivity between existing and planned provision to develop a continuous right of way and greenway network and integrated ecological systems.*

Policy QE10 ensuring a High Quality Place

The council will look positively upon proposals which are designed to:

- *be sustainable, durable, adaptable and energy efficient*
- *create inclusive accessible and safe environments*
- *function well in relation to existing patterns of movement and activity*
- *reinforce local distinctiveness and enhance the character, appearance and function of the street scene, local area and wider town scape*
- *harmonise with the scale, proportions and materials of adjacent and or existing*

buildings

- *maintain and respect the landscape character and, where appropriate, distinctiveness of the surrounding countryside,*
- *use the density and mix of development to optimise the potential of the site without damaging the character of the area and*
- *be visually attractive as the result of good architecture and the inclusion of appropriate public space*

7.0 CONSIDERATION OF EFFECTS

7.1 Impacts are considered in terms of (A), landscape impacts – the irreversible loss of natural features such as habitats and vegetation, (B) visual impact as the result of the development on a range of receptors and (C) any adverse change in the character of the landscape. Impacts are assessed for two stages, firstly the construction phase, when the development is being built out, and then after construction has been completed known as the ‘operational’ stage. The findings of this LVIA for the construction and completion/operational phases are set out in the following sections.

7.2 Full details of the methodology used for the preparation of this assessment are provided in **APPENDIX 1**.

Predicting, describing and assessing Landscape Effects

7.3 In considering the effects on the landscape the degree of change in respect of the loss or impact on natural landscape assets such as trees or hedges, manmade features such as walls or the modification of the topography and quality of existing features which also contribute to landscape character of the site and surrounding environment is assessed. This is known as ‘*landscape impact*’.

Identifying landscape receptors and interactions with the proposals

7.4 Landscape receptors are those components of the landscape that are likely to be affected by the proposed development and can include key characteristics, individual elements and features and specific aesthetic and perceptual aspects. The interaction or impact of the different components of the proposed development at all its different stages between the landscape receptors is identified.

Susceptibility to change

7.5 The susceptibility to change has also been considered as part of the quality of the landscape. This is the ability of the landscape (whether it be the overall character or condition of a particular landscape type, or individual features / elements or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and the achievement of landscape policies or strategies.

Establishing value

7.6 The fact that an area is not designated either nationally or locally does not mean it does not have value but this needs to be weighed against other criteria to assess the landscape’s merit in terms of any formal planning designation. Generally speaking the criteria listed on page 84 (Box 5.1) of the LVIA Guidelines is an accepted approach to determine the identification of

valued landscapes.

- Landscape Quality – a measure of the physical state of the landscape
- Scenic quality – the term often used to describe landscapes that appeal primarily to the visual senses
- Rarity - The presence of rare elements or features in the landscape
- Representativeness – whether the landscape contains elements or features which are considered important examples
- Conservation interests – The presence of important nature conservation or archaeological/ geological features
- Recreation value- Evidence that the landscape is valued for recreational use where the experience of the landscape is important
- Perceptual aspects – Such as a landscape valued for its qualities as wilderness and / tranquillity.
- Associations – Landscapes with a relationship to artists, writers, poets etc.

Landscape sensitivity

7.7 Sensitivity of the landscape is the judgement on the combined susceptibility of the landscape to the particular type of change or development proposed and the value attached to the landscape. This is expressed in this assessment as low, medium or high.

Landscape Effects

7.8 Landscape effects may include:

- The degree of change in and / or partial or complete loss of elements, features, or aesthetic or perceptual characteristics that contribute to the character and distinctiveness of the existing landscape resource;
- The addition of new elements or features that will influence the character and distinctiveness of the landscape;
- The combined effect of these to changes in overall character.
- Effects may be beneficial, neutral or adverse and a judgment is made taking account of:
 - the degree to which the proposals fit with existing character;
 - the contribution to the landscape the development may make in its own right, even if in contrast to that character.

7.9 The magnitude of change is assessed in accordance with the criteria contained in **Table E within APPENDIX 1**.

7.10 The correlation between sensitivity and magnitude of effect is determined to give the significance of landscape effect.

Predicting, describing, assessing Visual Effects

7.11 The '*visual impact*' of the proposed development on the general public and / or householders is assessed. Such impacts could be the result of visual intrusion into an important viewpoint or the direct obstruction of views into the wider landscape. Visual receptors that have a greater awareness of the view, such as walkers and residential occupiers will notice the introduction of new features more than those who are not absorbing it. However, it must be remembered that in respect of residential occupiers that within planning law there is no right to a view. The distance of the viewpoint from the proposed site, the duration of the impact, the scale and massing of the proposed development and the elevation of the proposed feature from the viewpoint are all assessed to determine the degree of impact.

Susceptibility of visual receptors

- 7.12 The following are relevant when assessing the significance of the impact on visual amenity:
- The receptor's sensitivity and activity type. Receptors that have greater awareness of the view such as walkers will notice the introduction of new features more than those who are not actively absorbing the view;
 - The distance of the viewpoint from the proposed site. The greater the distance of the viewpoint from the feature the less detail is observable and it becomes more difficult to distinguish the feature from the background;
 - The duration of the perceived impact, the number of potential receptors will increase as the duration of the impact increases;
 - The scale and degree of the proposed scheme, the greater the proportion of the view that it taken up by the proposed feature the greater the impact. Proposed features that would include considerable movement will result in an increased negative impact;
 - Seasonal effects;
 - The elevation of the proposed feature from the viewpoint, if the proposed features is viewed against the sky then the impact will be greater than if the feature is viewed against a background;
 - The proportion of the development that is visible.

Value attached to a view

7.13 Judgements are made about the quality and value attached to the views experienced taking into various factors. These include views that are recognised through a relationship with heritage or inclusion within planning documentation/development framework and the value attached to the view as signified by appearance in literature, guide books, interpretative material or on literature or art.

Visual sensitivity

7.14 Sensitivity of the landscape is the judgement on the combined susceptibility of the receptor to the particular type of change or development proposed and the value attached to the views. This is expressed in this assessment as low, medium or high.

7.15 The sensitivity of the receptor often takes into account the following:

- Number of users;
- Frequency of use;
- Period of use;
- Focus of attention on the landscape;

Magnitude of visual effect

Effects are assessed and described for each receptor with reference to representative and / or specific viewpoint. The size of scale, extent and duration and reversibility of the change in the view are assessed.

7.16 The magnitude of change is assessed in accordance with the criteria in **Table J within APPENDIX 1**.

7.17 The correlation between sensitivity and magnitude of effect is determined to give the significance of landscape effect.

Character Effects

7.18 An assessment to establish the '*character impact*' is made to assess the degree of change affecting both the site and the wider environs. Adverse changes in landscape character can occur as the result of the loss of landscape features which are acknowledged components of local distinctiveness, or the construction of new features that do not match those that already exist.

7.19 To assess the significance of the potential effects / impacts the degree or magnitude of change (sometimes referred to as the nature of change), both adversely and beneficially, acting on the baseline conditions and the sensitivity of receptors is objectively considered. This is considered with and without mitigation based on prescribed criteria.

8.0 SIGNIFICANT LANDSCAPE EFFECTS

Construction Phase

- 8.1 The following section reviews the potential effects of the proposed development during the construction phase on landscape features and resources. For the purpose of this assessment the construction phase will commence in Year 1 of development with the construction of access to the site, and the provision of services. After this period the proposed new access roads would be opened and construction of buildings would commence. It is anticipated that the development would take 14 years in a series of phases to complete though this would depend on the housing market, and thus there would be an overlap of construction and operational phases.

Land Use

- 8.2 There would be a loss of agricultural land which would be irreversible. There is no current government guidance for determining the significance of such a loss. It is considered however that this loss would be balanced by the planning benefits of housing provision in accordance with current policy contained within the NPPF. The agricultural resource is isolated and no longer used for that purpose, and in a landscape context is considered to be of **low sensitivity**. In mitigation and in accordance with current Government Guidance a soil conservation strategy would be put in place to maximise the re-use of top soil resources and protect it from consolidation and / or contamination during the construction phase of development. There will be an alteration of land use on the Site which will be of a local scale and permanent.

The magnitude of impact is large.

The likely significance of effect is therefore low to moderate adverse.

- 8.3 In terms of other landscape features such as watercourses and vegetation they would be retained and enhanced. The significance of impact for those features would be therefore **neutral**.

8.4 Topography and Landform:

Development is proposed on a relatively flat site and it is envisaged there would be negligible cut and fill required. The preparation of the Site levels will require removal and storage of topsoil in appropriate locations to avoid visual disturbance and for soil conservation. The topography of the Site is considered to be of **low sensitivity to change**. There will be a very minor alteration to site levels which will be direct, permanent and of local scale. ***The magnitude of change is very small. The likely significance of the effect is therefore none to negligible.***

Vegetation:

- 8.5 Vegetation resources on the Site include the hedgerow boundaries and broadleaved trees. The access to the site will require the removal of a number of young trees, poor quality broadleaved

woodland and small sections of hedgerow. Small sections of hedgerow will have to be removed to give access into the various parcels of development. All other hedgerows and existing trees will be retained. Most of the grassland component of the site has no nature conservation value. The northwest parcel is semi-improved and as such has some nature conservation value, as do the ponds but in the context of the whole site the habitat is considered to be of **low sensitivity**.

The magnitude of change during construction will be medium.

The likely significance of effect is therefore minor – moderate adverse.

Hydrology:

- 8.6 It is envisaged that SUDS will be incorporated within the proposals subject to development at the detailed stage, together with the retention of the most of the ditch network and all of the ponds.

Mitigation Measures:

- 8.7 The construction phase would bring about changes to the landscape and visual amenity. Whilst some of these are inevitable, and of a temporary nature, it would be beneficial to provide mitigation. The phasing of onsite operations would ensure that proposed screening and assimilation features, such as mounds and tree planting to the northern boundary to give visual screening to the motorway would be undertaken at the earliest practicable opportunity and within year 1 of commencement of the construction phase. The physical construction of the proposed 1200 houses and associated development over 14 years would also allow the establishment of the screen mounds and planting prior to the entire site being operational. It is anticipated that detailed mitigation proposals would be subject to planning conditions imposed on Reserved Matters planning applications for individual development parcels, but in general terms the following principles would apply.

- a) The sensitive location of storage areas and the utilisation of existing screening afforded by vegetation would be utilised to mitigate any potential short term adverse effects of the storage of materials, plant and machinery.
- b) To ensure protection of those features appropriate protection and management of existing vegetation during the construction phase would be undertaken in line with recognised best practice.

Operational Phase

- 8.8 For the purposes of the assessment the operational phase is classified as the period when all the new buildings, infrastructure and associated landscape works have been completed. Predicted impacts are likely to be **long term and irreversible** in this phase. The following assessments are based on the consideration of the proposals as a whole, including the new access, the internal road and footpath system, the movement of vehicles within the site and the night time impacts of lighting on the wider landscape.

Vegetation:

- 8.9 Following completion of the development, the landscape strategy will include tree and hedgerow planting internally and strengthening of the M62 boundary with the creation of a wider corridor. All using locally prevalent native species and planting arrangements that reflect the character of the Site's context and help to integrate and assimilate the proposed development into the wider landscape. Substantial numbers of new trees, including specimen and infrastructure trees will be planted on boundaries and within the proposed areas of amenity green space.
- 8.10 The vegetation is considered to be of **low sensitivity** to change. However, this would be offset by the addition of extensive new vegetation representing a **high magnitude of impact and leading over time to a likely significance of effect of medium beneficial**.

Hydrology:

- 8.11 The existing ponds, will be retained and enhanced. Most of the existing ditch network will be retained and utilised as part of a SUDS system.
- The magnitude of change will be none.**
- The likely significance of effect is therefore minor beneficial.**
- 8.12 **Within 5-10 years the significance of effect is judged to reduce to minor adverse**

9.0 CHARACTER EFFECTS (construction and completion phases)

- 9.1 The character of the Site itself bears little relationship to either the national or local published character assessments. It is both physically and visually divorced from open land to the north of the motorway and has a flat, rather rolling topography. In the context of this study it is considered to be urban fringe. As the predominant use and character to the south, east and west of the site is residential and it is strongly influenced to the north by the M62 motorway. There would be **neutral** impact on the character of the residential areas. The land to the north beyond the M62 is rural in character. However there is no significant inter-visibility between the Site and land to the north. Any impact of the development on land to the north, which is already visually influenced by the M62 motorway would be mitigated by screen mounds and planting undertaken during the early stages of development and would be **negligible adverse**.

10.0 VISUAL EFFECTS

Susceptibility of Visual Receptors

- 10.1 The susceptibility of visual receptors to change has been considered including the interest and focus of walkers, cyclists and horse riders of the local lanes and the highway footpaths around the site. These are generally considered to have a *high susceptibility* to change since they are able to take in views in the course of their activity.
- 10.2 The residents of the community looking over the Site from the west, located on Elm Road, Birch Avenue, Poplars Avenue, Newhaven Road, Windermere Avenue, Lockerbie Close, Radley Lane, Mill Lane and Peel Hall are considered to have a *high susceptibility to change*. However residents cannot protect the view that they have from their house or land unless it would result in a loss of amenity, and in this instance the views from private properties would be of a similar land use.
- 10.3 Vehicle users on the local road network in the vicinity of the Site have also been considered. As the focus of attention is on driving, the scenic quality is not as prominent although road users approaching the site from the north east would appreciate a change to their current baseline view, particularly during the construction phase. They are considered to be of **low susceptibility**.
- 10.4 There are no schools or hospitals within viewing distance of the Site. Though the site is located adjacent to Radley Common (central) and a Fairview NHS Centre (west). These facilities are considered to have a **high susceptibility to change**

Sensitivity of Visual Receptors

- 10.5 The *visual sensitivity* of receptors has been judged through a combination of the susceptibility of visual receptors to change and the value attached to views. These judgments are detailed in the **Viewpoints at APPENDIX 6** but are summarised as follows:
- Walkers, cyclists and horse riders using the local lanes are considered to have **medium** sensitivity to change since they are potentially very highly susceptible to change but the views affected are of no great quality.
 - Residents within dwellings are considered to have **low** sensitivity since although their susceptibility to change is high they are private views.
 - Motorised road users are considered to have **low** sensitivity to change since the duration of the view is limited and the views affected are of no great quality.

Visual impacts

- 10.6 Within the following section reference should be made to **the Visual Envelope Map (Figure 5)** and the **Viewpoints (APPENDIX 6)**. Visual impacts could occur as the result of visual intrusion into an important or valued viewpoint and / or the partial or full obstruction of views into the wider landscape, and / or change in composition of rural views to that of suburban housing. The distance of the viewpoint from the proposed site, the duration of the impact, the scale and massing of the proposed development and the elevation of the proposed feature from the viewpoint are all assessed to determine the magnitude of the impact and the significance of the effect. Visual amenity is defined within the LVIA Guidelines as the overall pleasantness of the views that people enjoy of their surroundings. Significant views to the proposed development on the application site would be limited to adjacent residential dwellings to the west east and south, and the public footpath that crosses the Site. It is acknowledged that there would be increased prominence of the site with new buildings and infrastructure visible from certain close range viewpoints.

Visibility Mapping

- 10.7 The Visual Envelope of the Site has been identified based on field analysis and with reference to existing screening, including built structures and vegetation identified from mapping and air photography. The Visual Envelope is indicative of the part of the landscape from which views of the proposed development might be gained. It does not imply that views would be possible from all points within the area delineated nor does it indicate that all the developments might be seen or that the development would be highly perceivable. Photographic viewpoints have generally been taken from within this Visual Envelope. **(Figure 5)**
- 10.8 The visual envelope of the Site is constrained to the east, west and south by existing urban form and vegetation along the Site boundary. To the north, the M62 and beyond field boundaries with hedgerow trees and maturing tree planting associated with Winnick Link Road and Delph Lane limit potential views. To the south and east views are contained by the current residential development, and at low level screened by boundary hedge planting. To the west, views are limited to those that can be gained from residential development located at Elm Road, Birch Avenue and Newhaven Road. To the east the development would be seen from residential properties located from Mill Lane, Radley Lane, Ballater Drive, Lockerbie Close and Peel Cottage Lane.

Public access:

- 10.9 There is no authorised pedestrian access to the main body of the site other than the public right of way which crosses the motorway and follows Peel Cottage Lane in the north east corner. Views of the site from the pedestrian over-bridge to the M62 motorway are panoramic of the whole the site **(APPENDIX 6, viewpoint 6 and 7)**. These views would be very difficult to screen. This would be a short experience of a longer route, however. In the section leading

the southern base of the motorway footbridge the track is well screened from the main body of the site and views are limited. The adjacent vegetation would be retained. Beyond the motorway to the north possible views of the site diminish with distance. (**APPENDIX 6, viewpoints 15, 16, 17, 18 and 23**). Views of the site from that direction are restricted to the central area of the site. To the east and west the site is screened by motorway embankment and mature trees within the curtilage of the motorway itself. After the screen mounds have been constructed views from the north would be obscured. It is considered that the residual visual impact on public footpaths would be minor.

Views from residential properties

- 10.10 Views will be possible from residential properties to the west, south and east of the site. They are mostly from the rear elevations and or gardens.

West

Elm Road 14
Birch Avenue 2
Poplars Avenue 18

Central

Newhaven Road 82
Windermere Avenue 44
(24 would overlook proposed open space)

East

Lockerbie Close 4 (gable on)
Radley Lane 4 + Peel Hall
Mill Lane 2
Ballater Drive 15 + 1 gable on

These are private viewpoints however.

The magnitude of change during construction will be high

*The change will be not so great to incur a loss of amenity and the likely significance during construction is therefore **moderate adverse**.*

Views from highways

- 10.11 Users of the M62 motorway would be aware of construction works to the central area of the northern part of the site, where it is at grade and where clear views are possible for the period of the formation of screen mounds. Such works would be short term (approximately 12 months). However motorists and their passengers would be travelling at speed and would have oblique views. In any event views from roads are not considered to be 'sensitive'. There are no other significant views from highways into the body of the site though construction works to form

vehicular access points into the site would be obvious from Mill Lane, Poplars Avenue and Birch Avenue. The residual impact on highway users is considered to be minor prior to mitigation and negligible after the construction of the screen mounds.

10.12 Users of the Amenity Space/Playing Fields to the East and South of the Site

Users of open space and playing fields are considered to be sensitive visual receptors. Views into the site from the existing playing fields to the east are partially screened by boundary vegetation. (Appendix 6 viewpoints 12 and 20) Views from the recreation ground to the south east are again screened by boundary vegetation and by the Radley Plantation (Figure 8 photograph 8). The residual impact on users of amenity open space is considered to be neutral, and in any event these playing fields are to be relocated as part of the overall proposals.

10.13 Employment uses

Workers and visitors to commercial enterprises are considered to have **low** sensitivity to change since their views are not focussed on their surroundings.

Assessment of Visual Effects and Magnitude of Change

Construction Phase

10.14 The visual impacts of both the construction and operational phases have been assessed. During construction work, there would inevitable indirect effects on the visual amenity of possible receptors. Construction activities would be visible to a greater or lesser degree from within the identified visual envelope and are likely to comprise:

- Construction traffic associated with the draining and removal of the lagoon;
- Excavation works and stockpiling of soils;
- Site hoarding / perimeter protection fencing;
- Signage;
- Construction traffic and flashing hazard lights;
- Temporary site infrastructure including porta cabins and haulage routes;
- The gradual construction of built form;
- Site plant and large or tall scale machinery.

10.15 There would be a gradual change in the scale of development throughout the construction phase. The sensitivity of the receptors is varied with low to high sensitivity both in proximity to the site and in the wider landscape. The magnitude of change will also vary in accordance with the progress, location and type of construction taking place.

10.16 The visual effects during the construction phase would be indirect, temporary and local in scale. The existing hedgerows around the Site to the north and west and planting to the east should avoid any major adverse visual effects during the course of the construction.

The sensitivity of receptors is considered to be moderate

The magnitude of change during construction will be moderate

The likely significance during construction is therefore moderate.

10.17 The detailed assessment for both the construction phase and operational phase is contained within the **Viewpoints at APPENDIX 6**.

Operational phase

10.18 For the purposes of the assessment the operational phase is classified as the period when all the new buildings, infrastructure and associated landscape works have been completed. Predicted impacts are likely to be ***long term and irreversible*** in this phase. The following assessments are based on the consideration of the proposals as a whole, including the following:

- Residential development;
- Highway and access infrastructure;
- Footpath systems;
- Areas of public open space;
- Structural landscaping;
- Stationary and moving vehicles;
- Night time lighting

10.19 Following completion of the development there would be inevitable indirect effects on the visual amenity of those public receptors which can view the Site. The site is not considered to be large scale in the context of the surrounding settlement. The site is generally considered to be 'flat' and well contained by existing vegetation and surrounding built form and infrastructure therefore it would not be in a prominent position or intrude into elevated views. The proposed development would not block any existing important or valued views. Views from the higher ground to the north east at Delph Lane, Middleton Lane and beyond are possible (**APPENDIX 6 viewpoints 18, 22, 23, 24 and 25**) but these views are not judged as valued views and are in the context with the wider existing urban features of Warrington.

10.20 In general terms the magnitude of change are assessed as ranging from *small to medium adverse* for most receptors. Receptors of adjacent road users to the south and north would experience ***adverse impact of low to medium*** magnitude dependant on the angle of view, distance to the site and the proportion of the site that would be a component of the view. Whilst the magnitude of change is often larger when in close proximity to a development, in this instance closer views are well contained and at comparable levels to the Site thus resulting in a reduced significance of the effects. Other effects would be of ***low magnitude*** for visitors, motorised road users and rural workers as the impact of change would be observed for a short duration due to the activity.

Significance of Visual Effects

The following provides a summary the significance of the visual effects:

10.21 Residential:

- Up to 34no properties to the west would experience adverse and permanent visual effects of **moderate significance**. Existing mature boundary vegetation would partially obscure some of these views (**viewpoints 1, 3 and 4**).
- 126 properties immediately to the south with views partially obscured by boundary vegetation would experience adverse effects of **moderate significance (viewpoint 5)**.
- Up to 11no properties to the east would experience adverse and permanent visual effects of **moderate significance**. Existing mature boundary vegetation would partially obscure some of these views. (**Photographs 12, 13, and 20**).

Pedestrians and horse riders on public highways

- 10.22 Pedestrians on Peel Cottage Lane PROW would experience **adverse effects of major significance** as the proposed development would cause obvious alterations from a highly sensitive receptor. The establishment of proposed landscaping over time would reduce the effect of the development on the view.

Roads / transport network

- 10.23 Motor borne users of the M62 would experience **negligible adverse effects** since the Site is visible from the road due to the change of level and intervening vegetation and motorists would be travelling at speed. The views would in any event replicate views of existing residential properties in the middle distance.
- 10.24 Motor borne users of Mill Lane and Ballater Drive may experience a fleeting view through gaps in the vegetation. They may experience **minor adverse effects** depending on their focus of attention towards the Site.
- 10.25 Users of the Radley Common Recreation Ground would experience **negligible** effects.
- 10.26 In summary, there are only a moderate number of properties which have principal habitable rooms which face towards areas of the Site where built form is proposed but as previously stated residents do not have the right to a view. There would be impact on users of the public footpath linking Peel Cottage Lane to the M62 pedestrian footbridge (**viewpoints 21 and 22**). Road users whilst experiencing the change would not be significantly affected. In some views the new housing development will be a changed view but would be seen in the context of existing urban features and as an extension to the current residential development of Warrington and so the development so would not, particularly over time, be considered a significant intrusive feature.

11.0 NIGHT TIME AND CUMMULATIVE IMPACTS

Night time Impacts

- 11.1 Street lighting and lighting from houses would impact on the amenity of existing close distance receptors to a minor degree. Highways are not generally used to the same extent as in daylight hours and views from existing houses are generally inverted as occupiers close their curtains to the darkness. Night time views would also be seen generally within the context of other existing street lighting within the urban area of Warrington along with the floodlit M62 to the north.

Cumulative landscape character and visual effects

- 11.2 Cumulative visual effects are the effects on views and visual amenity enjoyed by people, which may result either from adding the effects of the project being assessed to the effects of other projects on the baseline conditions or from their combined effect. This may result from changes in the context and character of views experienced in particular places due to the introduction of new elements or removal of or damage to existing ones. In the case of the application site there may well be other development proposals in the vicinity that would result in a cumulative if seen in the same context. In this instance the observer would need to move to another distant viewpoint to see the same or different developments and due to natural screening the Site would not be visible in that context. In this case the only other proposed development in Warrington is located to the north of the settlement. There are no cumulative landscape, visual or character impacts.

12.0 LANDSCAPE STRATEGY AND MITIGATION

12.1 Retention of existing Landscape features

The majority of existing vegetation to the northern, eastern and southern boundaries will be retained and supplemented as part of the development proposals. These provide containment and screening of the site from many potential viewpoints, particularly views at close quarters. These features will be further strengthened by additional tree and shrub planting, and help to maintain an enclosed character of the land around the proposal site. Although not identified as mitigation to reduce or remove adverse effects the proposals will greatly enhance the development and have been part of the overall design process and planning of the development. The proposals also include the creation of a linear wildlife corridor along the M62 boundary and additional woodland planting north of Radley Plantation to help enhance north – south wildlife connectivity.

12.2 Detailed proposals would seek to offset the proposed impacts by the following methods:

1. The development of a Construction and Environmental Management Plan to reduce impact on the amenity of local residents during the construction phase and conserve natural assets on site all of which can be secured through the imposition of a standard planning condition.
2. The protection by appropriate fencing of retained trees, hedgerows, and other vegetation by the use of industry standard root protection areas calculated on tree girth and canopy spread prior to commencement of works on site.
3. The protection of ponds and ditches by fencing by exclusion fencing and other appropriate methods to prevent contamination by construction activity, prior to the commencement of works on site.
4. The conservation of soil on site by careful stripping and stockpiling to prevent contamination and allow re-use in garden and open space areas.
5. The implementation of tree and shrub planting to boundaries and to re-force retained hedgerows in order to provide additional screening and enhance biodiversity, together with pond and ditch enhancement and habitat creation for proposed open green space. Native species planting would be used in these locations to encourage an ecologically diverse environment.

12.3 New planting within the proposed development would consist of heavy standard trees planted within front garden curtilages and within the existing boundary hedgerows. Within the proposed areas of open space smaller nursery stock of native origin would be planted in groups together with larger feathered trees. It is anticipated that a detailed planting scheme would be agreed with the Local Planning Authority at the reserved matters stage and that this would be the subject of a standard planning condition.

12.4 **Green Infrastructure**

In accordance with recommendations contained within NPG (National Planning Guidance) the provision of Green Infrastructure will form an integral part of mitigation proposals for the Site. Green Infrastructure includes all undeveloped areas including gardens. An assessment of the total area has been made and based the assumption of proposed dwellings having 1.5 times the gross building area as garden space. Green infrastructure amounts to approximate 30.8 hectares which equates to 45 percent of the total site area.

12.5 **Parameters Plan**

A parameters plan showing the broad landscape strategy for the site is attached as **APPENDIX 2** to this report. Any necessary mitigation in the form of a landscape scheme and implementation / phasing of works would be agreed at the reserved matters stage of detailed planning applications and would include the establishment of appropriate stand-off zones, the detailed design and orientation of new dwellings and boundary screen planting.

13.0 SUMMARY AND CONCLUSION

- 13.1 A Landscape and Visual Impact Assessment has been undertaken for the proposed development using standard criteria set out in 'The Guidelines for Landscape and Visual Impact Assessment'. The study has identified sensitive receptors based upon a walkover survey of the site and potential viewpoints from outside the site boundaries. The relationship of the Site to the surrounding landscape has been considered in the context of existing landscape character assessments. As a result the assessment has identified the likely impacts or effects the development would have on the landscape and visual receptors.
- 13.2 The proposals seek to create residential development that respond sympathetically to the landscape character and existing residential development in the general locality and to incorporate and replicate landscape features that are evident in the local character area. The development will include a high proportion of green open space. Important existing features such as trees, hedgerows, ditches and ponds would be retained and enhanced where appropriate. The proposed landscape elements would integrate the development in the landscape with due regard to neighbours and other surrounding land uses. The site is well screened and enclosed by existing vegetation to most boundaries. Views are mainly very local views obtained from the adjacent highways and a number of residential properties.

Landscape Character

- 13.3 The change in the landscape with the introduction of the proposed housing development will be most pronounced at close distance. The site would be seen as a natural extension of the existing settlement. All landscaping would adhere to local planning policy with regard to development design. The site has the ability to absorb change and allow the process of development without impacting adversely on adjacent landscapes given appropriate development layout and mitigation. The site will provide for increased biodiversity and assist with meeting local housing provision numbers in a sustainable manner.

Conclusion

- 13.4 Following mitigation the proposals would result in a **minor adverse effect** on both the landscape resource and in respect of visual impact. The site has the ability to absorb change and is considered to be appropriate change of use in terms of landscape character in the context of the adjacent settlement edge.

End



APPENDIX 1

LANDSCAPE AND VISUAL ASSESSMENT METHODOLOGY

A 1.0 Introduction

- A 1.1 The format and methodology for the Landscape and Visual Impact Assessment (LVIA) has been carried out in general accordance with the recommendations contained within the
- 'The Guidelines for Landscape and Visual Impact' (GLVIA) 3rd Edition published jointly in 2013 by The Landscape Institute and The Institute of Environmental Management and Assessment and
 - Landscape Institute Advice Note 01/2009. Use of photography and photomontage in landscape and visual assessment.

The baseline condition of the site has therefore been established and an assessment of the positive and negative impacts in terms of landscape, visual effects and landscape character has been made. Where deviance is made from the Guidelines, this will be clearly stated within the text of the report.

- A 1.2 LVIA can be carried out either as part of a broader Environmental Impact Assessment (EIA) or as a stand alone appraisal of the possible landscape and visual effects of a proposed development. The overall principles are the same but there are specific and clearly defined procedures in EIA which LVIA must fit within. In standalone assessments the process is informal and there is more flexibility. The guidelines are not prescriptive but adherence to the approach is considered best practice within the industry and professional peers.

- A 1.3 Effects on landscape and visual receptors are assessed separately following the steps set out in **Figure 1** and **Figure 2**. The assessment seeks not to place over reliance on matrices and tables to establish significance of effects but to balance this with a clear and accessible narrative and explanation. The assessment seeks to distinguish between significant effects that are likely to influence the eventual decision making process and those of lesser concern.

- A 1.4 The assessment processes detailed are carried out for construction effects and for operational effects including the residual effects after mitigation. In some cases, particularly for EIA, the possible links between landscape and visual effects and effects identified in other topics i.e. noise effects, hydrology effects etc., may need to be considered. Special consideration may also apply in respect of cumulative effects that may result from an individual project that is being assessed interacting with the effects of other proposed development in the area.

- A 1.5 Through both desktop study and site visits the landscape resource of a site and the surrounding area are assessed and principle features and characteristics identified. Desktop study is carried out to identify existing character assessments for the region or district, to locate existing designations within the development plan, to establish relevant planning policy which may influence the proposal and to any other literature which references the site and features of the surrounding locality.

- A 1.6 Field work is used to confirm the physical components, structure and constraints and opportunities that give rise to patterns that are distinctive in the landscape and which may serve to limit views to and from the site. For the purposes of this report the 'surrounding area'

is defined as the landscape within 1.5 -2.0 kilometers of the LVIA study area, beyond which the site is deemed to be indistinguishable in the landscape with insignificant effects.

Figure 1: Assessment of Landscape Effects

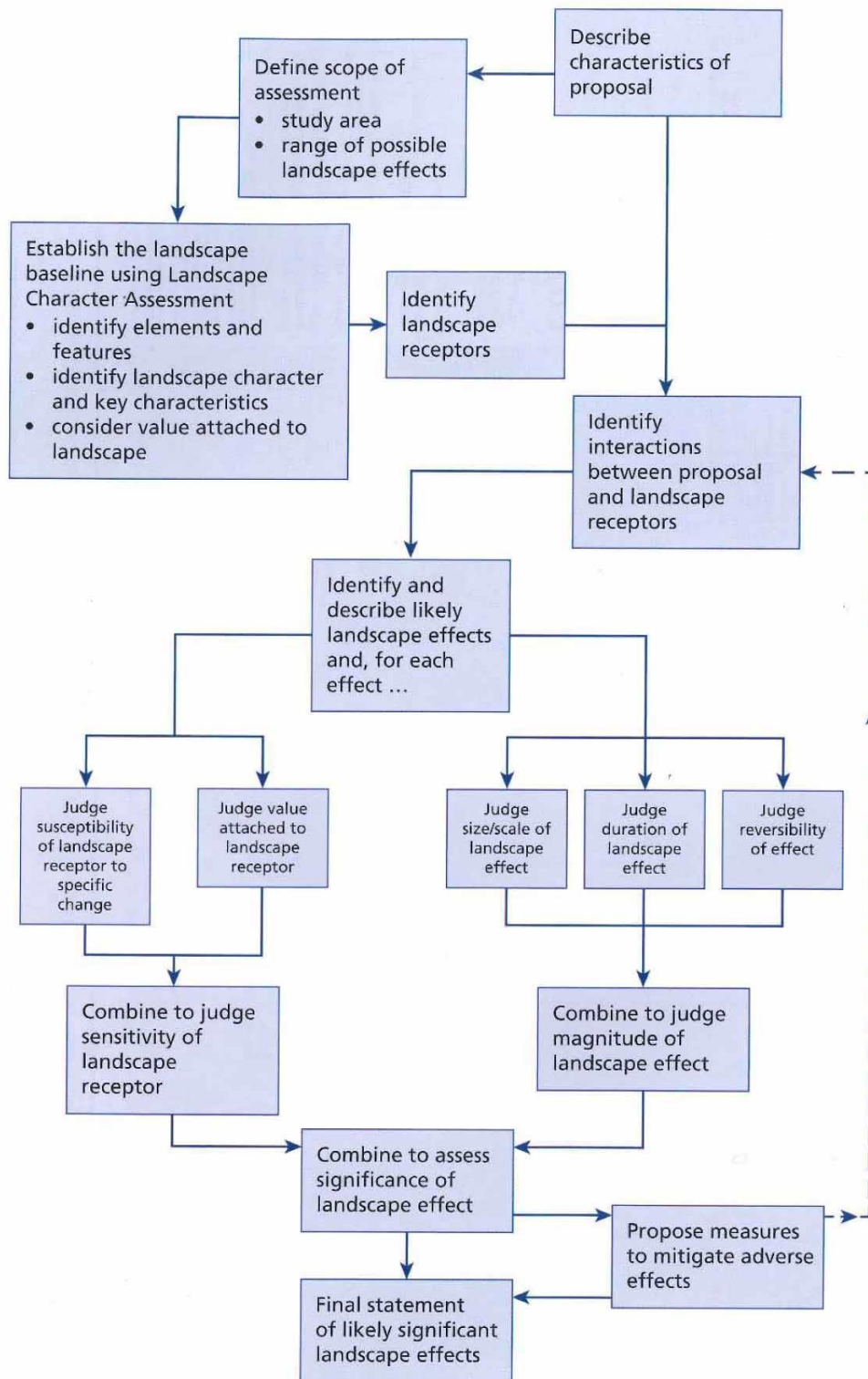
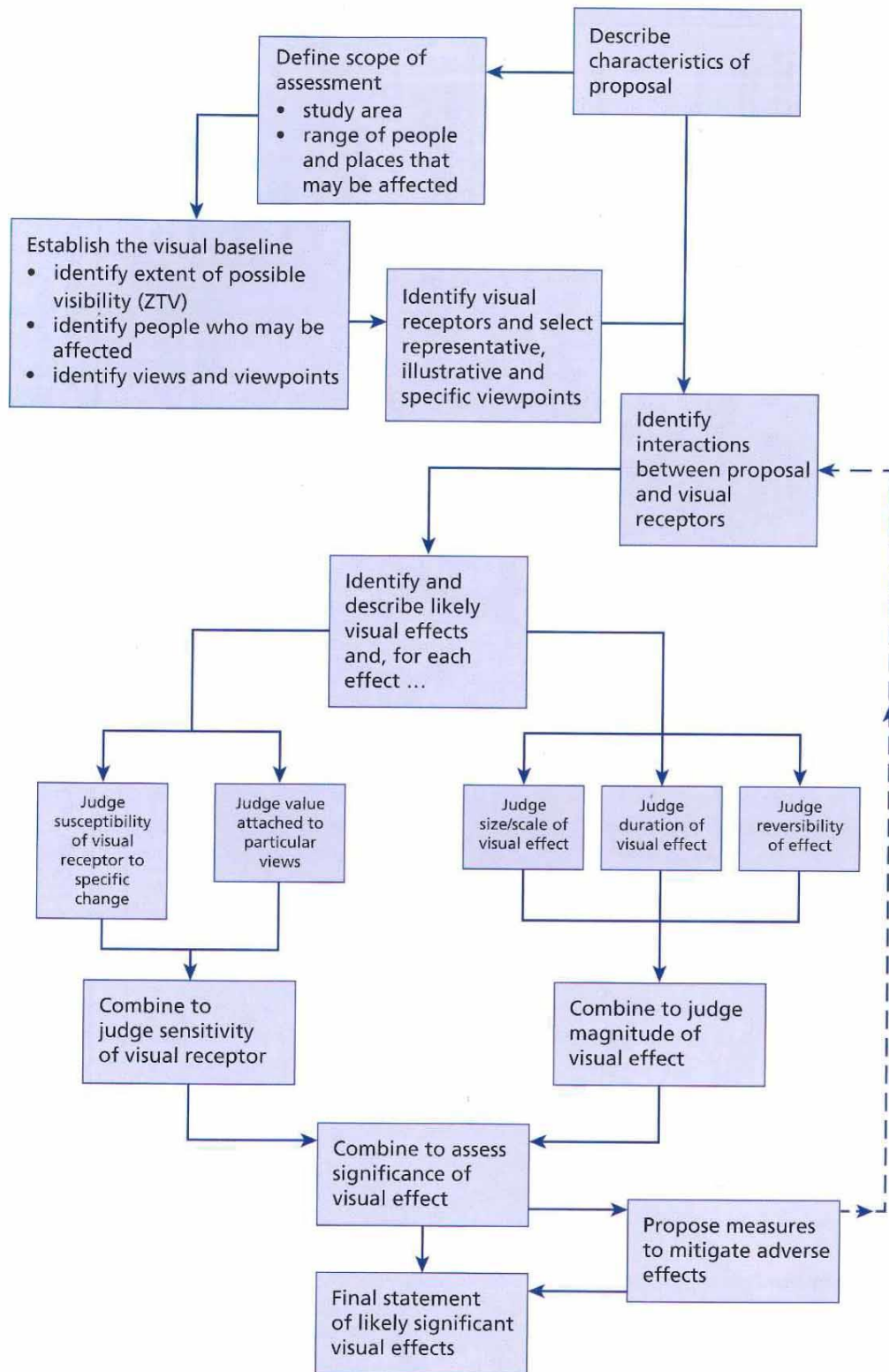


Figure 2: Assessment of Visual Effects



A 2.0 Description of the development proposals

A 2.1 The basic characteristics of the proposals are understood by means of assessing plans, contours and levels, structure and form of the development. Sections/cross sections are studied or generated. Where appropriate 3D modelling with on and off site landscape structure planting incorporated, and photomontages generated to reflect form, planting, materials and colours to assist in the assessment. Once the development is finalized it is described in appropriate detail and life cycle stages extrapolated.

A 3.0 Scope of Study Area and Zone of Theoretical Visibility

A 3.1 The geographical study area is defined and an outline of the extent of landscape character and/or extent/disposition of visual receptors likely to be significantly affected either directly or indirectly. In order to identify land resources and visual receptors that may be affected by development, a 7.5 kilometres radius Zone of Theoretical Visibility (ZTV) to include the site and the surrounding landscape, can be produced to illustrate the worst case extent of the potential visibility of the proposed development. Where the built development is particularly tall, or where receptors or viewpoints or landscapes of value exist the scope may be extended according. The ZTV is usually produced using Digital Terrain Models (DTM), which is based on Ordnance Survey (OS) data at 1:50,000 scale with contours at 10 metres intervals with a viewer height of 1.6 metres. Alternatively, a manual process of drawing radiating sections through the landscape away from the proposals may be used in certain cases where a rough estimation of the ZTV is deemed sufficient. The ZTV identifies the maximum area over which it is theoretically possible to see some part of the proposed development, but does not take account of screening that may result from vegetation, localized variation in topography and built form.

A 4.0 Zone of Visual Influence

A 4.1 It should be noted that the ZTV cannot indicate the potential visual impacts of a development, nor show the likely significance of effects. They are used as a working tool to inform assessment and do not convey the nature or magnitude of visual impacts. The actual visual effects of the proposed development are assessed through a more detailed analysis of specific viewpoints, based on field survey work. In combination with site visits, this information enables the identification of a provisional list of viewpoints and allows the determining authority to judge how representative these are and whether they include particularly sensitive vantage points. The range of landscape and the range of people and viewpoints is summarized and agreed with the Local Planning Authority (LPA). At this time the ZTV is refined and a Zone of Visual Influence (ZVI) is determined and plotted. For certain assessments a ZVI is prepared without the production of a ZTV.

A 5.0 Site survey and field work

A 5.1 The surrounding road network driven and local public rights of way are walked. Positive and detracting elements in the landscape are recorded, including the general land use and susceptibility and value/quality of the site and surrounding area. Viewpoints are identified based on public viewpoints (public rights of way) and best effort made to establish where potential sensitive, partial and open views of the site can be observed. Private viewpoints (residential properties) and their orientation and occupancy are also considered, key distant viewpoints identified to determine the wider impact on the landscape and where development has the potential to affect the value and character of existing views.

Photographs

A 5.2 Photographic surveys of the site and photographic viewpoints are made using a prime lens (AF-S NIKKOR 35mm 1:1.8G) on a digital SLR camera (Nikon D3100) which allows for images to be reproduced as close to that which is generally equivalent to the focal length of the human eye. The height of the surveyor, data relating to the weather conditions, grid references and other relevant data are recorded.

A 6.0 Baseline and Character Assessment

A 6.1 Landscape character assessments is a tool for understanding the landscape and can be used to inform baseline studies and guidance documents. The Landscape Character Assessment Guidance defines landscape character as:

“A distinct, recognizable and distinct pattern of elements in the landscape and which makes landscapes different from one another, rather than better or worse.”

They are used to identify and describe:

- the elements that make up the landscape including:
 - physical influences which are quantifiable and include features such as hills, valleys, trees, hedges, ponds, geology, soils, land;
 - land cover, including different types of vegetation and patterns and types of tree cover;
 - the influence of human activity, including land use and management, the character of settlements and buildings, and pattern and type of fields and enclosure.
- The aesthetic and perceptual aspects of the landscape – such as, for example, its scale, complexity, openness, tranquility or wilderness;
- The overall character of the landscape in the appraisal area, including any distinctive Landscape Character Types or areas that can be identified, and the particular combinations of geology, landform, soils, vegetation, land use and human settlement. This includes the elements, aesthetics and perceptual aspects that make each landscape distinctive, usually by identification as a key characteristic of the landscape.

A 6.2 Landscape Character Assessments that are published and adopted by Local Authorities are usually the most robust and considered documents. Use should also be made of any existing historic characterisation studies to provide information on the time depth dimension of the landscape as the relationship between landscape and historic landscape matters is close.

A 7.0 Predicting, describing, assessing Landscape Effects

Establishing value of the landscape

A 7.1 As part of the baseline, description of the value of the potentially affected landscape needs to be established. The 'relative value that is attached to different landscapes by society' is considered. To ascertain this value landscape designations such as National Parks, National Scenic Areas, Areas of Outstanding Natural Beauty are used as a starting point alongside other evidence such as designations on TPOs, listed buildings or registered landscapes, Village Design Statements, Conservation appraisals, recognised special historical or cultural or artistic sites or associations, tourism, promoted routes (routes, public rights of way, bridleways, cycleways) or other promotional literature, individual elements and/or aesthetic/perceptual aspects, and/or statements relating to landscape conservation or strategic management noted in Landscape Character Assessments are taken as indicators of value. However, it should be noted that the fact that an area is not designated either nationally or locally does not mean that it does not have value. Condition of the landscape is also one determinant of value. The condition of the different landscape types or areas including evidence for change in that condition is also assessed.

A 7.2 Factors that influence value may include:

Landscape quality (condition) including the extent to which typical character is represented in individual areas and the intactness of the landscape;

Scenic quality and the appeal to the senses;

Rarity of features or elements;

Representativeness and whether the landscape contains particular characters of the wider area which are considered important examples;

Conservation interests such as ecological interest, archaeological or historical interest etc. which have value or protection in their own right;

Recreational value where the experience of the landscape is important;

Perceptual aspects such as wildness or tranquility

Associations as with artists or events in history etc.

A 7.3 Landscape value and quality is usually judged from **Very high to low** depending on the degree of value criteria which holds true or represented on the appraisal site and can be assessed using the judgment criteria in both **Table A and Table B**.

Susceptibility to change

A 7.4 Susceptibility to change needs to be considered. This is the ability of the landscape to accommodate or absorb change without undue consequences for the maintenance of the baseline situation and the achievement of planning policies or future strategies.

A 7.5 Susceptibility of the landscape to change is usually judged from **Very high to low** depending on the likelihood of change to occur and be perceptible based on the type of development that is proposed. Development can potentially bring about:

- A change in and/or partial or complete loss of elements, features, or aesthetic or perceptual characteristics, that have been identified as contributing to the character and distinctiveness of the landscape;

- The addition of new elements or features that could influence the character and distinctiveness of the landscape;
- A combination effect of these that could bring about changes in overall character.

The susceptibility can be assessed using the judgment criteria in **Table C**.

Landscape sensitivity

- A 7.6 An appraisal of sensitivity is made regarding a landscape in which judgments on the susceptibility of the landscape (to the particular type of change or development proposed) and the value attached to the landscape are combined. This is usually expressed in a narrative form on a scale ranging from low, through medium, to high. The basis for the judgment shall be clear and linked back to the baseline study but information contained in **Table D** can assist in this judgment.

Landscape Effects

- A. 7.7 Landscape effects may include:
- The degree of change in and/or partial or complete loss of elements, features, or aesthetic or perceptual characteristics that contribute to the character and distinctiveness of the existing landscape resource;
 - The addition of new elements or features that will influence the character and distinctiveness of the landscape;
 - The combined effect of these to changes in overall character.
- A 7.8 Effects may be beneficial, neutral or adverse and a judgment is made taking account of:
- the degree to which the proposals fit with existing character;
 - the contribution to the landscape the development may make in its own right, even if in contrast to that character.

Magnitude of change

A 7.9 *Size or Scale*

Judgements are made about the size and scale of change as a result on each effect: The extent of existing landscape elements that will be lost, the proportion of the total extent that this area represents and the contribution of that element to the character of the landscape;

- The degree to which the aesthetic or perceptual aspects of the landscape are altered either by removal of the existing components of the landscape or by the addition of new ones;
- Whether the effect changes the key characteristic of the landscape, which are critical to its distinctiveness character.

A 7.10 *Geographical Factors*

Judgements are made in respect of extent of *geographical effect* (as distinct from the size and scale) which may occur:

- at site level, within the development site itself;
- at the level of the immediate setting of the site;
- at the scale of the landscape type of character area within which the proposal lies; and,
- on a larger scale, influencing several landscape types or character areas.

A 7.11 *Duration and Reversibility of the Landscape Effects*

An assessment is made as to *duration* i.e. short term (e.g. 0-5 years), medium term e.g. 5-10 years) or long term (e.g. 10-25 years). Reversibility is a judgement on the prospects and practicality of the effect(s) being reversed. Some development, like housing, is considered permanent, whereas others, of a limited life and could eventually be removed and/or land re-instated.

A 7.12 Indirect effects are considered, being effects that are a consequence of direct effects often occurring away from the site.

Magnitude of landscape effect

A 7.13 The magnitude of change is assessed in accordance with the criteria in **Table E**.

Significance of landscape effect

A 7.14 The correlation between sensitivity and magnitude of effect is determined to give the significance of landscape impact in accordance with **Table F**. Where the overall effect is considered neutral the reasons for that assessment are stated.

A 7.15 Descriptors of the significance of landscape effects which assist in the overall analysis are stated in **Table G**.

A 8.0 Predicting, describing, assessing Visual Effects

Baseline Visual Assessment

A 8.1 The ZTV and/or the ZVI established at the scoping stage is reviewed and defined in more detail where information is available and/or the design has changed. The types of viewers (receptors) and likely numbers affected are considered together with the places where viewers would be affected. These are principally various forms of public access including public rights of way (PRoW) and highway transport routes. Work places are also considered and, subject to consultation with the LPA, residential receptors may also be considered although they do not have a right to a view in planning terms. The nature, composition and characteristics of the viewpoints, including the direction of the view are established together with visual characteristics such as the nature and extent of the skyline, aspects of visual scale and proportion and key foci. Elements such as land form, buildings and vegetation which may interrupt, filter or influence the setting of a view are considered. Field and desk top work will also identify particularly important views and vantage points.

Identifying visual receptors and interactions between the proposals and the visual receptors

A 8.2 The viewpoints from which the a proposed development will actually be seen is about assessing the responses to changes in views and visual amenity depending on the context (location, time of day, season, degree of exposure to views) and the purpose for being in a particular place (for example recreation, residence or employment, or passing through on roads or other modes of transport). During passage through the landscape, certain activities or locations may be specifically associated with the experience and enjoyment of the landscape, such as the use of public footpaths, bridleways, cycleways, long distance trails, tourist or scenic routes and associated viewpoints.

A 8.3 Viewpoints selected for the assessment fall broadly into three categories:

Representative viewpoints which represent a larger number of viewpoints which cannot practically be included;

Specific viewpoints which illustrate a promoted view, vantage point or a viewpoint with particular cultural landscape associations;

Illustrative viewpoints which demonstrates a particular effect or specific issue, for example, the restricted visibility at certain locations.

Sequential views along routes are also considered where appropriate.

A 8.4 The potential range of visual effects are considered including:

- Nature of the view of the development partial/full/glimpsed;
- Proportion of the development visible;
- Distance to development;
- Whether stationary or transient or sequential;
- Nature of changes;
- Seasonal effects.

Susceptibility of visual receptors to change

- A 8.5 The susceptibility of different receptors to changes in views and visual amenity is mainly a function of:
- The occupation or activity of people experiencing the view at a particular location;
 - The extent to which their attention or interest may be focused on the views and the visual amenity they experience at a particular location.
- A 8.6 The visual receptors most susceptible to change area generally likely to include:
- Residents at home¹ (subject to agreement regarding the value of private views and the combined effect on a number of residents in one area);
 - People engaged in outdoor recreation, including using public rights of way, bridleways and long distance promoted paths/trails whose attention may be focused on the landscape or particular views;
 - Visitors to heritage asset or attractions where views are an important contributor to the experience;
 - Communities where views contribute to the landscape setting enjoyed by residents in the area;
- A 8.7 Travellers on road, rail or other modes of transport tend to fall into an immediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high.
- A 8.8 Visual receptors likely to be less sensitive to change include:
- People engaged in outdoor sport or recreation which does not involve an appreciation of the views of the landscape;
 - People at work whose attention is not focused on their surroundings and where views are not important to the quality of their working life.
- A 8.9 Susceptibility of Visual Receptors is usually judged from ***Very high to very low*** depending on the location and activity of the receptor and can be assessed using the judgment criteria in **Table H**.

Value attached to views

- A 8.10 Judgments are made about the value attached to the views experienced taking into account factors which can include:
- Views recognised with heritage assets;
 - Inclusion within planning documents and designations (e.g. Landscape Character assessments or Village Design Statements, Neighbourhood Plans or Management Strategies);
 - Views available to visitors and signified by appearance in guide books, tourist maps, provision of facilities for their enjoyment (i.e. parking places, sign boards), interpretative material;
 - Views referenced in literature or art.

¹ In English law private residents cannot protect the view that they have from their house or land. However, the purpose of Visual Impact Assessment is to determine the likely principle significant effects upon views to enable both the mitigation of adverse impacts and a judgment to be made whether in aggregation the residual effects are justified by the wider outcomes of the proposals. The importance of views from either residential or any other receptors should therefore not be downplayed in the context of an LVIA on this basis.

A 8.11 Visual amenity value is usually judged from **Very high to low** depending on the degree of value criteria which is represented or evidenced on the appraisal site and can be assessed using the judgment criteria in **Table I**.

Visual sensitivity

A 8.12 An appraisal of sensitivity for each receptor is made in which judgments on the susceptibility of the receptor and the value attached to the views are combined. This is usually expressed in a narrative form on a scale ranging from low, through medium, high to very high but information contained in **Table J** can assist in this judgment. Receptor types may be grouped together to assess their relative sensitivity to the proposals.

Magnitude of Effects

A 8.13 Effects are assessed and described for each receptor with reference to representative and/or specific viewpoints. The size of scale, geographical extent and duration and reversibility of the change in the view are assessed. Consideration of the scale and geographical extent of change takes into account:

- The scale in change of view;
- Degree in contrast or integration within the view;
- Amount of time visible,
- Angle of view; and distance from receptor
- Extent of area over which changes visible;
- The potential for weather conditions to restrict views;
- The principle aspect of the viewpoints/viewers;
- The potential for the development to attract the eye or to become a focal point in the view.

A 8.14 Duration and reversibility of Visual Effects are considered where:

- Duration- can be judged on a scale of short (e.g. 0-5 years), medium term (e.g. 5-10 years) or long term (e.g. 10-25 years) although there is no fixed rule.
- Reversibility - a judgement is made on the prospects and practicality of the particular effect being reversed.

A 8.15 The distance from the closest visible part the proposed development has been defined as follows:

- Close distance views - less than 250m;
- Middle distance views - 250-1000 m; and
- Long distance views - over 1000m.

A 8.16 These factors are combined in order to judge the magnitude of visual effect for each individual or group of receptors. The magnitude is then categorised as Substantial to Negligible in accordance with the criteria in **Table J**.

Significance of visual effect

A 8.17 The correlation between sensitivity and magnitude of effects (impact) is determined to arrive at a judgment of the overall significance of landscape effect in accordance with **Table K**. Where the overall effect is considered neutral the reasons for that assessment are stated.

A 8.19 Descriptors of the significance of visual effects categories which assist in the overall analysis are stated in **Table L**.

A 9.0 Mitigation

A 9.1 Proposed mitigation measures may help to reduce potentially negative landscape and visual effects. All of the adverse landscape and visual effects that are considered likely to occur throughout the project life cycle, including its construction and operation) may be considered for mitigation where this is possible. Mitigating a significant adverse effect may reduce its severity or alter its nature. Where visual effects are judged significant and adverse the mitigation proposals and their management for the future as contained within the development proposals for preventing/avoiding, reducing, or offsetting or compensating for them in terms of mitigation are described. The significant visual effects remaining after mitigation are summarized.

A10.0 Cumulative Effect

A 11.1 Cumulative effects are the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments. Cumulative landscape effects can impact on either the physical fabric or character of the landscape, or any special values attached to it. Cumulative visual effects can be caused by *combined visibility* which occurs where the observer is able to see two or more developments from one viewpoint and/or sequential effects which occur when the observer has to move to another viewpoint to see different developments. The baseline, timescale and types of developments to consider are agreed early within the assessment process with the LPA and the effects are judged in the same way as for the assessment on the landscape and visual effects of the project itself.

A11.0 Residual Effects

A 12.1 The residual effect is the end result relating to environmental effect following mitigation at the operational stage in both landscape and visual terms.

A12.0 Use of the Tables

A 13.1 The series of **Tables** are compiled to guide the assessment of the landscape and visual receptors, the value, quality and susceptibility of the landscape and to assist the assessment of change on the landscape resource and for receptors which in turn provides a scale of *Significance of Effect*. The tables have been compiled through the experience of the company over several years of completing LVIA's within the context of current landscape policy and guidance from the Landscape Institute and from review of such assessments by peers within the profession. Attendance at masterclass workshops provided by the Landscape Institute has also assisted in the compilation of the criteria. The tables provide baseline criteria against which 'values or judgments' can be derived and to provide a consistent assessment of significance. The tables, however, should not necessarily provide a definitive scale of significance and are intended to support the narrative text of the report when assessing both landscape and visual impact.



APPENDIX 2



KEYS

- | | | | | | | |
|---|--|---|---|------------------------------|--|--|
| Site Boundary | Boundary between the historic townships of Arbury and Winwick (Important Hedgerow) | Existing Culvert | 10m Foraging bat corridor | Location for Care Home | Location for Community Facility | Area suitable for apartments with mechanical ventilation |
| Areas within Site boundary and excluded from the development | Peel Hall Manor Farm Moat Area (Archeological Feature) | Existing hedgerows to be retained | 40m Bufferzone to M62 (Air Quality & Noise) | Location for Local Centre | Proposed Tree/ Shrub Planting | Existing sports field/ facilities |
| Public right of way | Gas Main and Easement | Existing Pond to be retained | Developable Land to include for pedestrian and cycle links between plots. | Location for Employment Area | Proposed Sports Pitches/ Public Open Space | Radley Common |
| Boundary between the historic townships of Arbury and Houghton (Important Hedgerow) | 8m Water Vole buffer zone to Spa Brook. | Existing areas of woodland trees and vegetation to be retained. | Indicative Road Line | Location for Primary School | Proposed wildlife corridor | Existing areas of off site vegetation |

PEEL HALL, WARRINGTON

Parameters Plan

Project PEEL HALL, WARRINGTON		
Title Parameters Plan		
Client Satnam Millennium Ltd		<p>Scale 1:2,500@A1</p> <p>Drawing No. 1820_24</p> <p>Revision W</p>
Date 21.10.15		
Drawn SW/ DS		
Checked DA/ DS		
		<p>© Appletons 17 Chorley Old Road, Bolton BL1 3AD. Tel: 01204 393006. Fax: 01204 388792</p> <p>Web: www.appletons.uk.com Email: info@appletons.uk.com</p>



APPENDIX 3



Key:

- Site Boundary
- Existing vegetation
- Scrub vegetation
- Wet grassland
- Arable land
- Improved grassland
- Amenity grassland

PEEL HALL, WARRINGTON

APP 3
Site Characteristics Plan
Scale: NTS





APPENDIX 4



Introduction

As part of Natural England's responsibilities as set out in the Natural Environment White Paper¹, Biodiversity 2020² and the European Landscape Convention³, we are revising profiles for England's 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment.

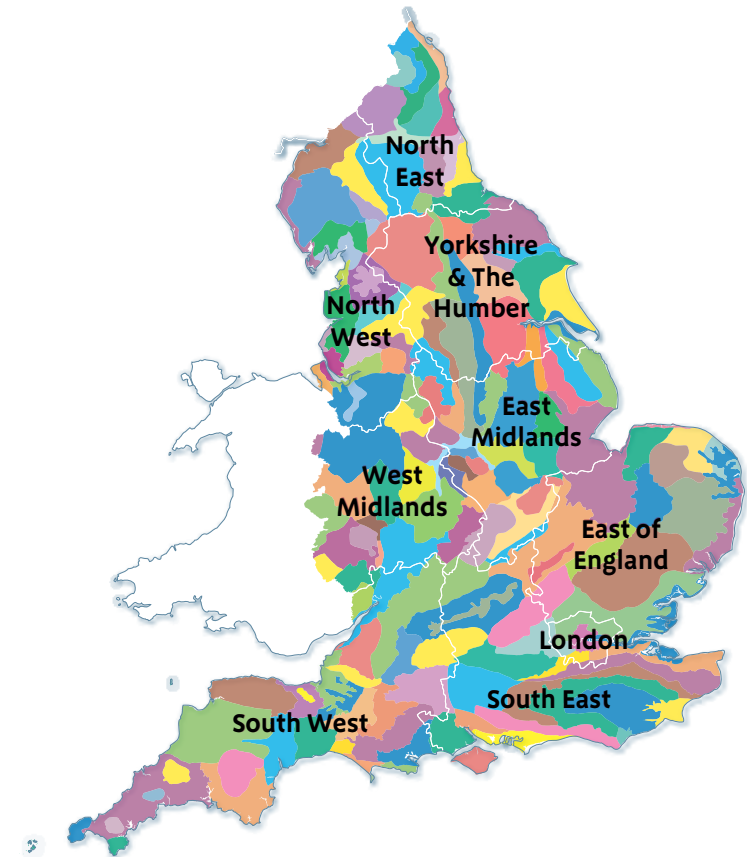
NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. The information they contain will support the planning of conservation initiatives at a landscape scale, inform the delivery of Nature Improvement Areas and encourage broader partnership working through Local Nature Partnerships. The profiles will also help to inform choices about how land is managed and can change.

Each profile includes a description of the natural and cultural features that shape our landscapes, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics and ecosystem services. Statements of Environmental Opportunity (SEOs) are suggested, which draw on this integrated information. The SEOs offer guidance on the critical issues, which could help to achieve sustainable growth and a more secure environmental future.

NCA profiles are working documents which draw on current evidence and knowledge. We will aim to refresh and update them periodically as new information becomes available to us.

We would like to hear how useful the NCA profiles are to you. You can contact the NCA team by emailing ncaprofiles@naturalengland.org.uk

National Character Areas map



¹ The Natural Choice: Securing the Value of Nature, Defra (2011; URL: www.official-documents.gov.uk/document/cm80/8082/8082.pdf)

² Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services, Defra (2011; URL: www.defra.gov.uk/publications/files/pb13583-biodiversity-strategy-2020-111111.pdf)

³ European Landscape Convention, Council of Europe (2000; URL: <http://conventions.coe.int/Treaty/en/Treaties/Html/176.htm>)

Summary

The Mersey Valley National Character Area (NCA) consists of a wide, low-lying river valley landscape focusing on the River Mersey, its estuary, associated tributaries and waterways. It is a varied landscape that extends from the mosslands near the Manchester Conurbation NCA in the east, to the Merseyside Conurbation NCA and the wide estuary with intertidal mudflats/sand flats and salt marsh in the west. The River Mersey is tidal from Howley Weir in Warrington. The area encompasses a complex mix of extensive industrial development and urban areas, with high-quality farmland in between.

Farmland in the north of the Mersey Valley NCA is predominantly arable, while in the south there is a mix of arable and pasture. Field pattern is regular and large scale, often defined by degraded hedgerows with isolated hedgerow trees. In the east, open, flat farmland is found on the rich, dark peaty soils of the former mosses, with a complex network of drainage ditches.

Urban and industrial developments line the banks of the River Mersey. Industrial infrastructure is often prominent, with large-scale, highly visible development including chemical works and oil refineries. The Manchester Ship Canal links the estuary to the heart of Manchester, perpetuating the industrial development of the area. There is a dense communication network of major roads, railways, canals and transmission lines. The urban and suburban areas provide housing for those working in neighbouring conurbations, as well as in the industries of the Mersey Valley.

The Mersey Estuary's extensive intertidal mudflats/sand flats and fringing salt marshes sustain internationally significant bird populations. There are remnant pockets of lowland raised bog, including the Manchester Mosses Special Area of Conservation, centring on a once extensive area of mossland. Rixton Clay Pits are a mosaic of pools and other habitats, with an internationally designated population of great crested newts.

The habitats around the rivers and the estuary provide a natural defence against flooding. Positive management of the area's organic soils and wetlands such as lowland raised bogs could result in significant gains in carbon sequestration. Local Nature Reserves and country parks offer opportunities for people to enjoy the natural environment.

Key challenges include integrating the development pressures associated with the towns, industry and transport, with the protection and enhancement of the landscape and the internationally significant habitats. Understanding, planning for and adapting to climate change, particularly in the dynamic estuary and river environment, is a further challenge. There are opportunities for providing accessible greenspace and recreational provision, as well as improving habitat quality and distribution. Other benefits could include providing better water quality and storage, minimising soil erosion and increasing carbon storage. All these can strengthen landscape resilience and adaptation to climate change.

Click map to enlarge; click again to reduce.



Part of a relict mossland on a farm in Glazebury, which has been restored under environmental stewardship.

Statements of Environmental Opportunity

- **SEO 1:** Conserve and enhance the Mersey Valley's rivers, tributaries and estuary, improving the ability of the fluvial and estuarine systems to adapt to climate change and mitigate flood risk while also enhancing habitats for wildlife and for people's enjoyment of the landscape.
- **SEO 2:** Promote the Mersey Valley's historic environment and landscape character and positively integrate the environmental resource with industry and development, providing greenspace within existing and new development, to further the benefits provided by a healthy natural environment, as a framework for habitat restoration and for public amenity.
- **SEO 3:** Manage the arable and mixed farmland along the broad linear Mersey Valley, and create semi-natural habitats, woodlands and ecological networks, to protect soils and water, enhance biodiversity, increase connectivity and improve the character of the landscape, while enabling sustainable food production.
- **SEO 4:** Manage and enhance the mossland landscape in the east, safeguarding wetlands including the internationally important lowland raised bogs, to conserve peat soils, protect and enhance biodiversity, conserve archaeological deposits, contribute to landscape character and store carbon.

Description

Physical and functional links to other National Character Areas

The Mersey Valley and Merseyside Conurbation National Character Areas (NCAs) lie within the same river basin and share a similar ecological character. The River Mersey forms a central, low-lying area and a corridor of movement for wildlife. The Mersey Estuary, an area of transition from marine to freshwater habitats, supports marine, subtidal and terrestrial maritime species. The significant mosaic of remnant mosses to the west of Manchester forms an important corridor of wetland habitats, linking with the Lancashire Coal Measures NCA in the north.

The River Mersey starts at the confluence of the River Tame and the River Goyt in the Manchester Conurbation NCA. It flows west, passing through Warrington where the river becomes tidal. It widens to form the upper Mersey Estuary between Warrington and Runcorn. The Mersey Estuary continues towards the Merseyside Conurbation NCA, and flows into Liverpool Bay in the Irish Sea. The Mersey Estuary Special Protection Area (SPA) and Ramsar site crosses both the Mersey Valley and the Merseyside Conurbation NCAs.

There are expansive views available from open and elevated land and the Mersey Estuary. In the west of the NCA, the Mersey is estuarine in character with intertidal mudflats/sand flats, salt marsh and low exposed cliffs. This creates an almost flat landscape with broad panoramic views. The vast industrial developments at Runcorn dominate views from across the Shropshire, Cheshire and Staffordshire Plain and the Cheshire Sandstone Ridge NCAs and from the M56 motorway. To the west of Runcorn, the valley widens out and intertidal areas, along with neighbouring NCAs, become more evident. In contrast, views from urban areas are typically limited by the relative flatness of the flood plain.

The Mersey Valley and Merseyside Conurbation NCAs share a number of major communication routes, with roads, rail and electricity power lines crossing the area. Motorway and mainline railway networks are dominant features of the landscape as major east–west and north–south infrastructure routes cross, for example the M6, M56 and M62. There are a number of significant waterways, including the Manchester Ship Canal. Many of the settlements provide housing for those working in the Merseyside and Manchester conurbations, as well as in the industries of the Mersey Valley.



Expansive views from open and elevated land, including intertidal mud/sand flats and saltmarsh in the Mersey Estuary. The vast industrial developments at Runcorn dominate many views.

Key characteristics

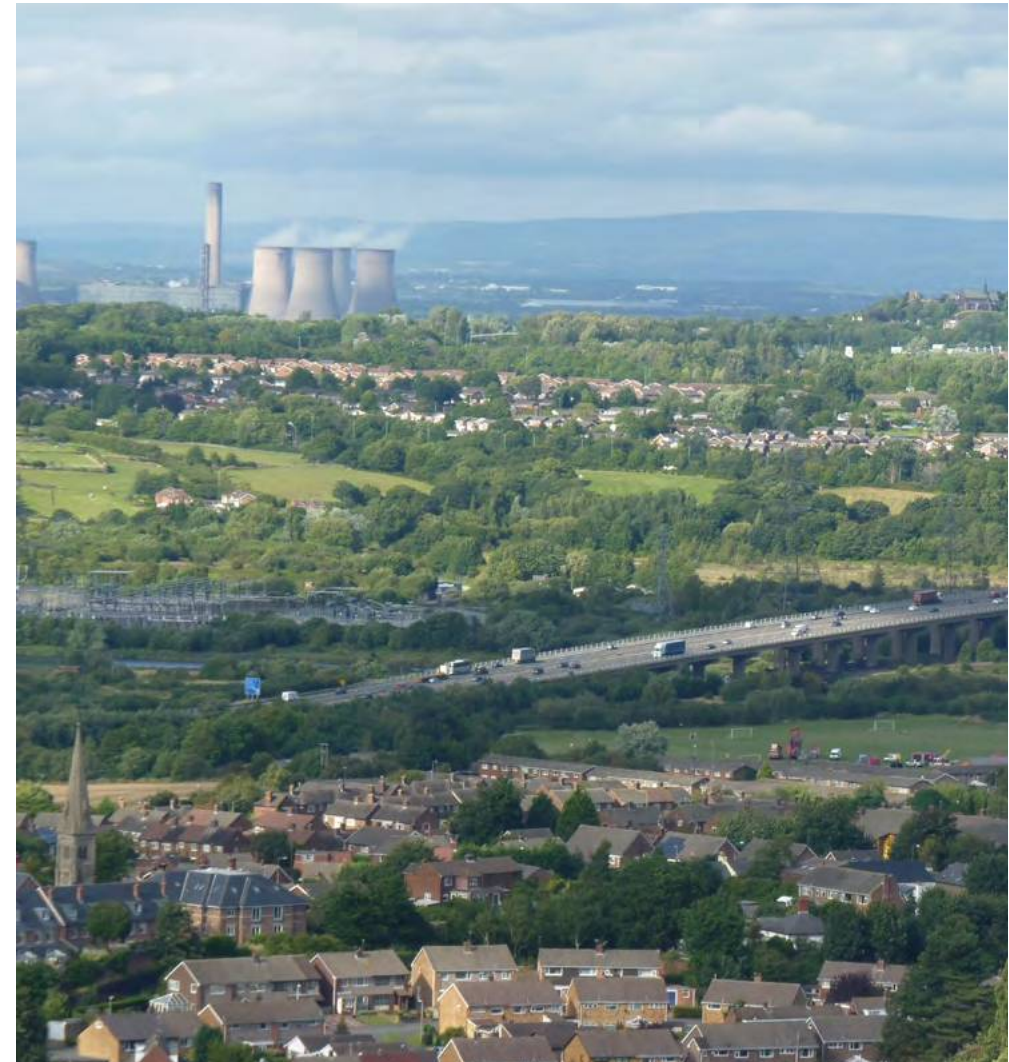
- The landscape is low-lying, focusing on the broad linear valley of the River Mersey; it is estuarine in the west and has extensive areas of reclaimed mossland in the east.
- Underlain by Triassic sandstone, the surface geology is principally drift material: marine and river alluvium in the valley bottom, extensive areas of till, pockets of glacial sands and gravels, with peat in some drainage hollows.
- The Mersey Estuary is a defining element in the landscape, with expansive intertidal mudflats/sand flats and low exposed cliffs.
- The River Mersey flows from east to west, joined by associated tributaries, although the Mersey itself is often obscured from view.
- Trees and woodland are mainly associated with settlements, occasional parkland and isolated woodland blocks; and in recent years new community woodlands have been planted.
- Large-scale, open, predominantly flat, high-quality farmland occurs between developments, with primarily arable farming to the north of the valley and a mixture of arable and dairying to the south.
- The field pattern is regular and large scale, often defined by hedgerows with isolated hedgerow trees; many hedgerows are intermittent and have been replaced by post-and-wire fencing, while field boundaries on the mosses are marked by ditches.
- A range of important wetland habitats remain, including estuarine mudflats/sand flats and fringing salt marshes in the west, remnants of semi-natural mosslands and pockets of basin peats in the east, with the broad river valley in between.
- The predominant building material is red brick though some sandstone construction remains, and some survival of earlier timber frame.
- There are densely populated urban and suburban areas, with major towns particularly at the river crossings, including Runcorn, Widnes and Warrington.
- There is large-scale, highly visible industrial development, with docks, chemical works and oil refineries.
- The river valley has a dense communication network with motorways, roads, railways and canals running east-west, and power lines are also prominent.

The Mersey Valley today

The Mersey Valley NCA consists of a wide, low-lying river valley landscape focusing on the River Mersey, its estuary, associated tributaries and waterways, although the Mersey itself is often obscured from view. It is a varied landscape that extends from the Merseyside Conurbation NCA and the wide Mersey Estuary in the west, to the flat mosslands near the Manchester Conurbation NCA in the east. The area encompasses a complex mix of extensive industrial development and urban areas, with high-quality farmland in between.

This is an area defined largely by its generally low-relief topography, with an average elevation of just 23 m, rising locally to 144 m towards the Cheshire Sandstone Ridge NCA. The south side of the valley slopes more steeply than the north. The River Mersey flows from east to west, forming a central, low-lying area.

The River Mersey is a defining element in the landscape, having created the valley landform and contributed to the area's industrial and settlement history. Throughout the area the river is heavily controlled with high levee banks and course straightening. Downstream of Howley Weir in Warrington, the Mersey is tidally influenced, flowing into a large sheltered estuary on the Irish Sea coast. The Mersey Estuary has extensive intertidal mudflats and sand flats, which are exposed at low tide, and fringing salt marshes. The rising and falling of the tide make this a dynamic landscape, as the nature of views is constantly changing. The River Mersey itself, however, is often obscured, inaccessible, and blocked from view by industry. In Ellesmere Port, for example, it is barely obvious at all that the town is situated on the Mersey.



The Mersey Valley has a dense communication network, crossed by roads, motorways and power lines.

Areas of generally high-quality agricultural land are intermixed between urban and industrial development. Two substantial bands of farmland follow the slopes of the Mersey Valley, though these are often fragmented at the periphery of urban and industrial developments. To the north of the Mersey, the farmland has a large-scale, open character dominated by arable fields. To the south, the area is a mix of arable and dairying. In the east of the Mersey Valley, open, flat farmland occurs on the rich, dark peaty soils of the former mosses. A few small remnants of semi-natural mossland vegetation remain, but in general this is a highly cultivated landscape dissected by a complex network of drainage ditches. The diversity of farmland provides a significant habitat for farmland birds.



Large-scale, open, predominantly flat farmland is interspersed between development and densely populated urban and suburban areas.

The field pattern is generally regular and large-scale, but within an inherited framework of earlier irregular boundaries. Fields are often defined by hedges with isolated hedgerow trees. Many of the hedgerows are intermittent and have been replaced by post-and-wire fencing. Ditches form the field boundaries on the mosses.

Trees and woodland are mainly associated with settlements. There are some trees along field boundaries and watercourses, and isolated woodland blocks particularly in the east. In recent years new community woodlands have been created, adding to the greenspace resource for local people and improving the image of the area. The area is covered by Mersey Forest and Red Rose Forest community forests, together providing a network of green spaces, woodlands and street trees and creating high-quality environments.

The Mersey Valley NCA is particularly important for the concentration of lowland fens and lowland raised bogs. While most mossland has been converted to agriculture or lost to development, several examples have survived as degraded raised bog on the Mersey flood plain. This centres on the once extensive area of mossland known as Chat Moss. Risley Moss, Astley and Bedford Mosses and Holcroft Moss form the internationally recognised Manchester Mosses Special Area of Conservation (SAC). The intertidal mudflats/sand flats, salt marshes and rocky shores of the Mersey Estuary provide feeding and roosting sites for internationally significant bird populations, with extensive areas designated as a Ramsar site and an SPA. The Atlantic salmon has begun to return to the River Mersey and its tributaries. There are large areas of flood plain grazing marsh habitat in the area, notably at Frodsham, Helsby, Ince Marshes and Goway Meadows, providing habitats for wading birds, amphibians and mammals.

Rixton Clay Pits are parts of an extensive disused brickwork quarry excavated in glacially derived clay deposits. Extraction of clay has left a mosaic of pools surrounded by diverse habitats including species-rich grassland, scrub and woodland. Here, among the amphibians common frog, common toad and smooth newt, is an internationally important breeding population of great crested newts, and the area has been designated as an SAC. Other wetland sites include Woolston Eyes Site of Special Scientific Interest (SSSI), where lagoons set aside to receive dredging from the Manchester Ship Canal form large areas of open water, reedbed and scrub vegetation. The site is nationally important for wintering wildfowl and supports a diverse breeding bird assemblage.

The character of this landscape has been highly influenced by the urban and industrial developments lining the banks of the River Mersey. The high density of urban areas has led to landfill developments appearing in the landscape. Artificial deposit grounds are also visible, such as ash lagoons at Fiddlers Ferry. Industrial infrastructure is often prominent, with large-scale, highly visible development including docks, chemical works and oil refineries. Notable landmarks are typically represented by infrastructure such as Runcorn Bridge, the Manchester Ship Canal, expansive industrial sites and Fiddlers Ferry Power Station. The cumulative effect is a complex mix of industrial and urban areas, intermingled with high-quality farmland and the estuary.

The area is densely populated with the towns of Warrington, Widnes, Runcorn, Ellesmere Port, Frodsham and Irlam, as well as some extensive villages such as Culcheth and Lymm, often providing housing for commuters to Liverpool and Manchester. Urban areas are often interspersed with greenbelt. The predominant building material is brick, although traditional red sandstone construction survives in limited areas, as well as extremely rare examples of timber-framed construction. Welsh slate and clay tile roofs can be found. While the older housing stock is characterised by red brick building materials, with some earlier timber frame, the proliferation of materials in more recent

development has created an overall disjointed character associated with a mix of building styles.

The majority of the NCA has low levels of tranquillity, with the comparatively highest tranquillity levels being found in the Mersey Estuary, and around the mosslands towards Manchester.

The Mersey Valley has a dense communication network running both east to west and north to south, with major motorways, roads, railways and canals. The Manchester Ship Canal runs roughly parallel with the Mersey from Eastham, on the southern shore of the Mersey Estuary, almost to the centre of Manchester. The Bridgewater Canal crosses the Mersey Valley, creating a recreational link with the neighbouring urban areas of Manchester to the east and Leigh to the north, and meets with the Manchester Ship Canal at Runcorn Dock. The Shropshire Union Canal and Leeds and Liverpool Canal also pass through this NCA, while the route of the former Sankey Canal runs through Warrington to the Mersey Estuary at Runcorn. The River Weaver is navigable in its lower reaches. The area is crossed by transmission lines such as those radiating out from Fiddlers Ferry Power Station. A number of major roads cross the area, including the M6, M56 and M62 motorways. The West Coast Main Line crosses this NCA, while a large part of this area is occupied by Liverpool Airport. Recreational trails also serve to connect people, including the long-distance footpaths of the Trans Pennine Trail, Sandstone Trail and Mersey Way.

Recreation is supported by the area's rights-of-way network. The large populations locally, both within the towns of the Mersey Valley and the two adjacent conurbations, have access to the canal network, local nature reserves and country parks, as well as more formal facilities such as golf courses. There are also parklands such as Dunham Massey Park, Castle Park (Frodsham) and Walton Hall Gardens.

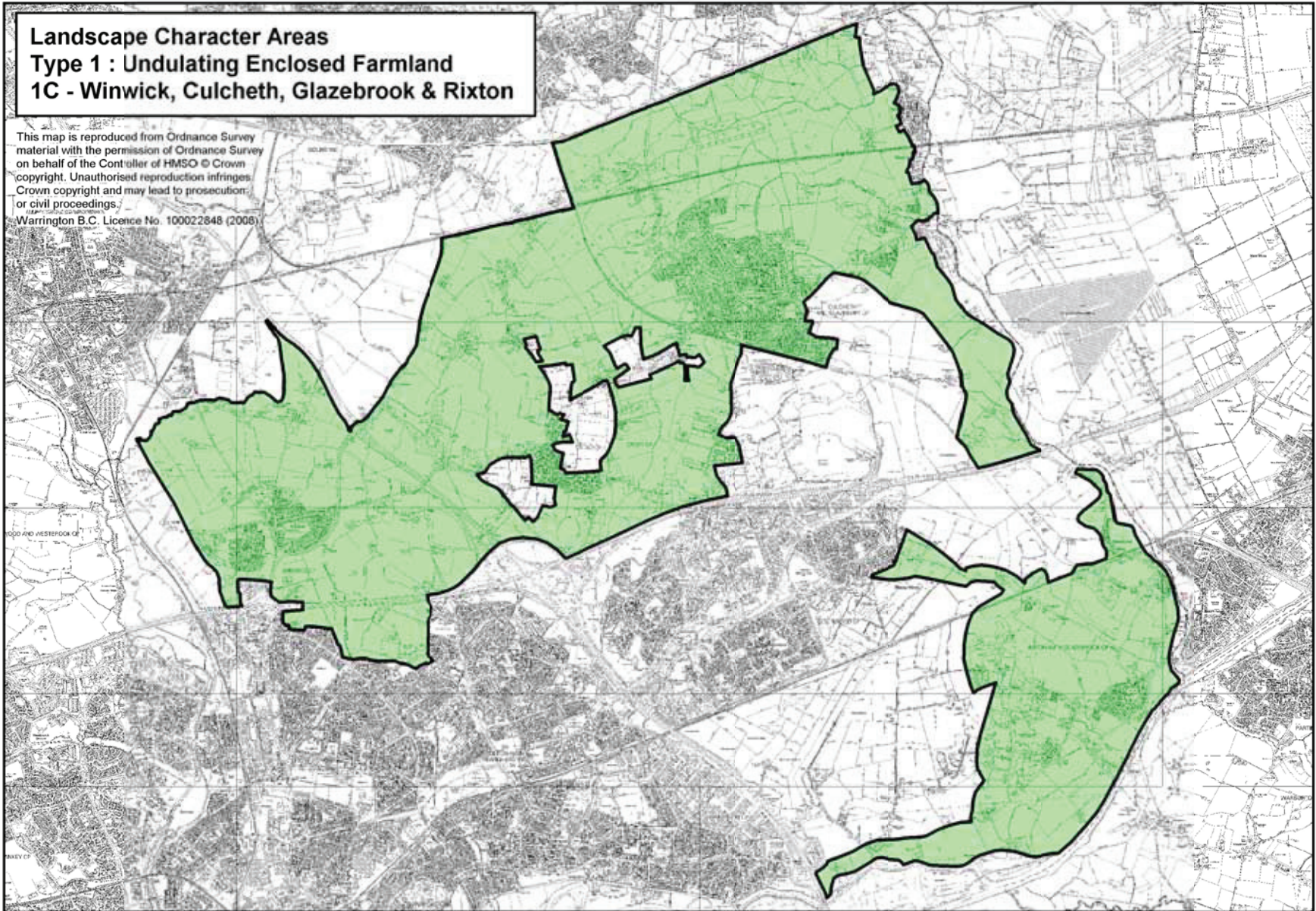


WARRINGTON: A LANDSCAPE CHARACTER ASSESSMENT



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Onion Farm
Warburton Lane
Lymm
Cheshire
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Prepared 2007



Landscape Character Areas
Type 1 : Undulating Enclosed Farmland
1C - Winwick, Culcheth, Glazebrook & Rixton

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TYPE 1. UNDULATING ENCLOSED FARMLAND

AREA 1.C WINWICK, CULCHETH, GLAZEBROOK AND RIXTON

Description

These areas typify undulating enclosed farmland with a medium to large-scale field pattern.

The area stretches in an arc from the River Mersey in the south, through Glazebrook to Culcheth in the north and finally wrapping around Winwick in the west.

The agriculture predominantly consists of arable fields, intensely cropped, with poorly maintained remnant hedgerows with few hedgerow trees. Small deciduous woodlands form backdrops to views within the landscape.

Areas of heavy clay soils have necessitated comprehensive land drainage systems although these are not always effective, leading to ephemeral areas of standing water in low areas at times of heavy rainfall. Other areas of lighter soils, particularly those just east of the village of Winwick, around Southworth, are better drained and heavily cultivated.

The area contains three significant knolls to the north-west of this area, one is the large knoll on which Winwick Church stands; a second to the north, is defined by Cop Halt Farm and the third is at Wood Head Farm just west of the Parkside Road crossing of the M6. The A49 road north from Warrington runs just to the west of Winwick Church over the larger knoll and then just to the east of Cop Halt Farm before crossing Oswald's Brook at Red Bank. It therefore follows the line of higher ground.

Associated with these knolls is another unusual feature, Oswald's Brook, forming an anomaly within the gently undulating landscape. The Borough boundary to the north of Winwick follows the line of Oswald's Brook, a fairly deeply incised stream running from the east and discharging into Newton Brook which in turn discharges into Sankey Brook. The valley of Oswald's Brook is narrow, wooded and contains low exposed red sandstone cliffs.

West of Hollins Green are the Rixton Clay Pits, an area of disused clay pits, some flooded, some partially flooded and some partially filled; these pits have been colonised by native species, creating a rich melange of habitats and a visually complex series of intimate spaces.

Immediately north of Rixton Clay Pits and abutting Risley Moss to the west is Rixton Landfill Site. This is a domestic refuse facility, which currently presents a whaleback form with a high

ridge running north – south. The landfill site is visually very prominent in the landscape, particularly dominating Rixton Moss to the west. Views from the south however are screened by Rixton Clay Pits. There appears to be little or no mitigation works to reduce the impact of the site.

North of Southworth Hall is a large sand quarry, screened by mounding and planting. This sand pit adjoins an old colliery tip to the north and to the west, part of which (adjacent to the M6) has been reclaimed.

Key Characteristics:

- Sweeping views to the north and east from the areas of Culcheth and Glazebrook
- Sweeping views to the south from the Winwick area
- Medium to often large-scale mainly arable fields
- Lack of hedgerow trees
- Hedgerows between fields often fragmented
- Deciduous wooded backdrops
- Rixton Clay Pits
- Rixton Landfill Site

Cultural History

Two important roads pass north-south through this area, the A49 through Winwick and the B5212 Holcroft Lane / A574 through Glazebury. Winwick Road was a former Roman Road of great strategic importance leading down to the bridge over the Mersey in Warrington. Holcroft Lane, to the east, was of lesser strategic importance, but took people through the relatively narrow gap between the mosses of the north side of the Mersey occupied by the River Glaze. This was the route taken by the Duke of Cumberland in December 1745 in pursuit of the retreating army of Bonnie Prince Charlie. Holcroft Lane is to the west of the River Glaze valley leading from Wigan down to the ford of the River Mersey at Warburton. Both roads were also important from ancient times for the movement of salt northwards from the Cheshire salt pans.

A third important road runs east-west through the south of the area, the A57 Manchester Road. This road follows the high ground north of the River Mersey flood plain and to the south of the great basin formed by Rixton Moss. The road connects with the M6 to the west and with the B5212 to the east. It is a long-established road and has some important historic sites along it. Rixton Old Hall is just south of the road at the edge of the Mersey flood plain; Rixton New Hall is just to the east. Hollins Green, a small village just north of the road contains a churchyard on an ancient circular-plan site with a footpath called 'The Weint' running around it –suggestive of a pre-Roman origin. The lowest ford on the Mersey was at Warburton and the road from Warburton joins the A57 just west of Hollins Green.

A fourth, locally important road runs east – west to the north of the area, connecting Winwick, Croft, Culcheth and Glazebury. Although classed today as a minor road, it connects with the more important north-south roads referred to above and is significant in that a number of moated or high status sites are located either at the roadside or close to the route. These include Winwick Church, Myddleton Hall, Southworth Hall and the former sites of Old Kingnall Hall and Kingnall Hall. A tumulus is sited just north of the road near Myddleton Hall. This evidence suggests that the road is probably ancient.

Winwick, the local high point, has clearly been the site of habitation for some time. A group of five barrows or burial mounds have been discovered at Winwick, two in the late C19th and two in modern times. One of these barrows, much disturbed, revealed Beaker pottery.

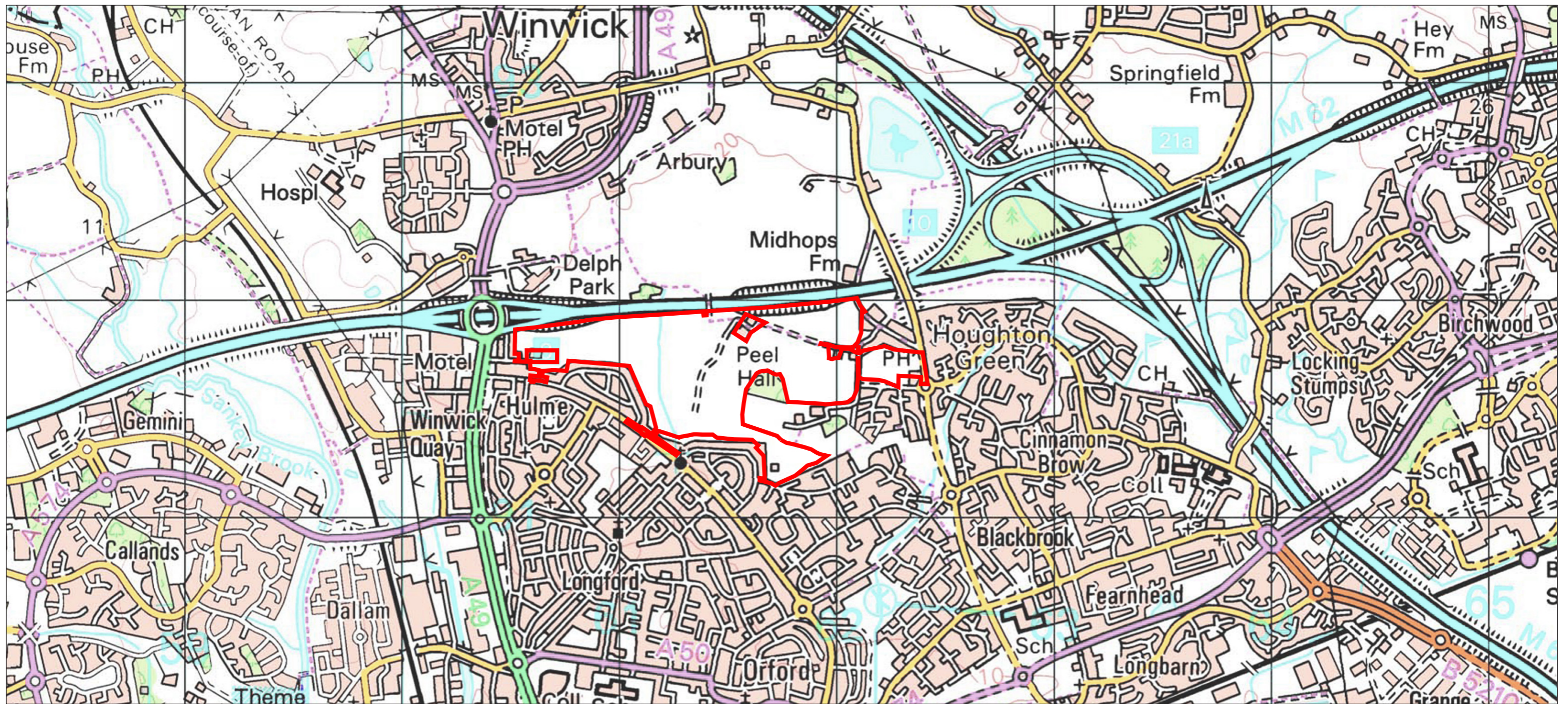
Another barrow was discovered at Southworth Hall Farm, Croft, east of Winwick, comprising a more extensive cemetery of over 800 burials possibly focused on the Bronze Age burial mound.

There are also a number of medieval manors scattered throughout this area, based on local halls. These include Culcheth, Holcroft, Peasfurlong, Risle, Kenyon and Southworth, of which Culcheth was the principal manor. Parts of these manorial holdings reached into the adjacent mosslands and it is probable that the mosses were exploited for hunting and for fuel. There are references to Culcheth having four plough-lands in 1212. Holcroft and Hurst appear to have had a number of water mills, implying a fairly substantial area of cereals. The site of at least one mill is probably close to Holcroft Hall - to the south of the Hall in the southern arm of Crow Wood. The 1832 Tithe Map records the name of this arm of woodland as Mill Ground. The picture of medieval Glazebrook, Culcheth and Winwick appears to be of mixed farmland, as now, with cereals being grown on the lighter soils such as around Southworth and grazing being practised on the heavier clay soils.

Holcroft Hall is one of a chain of probably early medieval sites (many of the others being moated) which stood along the line of Pennington Brook / Glaze Brook and running north – south along the road between Wigan and the Mersey ford at Warburton. These building complexes would have had some strategic value as is confirmed by the recent discovery of a Bronze Age promontory fort and settlement at nearby Little Woolden Hall on the eastern side of the River Glaze (just outside the Borough boundary).



APPENDIX 5



Key:

- Site Boundary
- Motorways
- Settlement



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FIG 1
Location and Context Plan
Scale: See scale bar



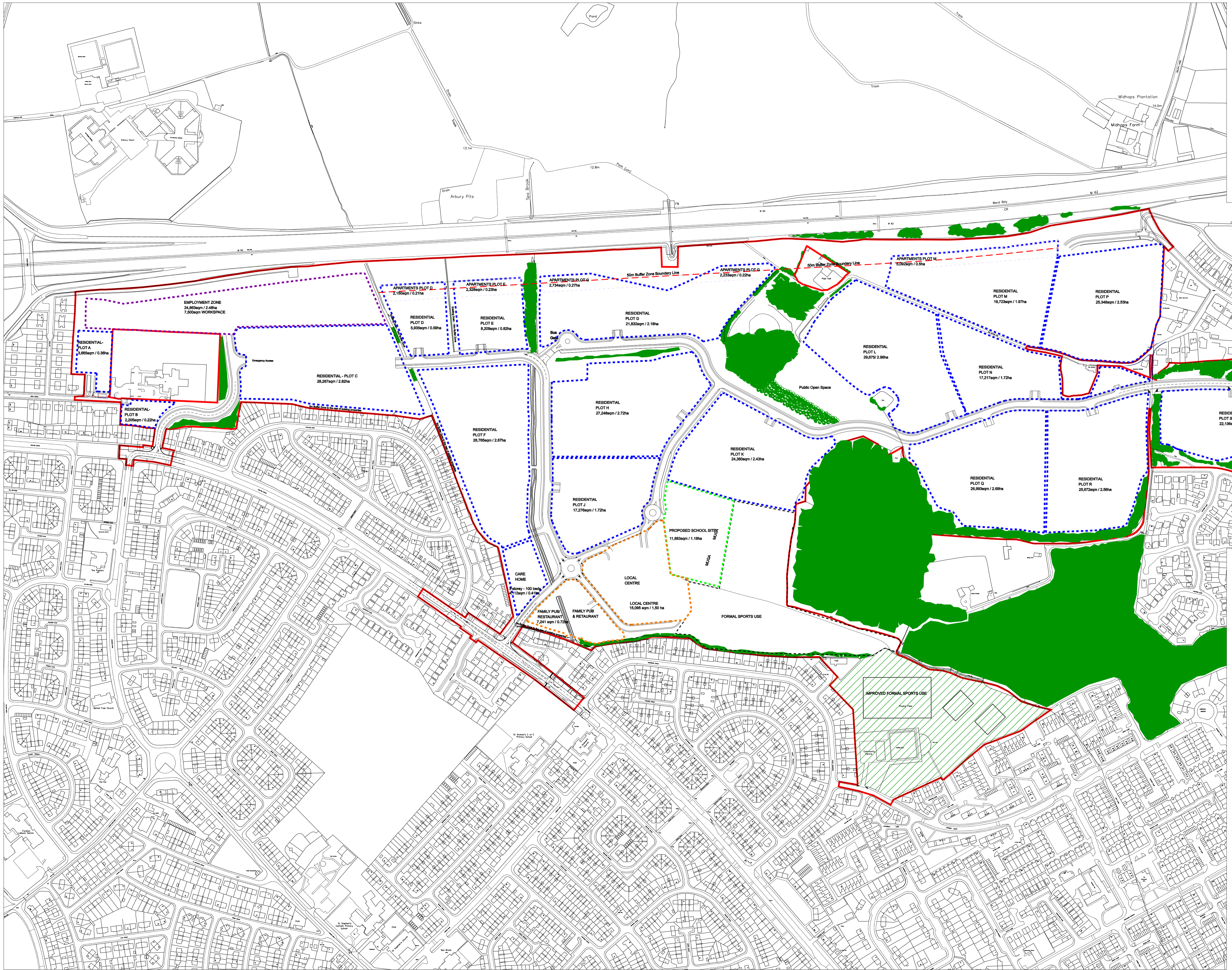


Key:
— Site Boundary

PEEL HALL, WARRINGTON

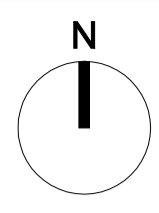
FIG 2
 Aerial Photograph
 Scale: NTS





Notes

Do not scale from this drawing.
 All dimensions are to be checked prior to construction and any discrepancies are to be identified to the Architect.
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PROPOSED ACCOMMODATION SCHEDULE

RESIDENTIAL	335,960 sqm / 83.02 acres
EMPLOYMENT ZONE	24,868 sqm / 6.14 acres 7,500sqm GFA
CARE HOME	4,112 sqm / 1.02 acres -100beds
SCHOOL	11,883 sqm / 2.94 acres
LOCAL CENTRE	15,095 sqm / 4 acres Food Store 2,000sqm/20,840sqft Local Centre 600sqm/6,282sqft
APARTMENTS (mechanically ventilated within buffer zone)	14,755 sqm / 4 acres

Note, all areas based on OS data, not measured surveys.

A 27.06.16 Issued for Planning JHD

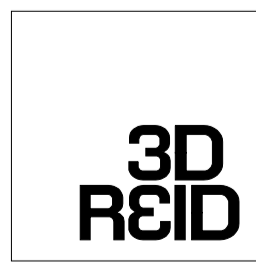
ISSUED FOR PLANNING

Revisions
 Client
Satnam
 Project
Peel Hall Masterplan
 Title
Illustrated Masterplan

Scale	Size	Date	Drawn	Checked
1:2500	A1	June'16	JHD	DB

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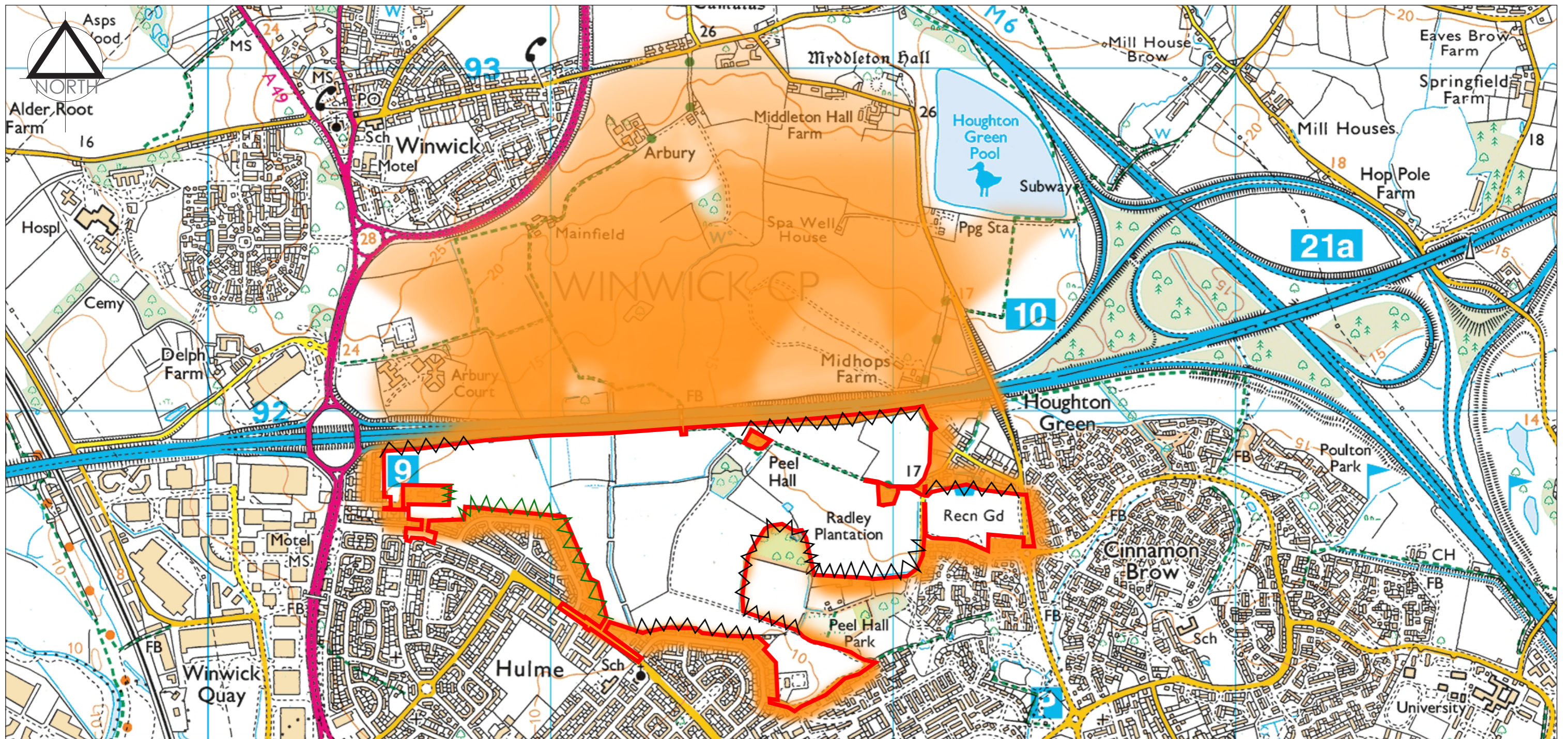
Key:

- Site Boundary
- Post 1988 Agricultural Land Classification (England) (date from Magicmap.com)*
- Grade 2 ■ Grade 4
- Grade 3A ■ Other
- Grade 3B

PEEL HALL, WARRINGTON

FIG 4
 Agricultural Land Classification
 Scale: NTS





Key:

- Site Boundary
- Dark High potential visibility
- Low potential visibility
- View is partially screened by existing vegetation
- View partially screened by proposed vegetation



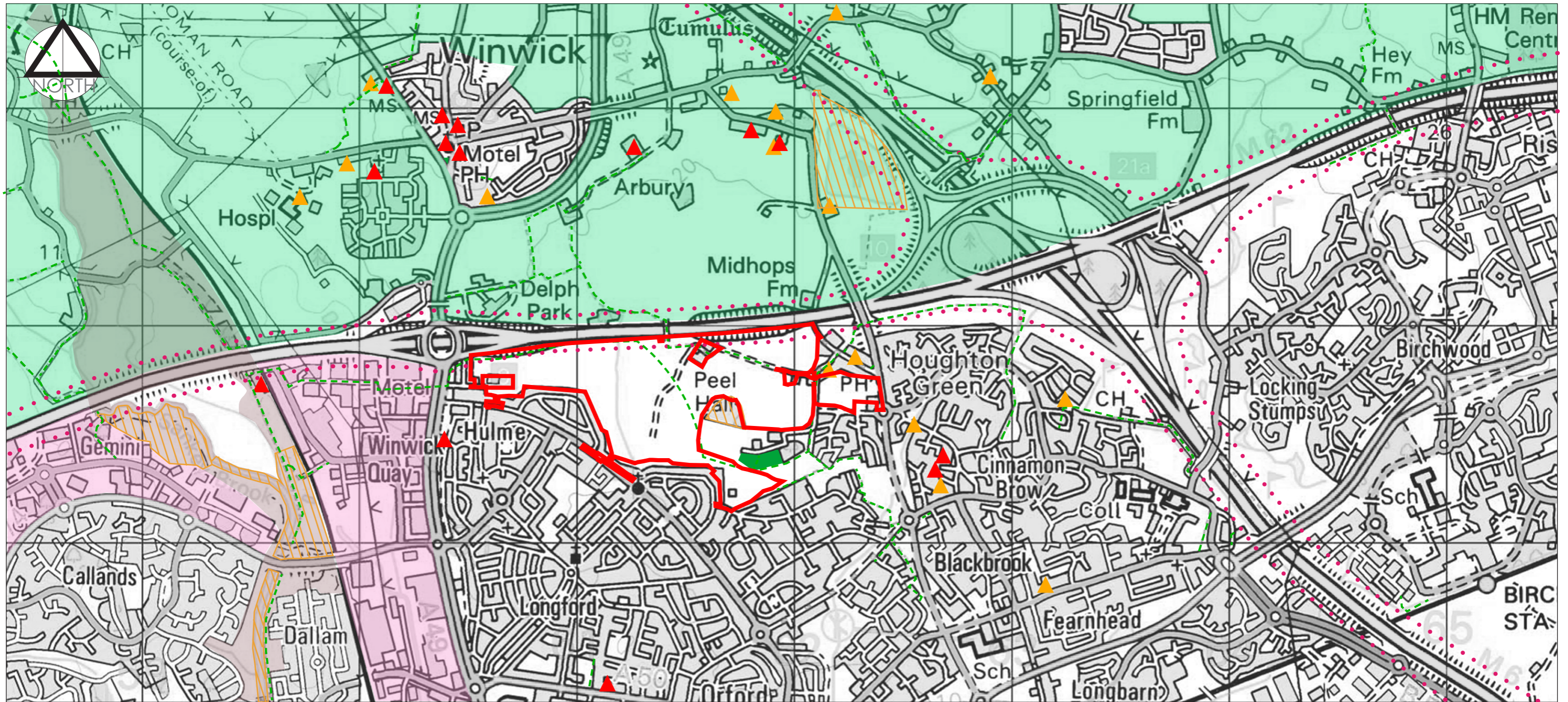
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FIG 5
Zone of Visual Influence Plan
Scale: See scale bar





Key:

- Site Boundary
- Common Land/ Village Green
- Listed Buildings
- Local Parish Listed Buildings
- Green Belt Land
- Employment Land
- 50m motorway buffer (approx)
- Rights of Way/ Green Networks
- Strategic Green Links
- Local Wildlife Sites

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FIG 6
Designations Plan
Scale: See scale bar





Photograph 1 -



Photograph 2 -



PEEL HALL, WARRINGTON

FIG 7
Site Photograph Sheet 1
Scale: NTS

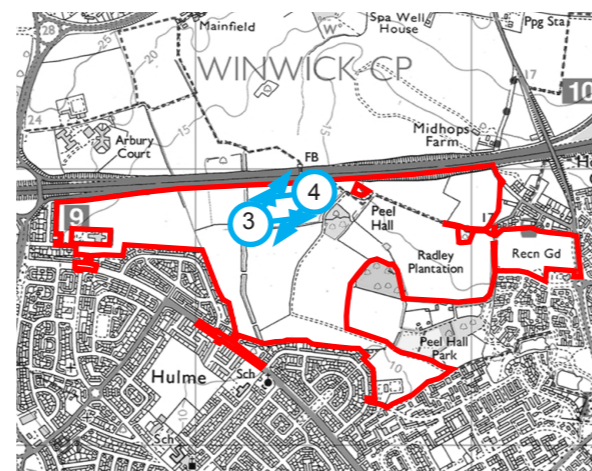




Photograph 3 -



Photograph 4 -



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FIG 7
Site Photograph Sheet 2
Scale: NTS

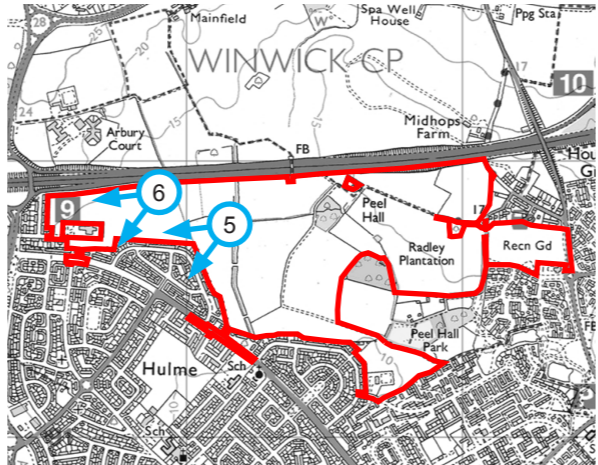




Photograph 5 -



Photograph 6 -



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FIG 7
 Site Photograph Sheet 3
 Scale: NTS

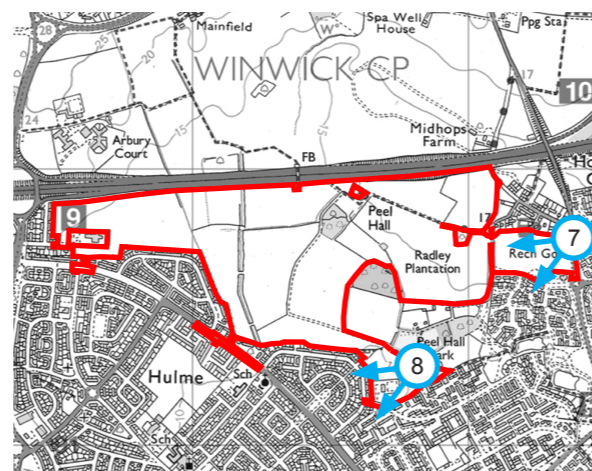




Photograph 7 -



Photograph 8 -



PEEL HALL, WARRINGTON

FIG 7
Site Photograph Sheet 4
Scale: NTS

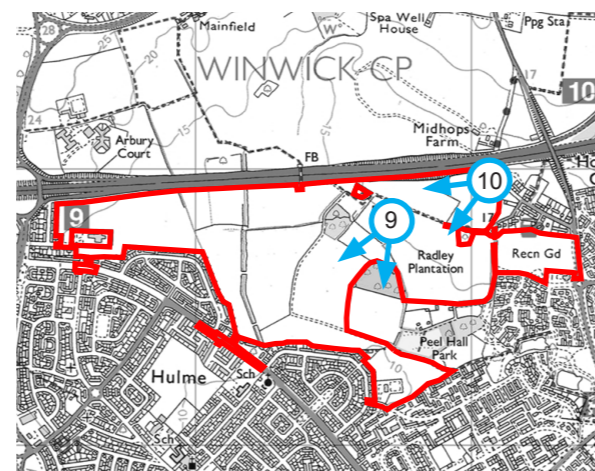




Photograph 9 -



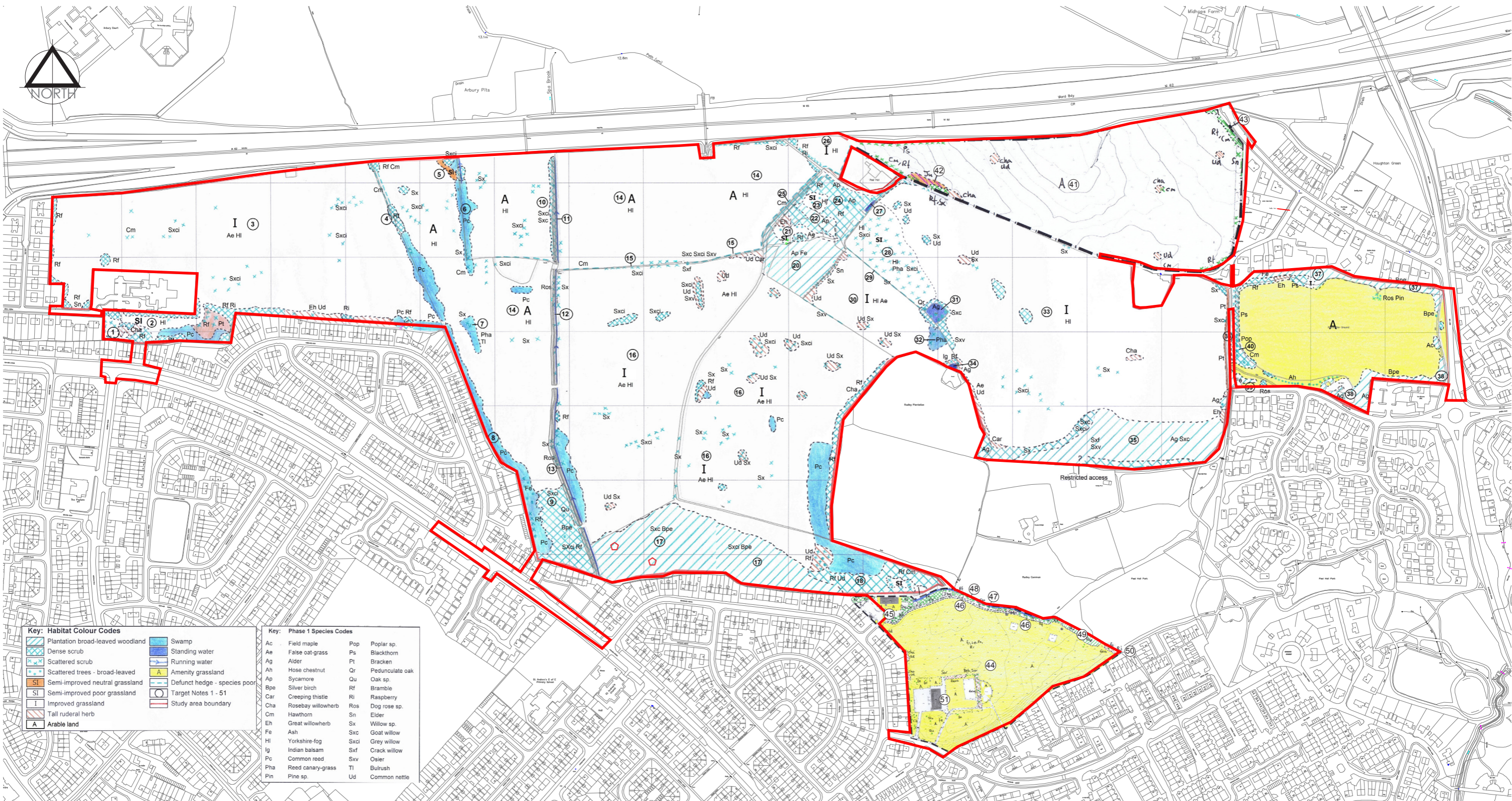
Photograph 10 -



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FIG 7
Site Photograph Sheet 5
Scale: NTS





PEEL HALL, WARRINGTON

FIG 8
Phase 1 Habitat Map
Scale: See scale bar






APPENDIX 6



Key:

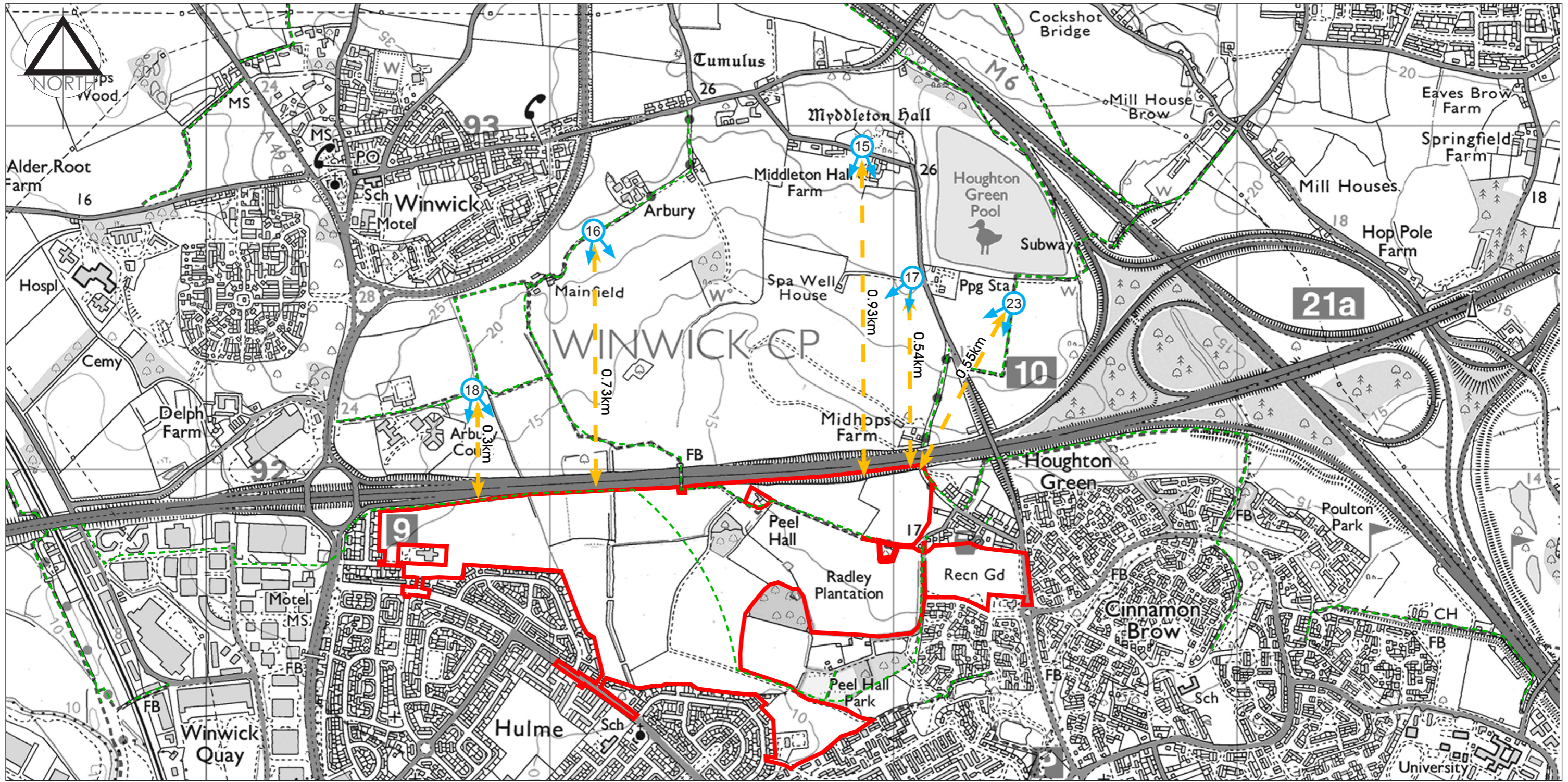
 Site Boundary

 Viewpoint Location Marker

PEEL HALL, WARRINGTON

APP 6
Viewpoint Location Map 1
Scale: NTS





Key:

- Site Boundary
- - - Public Right of Way (as designated in the adopted Local Plan 2014)
- Viewpoint Location Marker

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APP 6
Viewpoint Location Map 2
Scale: See scale bar



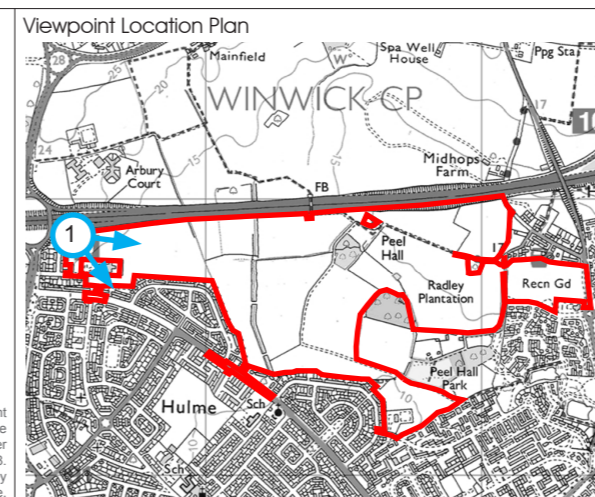


Photograph 1 -

Description of Existing View	View After Development	Visual Effect
<p>View looking east towards the Site from the end of Elm Road adjacent to property number 27. The view shows the track which links to Elm Road. The track allows access to a utilities building. The view is of the open fields, the M62 motorway and boundary vegetation. Views are partially screened by mature trees and vegetation.</p> <p>Views from residential properties of Elm Road are generally views from rear gardens. Intervening boundary vegetation limits views from the ground floor of properties.</p> <p>Views influenced by urban features and residential properties in the distance.</p> <p>Although not currently a public right of way, the track has been proposed by the local authority to become part of the active travel greenway network.</p>	<p>The proposed view would see light industrial development including built form and infrastructure of roads, access drives, street lighting and furniture but set in the context of associated landscaping to the street scene.</p> <p>Some properties along Elm Road may see proposed residential development including built form and infrastructure of roads, access drives, street lighting and furniture but set in the context of associated landscaping to the street scene and within garden curtilages</p> <p>The majority of the existing vegetative screening would be retained and enhanced meaning the views to the rear of properties may be reduced in places. In addition, new planting to the boundary will mature over time and further strengthen its screening value.</p> <p>Views would be seen in the context of adjacent existing dwellings.</p>	<p>Strengthening of existing boundary vegetation around the Site will assist in further screening views along the development edges.</p> <p>The magnitude of effects would be large as the change in view is directly visible and is noticeable on account of being in the near distance.</p> <p>Lighting along the edge of the development may be visible at night.</p>

Viewpoint and representation of view	Susceptibility of Visual Receptor	Value attached to view	Sensitivity of Visual Receptor	Magnitude of change	Significance of Visual Effects during Construction	Significance of Residual Effects (Operational and after landscaping established)
<p>VP1</p> <p>Representative of rear views from properties of Elm Road and Track users.</p>	<p>Medium</p> <p>Residents in private houses, potentially not always at home during daylight hours on working days.</p>	<p>Moderate</p> <p>No significant scenic quality.</p> <p>On site heritage asset are indistinguishable in the surrounding landscape.</p> <p>Some features of local importance and a sense of place recognisable with the local area.</p>	<p>Medium</p>	<p>Large adverse</p> <p>Development is close to the view and directly facing the viewpoint. View is limited by intervening factors. Change is noticeable due to the distance from the Site.</p>	<p>Major adverse</p>	<p>Moderate adverse</p> <p>The proposed development would cause obvious alteration to an established view from a moderately sensitive receptor. However, existing and mitigation planting would partially screen the site.</p>

Photograph 1
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 Time: 11:00
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 Taken by: DS
 Distance to the appeal site: On site
 OS Grid Reference: E 360527 N 391884
 AOD: 17m
 Viewer's Height: 1.7m
 Camera: Nikon D3100
 Lens: AF-S NIKKOR 35mm



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Project Peel Hall, Warrington	
Title Viewpoint 1	
Client Satnam Millennium Ltd	
Date May 2016	Scale NTS
Drawn SW	Drawing No. Vp_1
Checked DS	Revision -
Landscape Institute Registered practice	©Appletons 17 Chorley Old Road, Bolton BL1 3AD Tel: 01204 393006. Fax: 01204 388792 Web: www.appletons.uk.com Email: info@appletons.uk.com



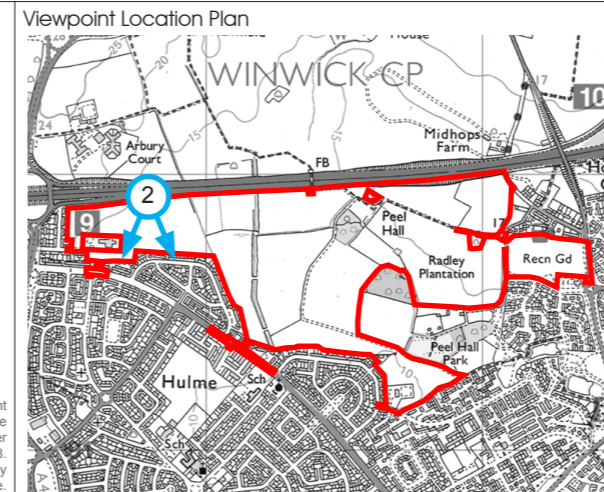


Photograph 2 -

Description of Existing View	View After Development	Visual Effect
<p>Views from within the proposed Site are currently private views as no public access is possible, currently the permitted land users are agricultural land managers and utility staff members. The access track to this view is not a designated public footpath, it is access to the utilities company building situated on Site. Although not currently a public right of way, the track has been proposed by the local authority to become part of the active travel greenway network.</p> <p>The view from this location looking towards the south and south-west boundary. Properties on Newhaven Road and Elm Road can be seen. Also within this view is the Fairhaven/ the Alders (Five Borough) NHS facility with a high security fence and high pitched roof, making it prominent from the surrounding dwellings which are all primarily two storey semi-detached houses.</p> <p>Mature off site trees and vegetation block view of some of the properties on both Newhaven Road and Elm road, they contain the view to primarily the Site.</p> <p>To the west, running along the northern boundary of the Site, is the M62 motorway which is viewed from this location. There is little to no vegetation screen views of the carriageway, the lighting columns and the signage.</p>	<p>The proposed view looking towards the south and south west would see the proposed Employment Zone with small industrial units and proposed Residential Areas, which will include built form, infrastructure of roads, access drives, street lighting and furniture but set in the context of associated landscaping to the street scene. This will be seen in the context of the existing properties to Newhaven Road and Elm Road and the NHS facility.</p> <p>New planting and habitat creation within the buffer zone would introduce visual interest in the form of tree and shrub planting.</p>	<p>The magnitude of effect would be large in relation to the current private view to the south and south-west. However, the views gained within the created buffer zone would be beneficial where there is currently no public access.</p> <p>Lighting to the built form from street lighting and from windows of residential dwelling would be visible at night, however this would be seen in the context of the motorway lighting.</p> <p>New landscaping to the street scene and garden curtilages would be a positive landscape and visual benefit in the longer term.</p>

Viewpoint and representation of view	Susceptibility of Visual Receptor	Value attached to view	Sensitivity of Visual Receptor	Magnitude of change	Significance of Visual Effects during Construction	Significance of Residual Effects (Operational and after landscaping established)
VP2- Private view within the Site from the track leading to utilities building.	Low- Agricultural Land Managers. There is currently no public access to this part of the Site.	<p>Low- There is currently no public access to this part of the Site. The view is a private view.</p> <p>No relationship with heritage asset, inclusion within planning designations, no significant scenic quality.</p> <p>The farmland currently viewable is influenced by urban features (e.g. housing, motorway and NHS facility).</p>	Low	Very large/ Substantial adverse- There would be a diminished view of the properties on Newhaven Road and Elm Road with the closer proximity of built form to the receptor. The development will dominate the view and the change will be directly visible.	Moderate adverse	<p>Moderate adverse- The proposed development would cause obvious alterations to a private view from a low sensitive receptor, or perceptible damage to a view from a more sensitive receptor. However, this is seen in the context of the existing motorway and residential properties.</p> <p>The establishment of the buffer zone landscaping vegetation will over time reduce the effect of the development on the view.</p>

Photograph 2
 Date: 08.09.15
 Time: 11:03
 Weather conditions: Bright, Sunny
 Taken by: DS
 Distance to the appeal site: On site
 OS Grid Reference: E 360811 N 391918
 AOD: 13m
 Viewer's Height: 1.7m
 Camera: Nikon D3100
 Lens: AF-S NIKKOR 35mm



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Project Peel Hall, Warrington	
Title Viewpoint 2	
Client Satnam Millennium Ltd	
Date May 2016	Scale NTS
Drawn SW	Drawing No. Vp_2
Checked DS	Revision -
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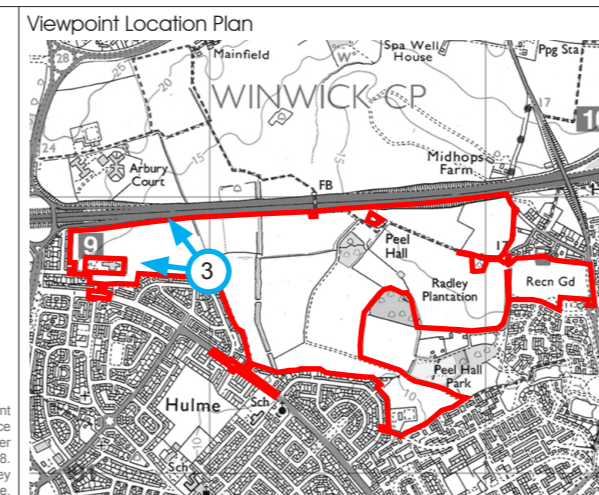


Photograph 3 -

Description of Existing View	View After Development	Visual Effect
<p>Views from within the proposed Site are currently private views as no public access is possible. The view is looking north-west within the Site on the southern boundary with back of properties on Newhaven Road. The view is representative of what these properties would see.</p> <p>The view is of open fields with intermittent vegetation, boundary vegetation and the M62 motorway. Adjacent to the view is a historic boundary with established vegetation and ditch. A number of properties on Newhaven Road have rear aspects to the Site, visual impact will vary to a degree depending on the alignment of buildings and the location of windows for main occupation during daytime hours. Some properties will experience oblique views of the Site although existing boundary fencing may limit views.</p> <p>The view is heavily influenced by urbanising features, such as the M62 motorway which will be lit at night, properties on Elm Road and the NHS facility.</p>	<p>The proposed view looking towards the north-west would see the proposed residential areas, which will include built form, infrastructure of roads, access drives, street lighting and furniture but set in the context of associated landscaping to the street scene. This will be seen in the context of the existing properties on Newhaven Road and the M62 motorway.</p> <p>The retained planting to the existing ditch/ historic boundary and additional planting in the form of tree and shrub planting will over time reduce the views towards the east and the wider development.</p> <p>Proposed buffer planting between the proposed development and the existing dwellings on Newhaven Road will aid in screening views from the properties on Newhaven Road over time.</p>	<p>The magnitude of effect would be large in relation to the current private view from the viewpoint location and rear of the properties.</p> <p>Lighting to the built form from street lighting and from windows of residential properties would be visible at night, however this is set in the context of the existing properties on Newhaven Road and the M62 motorway, which would no longer be visible from this location due to the intervening proposed development.</p> <p>New landscaping to the street scene and garden curtilage would be a positive landscape and visual benefit in the longer term.</p>

Viewpoint and representation of view	Susceptibility of Visual Receptor	Value attached to view	Sensitivity of Visual Receptor	Magnitude of change	Significance of Visual Effects during Construction	Significance of Residual Effects (Operational and after landscaping established)
<p>VP3- private within the Site.</p> <p>Representative of view to the north-west from rear gardens of 73/71 Newhaven Road properties.</p>	<p>High Residents in private houses, however potentially not always at home during daylight hours on working days.</p>	<p>Low- There is currently no public access to this part of the Site. The view is a private view.</p> <p>No visible relationship with heritage asset, inclusion within planning designations, no significant scenic quality.</p> <p>The farmland currently viewable is influenced by urban features (e.g. housing, motorway and NHS facility).</p>	<p>Medium</p>	<p>Very large/ Substantial adverse- There would be a diminished view from properties on Newhaven Road with the closer proximity of built form to the receptor. The development will dominate the view and the change will be directly visible.</p>	<p>Major-moderate adverse</p>	<p>Moderate adverse- The proposed development would cause obvious alterations to a private view from a high sensitive receptor.</p> <p>The establishment of the buffer landscaping vegetation would reduce the effect of the development on the view.</p>

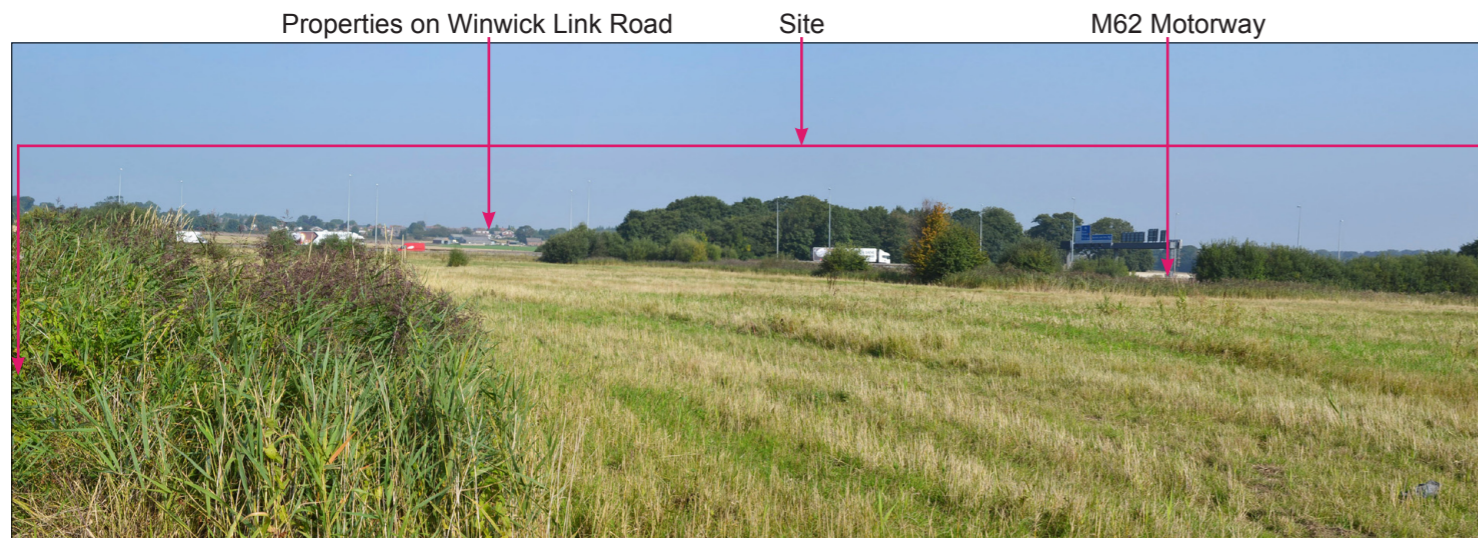
Photograph 3
 Date: 08.09.15
 Time: 11:11
 Weather conditions: Bright, Sunny
 Taken by: DS
 Distance to the appeal site: On site
 OS Grid Reference: E 361027 N 391706
 AOD: 12m
 Viewer's Height: 1.7m
 Camera: Nikon D3100
 Lens: AF-S NIKKOR 35mm



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Title Viewpoint 3	
Client Satnam Millennium Ltd	
Date May 2016	Scale NTS
Drawn SW	Drawing No. Vp_3
Checked DS	Revision -
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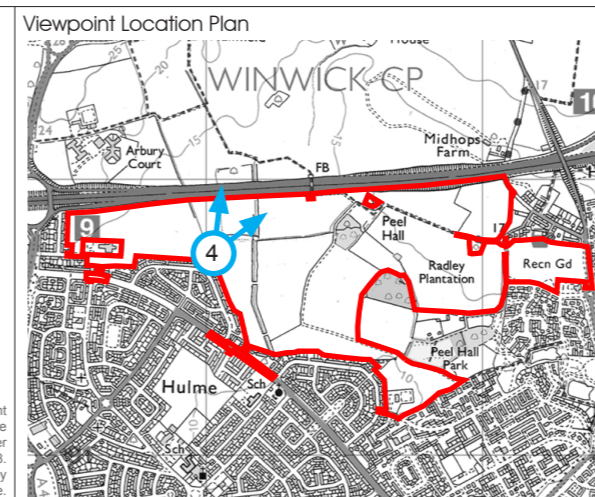
Photograph 4 -

Description of Existing View	View After Development	Visual Effect
<p>Views from within the proposed Site are currently private views as no public access is possible. The view is looking north-east within the Site on the southern boundary with back of properties on Newhaven Road. The view is representative of what these properties would see.</p> <p>The view is of open fields with intermittent vegetation and boundary vegetation. Adjacent to the view is a historic boundary with established vegetation and ditch. A number of properties on Newhaven Road have rear aspects to the Site, visual impact will vary to a degree depending on the alignment of buildings and the location of windows for main occupation during daytime hours. Some properties will experience oblique views of the Site although existing boundary fencing may limit views. The view is of the open field, intermittent vegetation and the M62 motorway.</p> <p>The view is heavily influenced by the M62 motorway which is an urbanising feature, which will be lit at night.</p>	<p>The proposed view looking towards the north-east would see the proposed residential areas, which will include built form, infrastructure of roads, access drives, street lighting and furniture but set in the context of associated landscaping to the street scene. This will be seen in the context of the existing vegetation to the ditch/ historic boundary and additional proposed planting.</p> <p>The retained planting to the existing ditch/ historic boundary and additional planting in the form of tree and shrub planting will over time reduce the views towards the east and the wider development.</p> <p>Proposed buffer planting between the proposed development and the existing dwellings on Newhaven Road will aid in screening views from the properties on Newhaven Road over time.</p>	<p>The magnitude of effect would be large in relation to the current private view from the viewpoint location and rear of the properties.</p> <p>Lighting to the built form from street lighting and from windows of residential properties would be visible at night, however this is set in the context of the existing properties on Newhaven Road and the M62 motorway, which would no longer be visible from this location due to the intervening proposed development.</p> <p>New landscaping to the street scene and garden curtilage would be a positive landscape and visual benefit in the longer term.</p>

Viewpoint and representation of view	Susceptibility of Visual Receptor	Value attached to view	Sensitivity of Visual Receptor	Magnitude of change	Significance of Visual Effects during Construction	Significance of Residual Effects (Operational and after landscaping established)
<p>VP4- private view within the Site.</p> <p>Representative of view to the north-east from rear gardens of 73/71/69 Newhaven Road properties.</p>	<p>High Residents in private houses, however potentially not always at home during daylight hours on working days.</p>	<p>Low- There is currently no public access to this part of the Site. The view is a private view.</p> <p>No visible relationship with heritage asset, inclusion within planning designations, no significant scenic quality.</p> <p>The farmland currently viewable is influenced by urban features (e.g. housing and motorway).</p>	<p>Medium</p>	<p>Very large/ Substantial adverse- There would a diminished view from properties on Newhaven Road with the closer proximity of built form to the receptor. The development will dominate the view and the change will be directly visible.</p>	<p>Major- moderate adverse</p>	<p>Moderate adverse- The proposed development would cause obvious alterations to a private view from a high sensitive receptor.</p> <p>The establishment of the buffer landscaping vegetation would reduce the effect of the development on the view.</p>

Photograph 4
 Date: 08.09.15
 Time: 11:12
 Weather conditions: Bright, Sunny
 Taken by: DS
 Distance to the appeal site: On site
 OS Grid Reference: E 361031 N 391707
 AOD: 12m
 Viewer's Height: 1.7m
 Camera: Nikon D3100
 Lens: AF-S NIKKOR 35mm

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Title Viewpoint 4	
Client Satnam Millennium Ltd	
Date May 2016	Scale NTS
Drawn SW	Drawing No. Vp_4
Checked DS	Revision -
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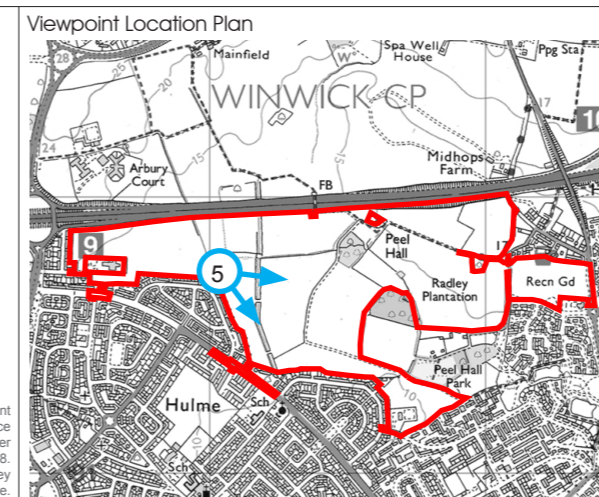


Photograph 5 -

Description of Existing View	View After Development	Visual Effect
<p>Views from within the proposed Site are currently private views as no public access is possible. The view is looking south-east within the Site on the southern boundary with back of properties on Newhaven Road. The view is representative of what these properties would see.</p> <p>The view is of open fields with intermittent clusters of vegetation with the M62 motorway to the north-east. To the south within the Site boundary at the back of properties on Windermere Avenue is a dense section of vegetation. To the east in the far distance is Radley Plantation and to the north-east is vegetation within the property curtilage of Peel Hall farm.</p> <p>A number of properties on Newhaven Road have rear aspects to the Site, visual impact will vary to a degree depending on the alignment of buildings and the location of windows for main occupation during daytime hours. Some properties will experience oblique views of the Site although existing boundary fencing may limit views.</p> <p>The view is influenced by urbanising features, such as properties on Newhaven Road and the M62 motorway which will be lit at night.</p>	<p>The proposed view looking towards the south-east would see the proposed residential areas, which will include built form, infrastructure of roads, access drives, street lighting and furniture but set in the context of associated landscaping to the street scene. This will be seen in the context of the existing retained vegetation and additional proposed planting.</p> <p>The retained planting to the existing ditch/ historic boundary and additional planting in the form of tree and shrub planting will over time reduce the views towards the east and the wider development.</p> <p>Proposed buffer planting between the proposed development and the existing dwellings on Newhaven Road will aid in screening views from the properties on Newhaven Road over time.</p>	<p>The magnitude of effect would be large in relation to the current private view from the viewpoint location and rear of the properties.</p> <p>Lighting to the built form from street lighting and from windows of residential properties would be visible at night, however this is set in the context of the existing properties on Newhaven Road and the M62 motorway, which would no longer be visible from this location due to the intervening proposed development.</p> <p>New landscaping to the street scene and garden curtilage would be a positive landscape and visual benefit in the longer term.</p>

Viewpoint and representation of view	Susceptibility of Visual Receptor	Value attached to view	Sensitivity of Visual Receptor	Magnitude of change	Significance of Visual Effects during Construction	Significance of Residual Effects (Operational and after landscaping established)
<p>VP5- private view within the Site.</p> <p>Representative of view to the north-east from rear gardens of 71/69/67 Newhaven Road properties.</p>	<p>High Residents in private houses, however potentially not always at home during daylight hours on working days.</p>	<p>Low- There is currently no public access to this part of the Site. The view is a private view.</p> <p>No visible relationship with heritage asset, inclusion within planning designations, no significant scenic quality.</p> <p>The farmland currently viewable is influenced by urban features (e.g. housing and motorway).</p>	<p>Medium</p>	<p>Very large/ Substantial adverse- There would be a diminished view from properties on Newhaven Road with the closer proximity of built form to the receptor. The development will dominate the view and the change will be directly visible.</p>	<p>Major- moderate adverse</p>	<p>Moderate- Major adverse- The proposed development would cause obvious alterations to a private view from a high sensitive receptor.</p> <p>The establishment of the buffer landscaping vegetation would reduce the effect of the development on the view.</p>

Photograph 5
 Date: 08.09.15
 Time: 11:13
 Weather conditions: Bright, Sunny
 Taken by: DS
 Distance to the appeal site: On site
 OS Grid Reference: E 361033 N 391705
 AOD: 12m
 Viewer's Height: 1.7m
 Camera: Nikon D3100
 Lens: AF-S NIKKOR 35mm



Project Peel Hall, Warrington	
Title Viewpoint 5	
Client Satnam Millennium Ltd	
Date May 2016	Scale NTS
Drawn SW	Drawing No. Vp_5
Checked DS	Revision -
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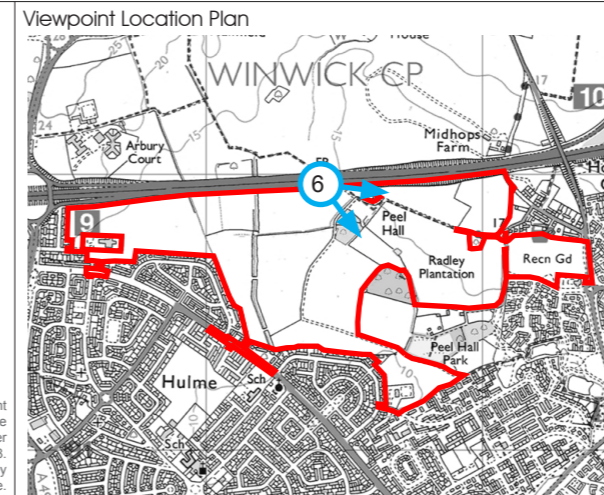
Photograph 6 -

Description of Existing View	View After Development	Visual Effect
<p>View looking southwest and southeast from the public right of way pedestrian footbridge over the M62 motorway.</p> <p>Open long distance views are visible but filtered and interrupted by tree and hedge vegetation along field boundaries including the northern boundary of the Site. Views are seen in the context of the existing Warrington settlement. Views heavily influenced both day and night by the motorway.</p> <p>M62 Users- Fleeting views may be seen by car drivers and passengers, the motorway has a National Speed Limit. The motorway has no designated footpath. The view is at 90 degrees to the receptor.</p>	<p>The proposed view would see the residential development including, built form and infrastructure of roads, access drives, street lighting and furniture, but set in the context of associated landscaping to the street scene and within garden curtilages.</p> <p>Views would be seen in the context of adjacent existing dwellings and the M62 motorway.</p> <p>The majority of the existing vegetative screening would be retained and enhanced meaning the views may be reduced in places. In addition, new planting to the motorway boundary will mature over time and further strengthen its screening value.</p>	<p>The magnitude of effects would be large as the change in view is directly visible and is noticeable on account of being in the near distance.</p> <p>Lighting along the edge of the development may be visible at night.</p>

Viewpoint and representation of view	Susceptibility of Visual Receptor	Value attached to view	Sensitivity of Visual Receptor	Magnitude of change	Significance of Visual Effects during Construction	Significance of Residual Effects (Operational and after mitigation)
<p>VP6</p> <p>View looking south east from Public Right of Way FP2 M62 footbridge.</p> <p>Representative views of pedestrians</p>	<p>High</p> <p>Recreational users of the footpath where their interest is likely to be focused on the landscape</p>	<p>Moderate</p> <p>No significant scenic quality.</p> <p>On site heritage asset are indistinguishable in the surrounding landscape.</p> <p>Some features of local importance and a sense of place recognisable with the local area.</p>	<p>Medium (due to context)</p>	<p>Large adverse</p> <p>Development is close to the view and directly facing the viewpoint. View is limited by intervening factors. Site is a notable component of the view. Change is noticeable due to the distance from the Site.</p>	<p>Moderate to Major adverse</p>	<p>Moderate adverse</p> <p>The proposed development would cause obvious alteration to an established view from a moderately sensitive receptor. However, it is seen in the context of other urban influences. Existing and proposed mitigation planting will partially screen some areas of development.</p>

Photograph 6
 Date: 08.09.15
 Time: 11:25
 Weather conditions: Bright, Sunny
 Taken by: DS
 Distance to the appeal site: 32m
 OS Grid Reference: E 361385 N 391961
 AOD: 13m
 Viewer's Height: 1.7m

Camera: Nikon D3100
 Lens: AF-S NIKKOR 35mm



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Project Peel Hall, Warrington	
Title Viewpoint 6	
Client Satnam Millennium Ltd	
Date May 2016	Scale NTS
Drawn SW	Drawing No. Vp_6
Checked DS	Revision -
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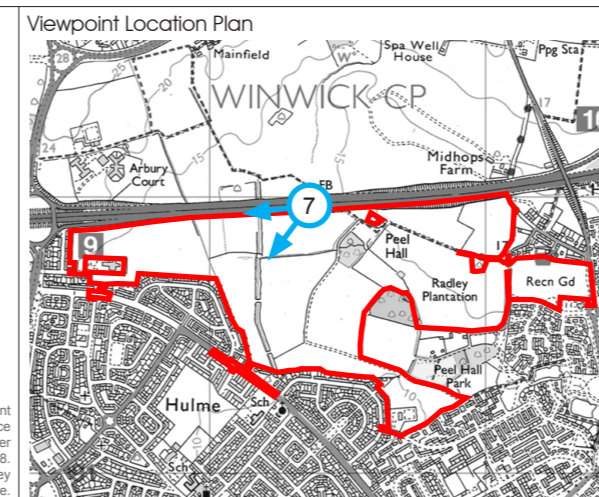


Photograph 7 -

Description of Existing View	View After Development	Visual Effect
<p>View looking southwest and southeast from the public right of way pedestrian footbridge over the M62 motorway.</p> <p>Open long distance views are visible but filtered and interrupted by tree and hedge vegetation along field boundaries including the northern boundary of the Site. Views are seen in the context of the existing Warrington settlement. Views heavily influenced both day and night by the motorway.</p> <p>M62 Users- Fleeting views may be seen by car drivers and passengers, the motorway has a National Speed Limit. The motorway has no designated footpath. The view is at 90 degrees to the receptor.</p>	<p>The proposed view would see the residential development including, built form and infrastructure of roads, access drives, street lighting and furniture, but set in the context of associated landscaping to the street scene and within garden curtilages.</p> <p>Views would be seen in the context of adjacent existing dwellings and the M62 motorway.</p> <p>The majority of the existing vegetative screening would be retained and enhanced meaning the views may be reduced in places. In addition, new planting to the motorway boundary will mature over time and further strengthen its screening value.</p>	<p>The magnitude of effects would be large as the change in view is directly visible and is noticeable on account of being in the near distance.</p> <p>Lighting along the edge of the development may be visible at night.</p>

Viewpoint and representation of view	Susceptibility of Visual Receptor	Value attached to view	Sensitivity of Visual Receptor	Magnitude of change	Significance of Visual Effects during Construction	Significance of Residual Effects (Operational and after mitigation)
<p>VP7</p> <p>View looking south west from Public Right of Way FP2 M62 footbridge.</p> <p>Representative views of pedestrians</p>	<p>High</p> <p>Recreational users of the footpath where their interest is likely to be focused on the landscape</p>	<p>Moderate</p> <p>No significant scenic quality.</p> <p>On site heritage asset are indistinguishable in the surrounding landscape.</p> <p>Some features of local importance and a sense of place recognisable with the local area.</p>	<p>Medium (due to context)</p>	<p>Large adverse</p> <p>Development is close to the view and directly facing the viewpoint. View is limited by intervening factors. Site is a notable component of the view. Change is noticeable due to the distance from the Site.</p>	<p>Moderate to Major adverse</p>	<p>Moderate adverse</p> <p>The proposed development would cause obvious alteration to an established view from a moderately sensitive receptor. However, it is seen in the context of other urban influences. Existing and proposed mitigation planting will partially screen some areas of development.</p>

Photograph 7
 Date: 08.09.15
 Time: 11:26
 Weather conditions: Bright, Sunny
 Taken by: DS
 Distance to the appeal site: 32m
 OS Grid Reference: E 361384 N 391961
 AOD: 13m
 Viewer's Height: 1.7m
 Camera: Nikon D3100
 Lens: AF-S NIKKOR 35mm



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Title Viewpoint 7	
Client Satnam Millennium Ltd	
Date May 2016	Scale NTS
Drawn SW	Drawing No. Vp_7
Checked DS	Revision -
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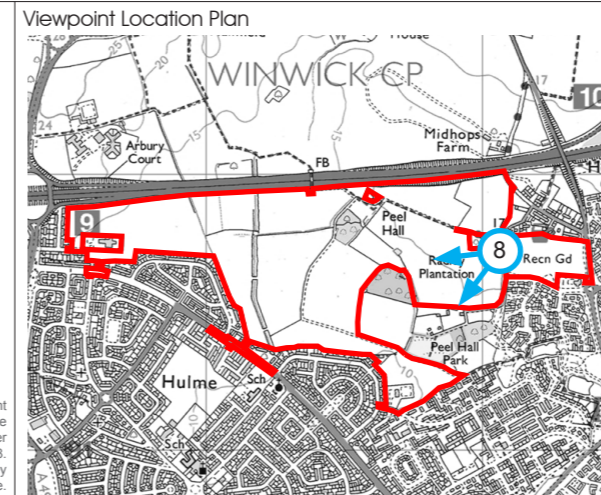
Photograph 8 -

Description of Existing View	View After Development	Visual Effect
<p>View looking north-west towards the property on Radley Lane. The view is taken from a single lane tarmac road, used by motorised road users, pedestrians and horse riders with mature vegetation lining the lane.</p> <p>The intervening vegetation restricts and screens views particularly to the east and limited the north-west.</p> <p>There are urbanising features within the view, such as a line of telegraph poles, a property on Radley Lane and the tarmac road itself.</p>	<p>The proposed view would be of the proposed residential plots set in context of the mature vegetation. The proposed residential areas would include built form, infrastructure of roads, access drives, street lighting and furniture but set in the context of associated landscaping to the street scene. This will be seen in the context of the existing retained vegetation along Radley Lane and additional proposed planting.</p> <p>The proposed view would also include a new internal spine road constructed at right angles to the single lane road the viewpoint is take on. The new spine road would open up the view to wider areas of the development, however the existing vegetation along Radley Lane would screen this from the viewpoints location.</p>	<p>The magnitude of effect would be large in relation to the current view from the viewpoint location as to the north-west proposed residential dwellings would be visible and a spine road to the north would also be in view.</p> <p>Lighting to the built form from street lighting and from windows of residential units etc., would be visible at night, however this is set in the context of the existing light emission from the properties on Radley Lane and Ballater Drive to the south. Additional light would be visible from this viewpoint from the proposed spine road.</p> <p>New landscaping to the street scene and garden curtilage would be a positive landscape and visual benefit in the longer term.</p>

Viewpoint and representation of view	Susceptibility of Visual Receptor	Value attached to view	Sensitivity of Visual Receptor	Magnitude of change	Significance of Visual Effects during Construction	Significance of Residual Effects (Operational and after landscaping established)
<p>VP8- View looking north-west towards the Site from Radley Lane.</p> <p>Representative views by motorised road users, pedestrians/ walker and horse riders of proposed new access road.</p>	<p>High- Walkers. There is currently public access to this part of the Site.</p>	<p>Moderate- There is currently public access to this part of the Site.</p> <p>No relationship with heritage asset, inclusion within planning designations, no significant scenic quality.</p> <p>The farmland currently viewable is influenced by urban features (e.g. housing, telegraph poles and tarmac road surface).</p>	<p>High</p>	<p>Large adverse- The view would change greatly, with built form and urbanising features closer to the receptor. However, the retained existing vegetation will break up the urban form.</p>	<p>Major adverse</p>	<p>Major adverse- The proposed development would cause obvious alterations to the view from a high sensitive receptor.</p> <p>The existing vegetation will mature which would reduce the effect of the development on the view over time to Moderate adverse.</p>

Photograph 8
 Date: 08.09.15
 Time: 11:54
 Weather conditions: Bright, Sunny
 Taken by: DS
 Distance to the appeal site: On site
 OS Grid Reference: E 362091 N 391689
 AOD: 14m
 Viewer's Height: 1.7m

Camera: Nikon D3100
 Lens: AF-S NIKKOR 35mm



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Title Viewpoint 8	
Client Satnam Millennium Ltd	
Date May 2016	Scale NTS
Drawn SW	Drawing No. Vp_8
Checked DS	Revision -
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Photograph 9 -

Description of Existing View	View After Development	Visual Effect
<p>View looking west towards properties on Newhaven Road across the Site. Views from within the proposed Site are private views as no public access is possible. Although not currently a public right of way, the track has been proposed by the local authority to become part of the active travel greenway network.</p> <p>The view is representative of looking towards the Site at the boundary of Radley Plantation. Views from within Radley Plantation would be significantly screened by mature trees and vegetation.</p> <p>Roof tops and first floors of properties on Newhaven Road can be seen along with other urbanising features such as the light columns to the M62 motorway and mobile mast on the horizon.</p> <p>Night time views are significantly influenced by the lighting from the nearby properties and M62 motorway.</p>	<p>The proposed view would be on a proposed footpath network within the proposed residential plots set in context of the mature vegetation. The proposed residential areas would include built form, infrastructure of roads, access drives, street lighting and furniture but set in the context of associated landscaping to the street scene.</p> <p>To the south-west would be proposed recreational sports area with football pitches that will not be lit at night.</p> <p>To the west of the recreational sports area and within view from this viewpoint, will be a proposed primary school with associated playground, landscaping and will have some level of security lighting during the night.</p> <p>This will be seen in the context of existing properties on Newhaven Road in the distance and proposed street landscaping in the residential areas.</p>	<p>The magnitude of effect would be large as it falls within a area of the site proposed for residential development. To the south of this viewpoint it is proposed be recreational ground and a primary school with associated infrastructure.</p> <p>Lighting to the built form from street lighting and from windows of residential properties would be visible at night, however this is set in the context of existing properties on Newhaven Road and the M62 motorway lighting.</p> <p>New landscaping to the street scene and garden curtilage would be a positive landscape and visual benefit in the longer term. Additional to this would be the proposed recreational sports pitches which would be mown grass areas with appropriate landscaping surrounding.</p>

Viewpoint and representation of view	Susceptibility of Visual Receptor	Value attached to view	Sensitivity of Visual Receptor	Magnitude of change	Significance of Visual Effects during Construction	Significance of Residual Effects (Operational and after landscaping established)
<p>VP9- private view within the Site.</p> <p>Representative of the boundary of Radley Plantation.</p>	<p>Low- Walkers/ Agricultural Land Managers. There is currently no public access to this part of the Site.</p>	<p>Moderate- There is currently no public access to this part of the Site.</p> <p>No visible relationship with heritage asset, inclusion within planning designations, no significant scenic quality.</p> <p>The farmland currently viewable is influenced by urban features (e.g. housing and lighting columns).</p>	<p>High</p>	<p>Very large/ Substantial adverse- There would a diminished view from Radley Plantation and this viewpoint with the closer proximity of built form to the receptor. The development will dominate the view and the change will be directly visible.</p>	<p>Moderate adverse</p>	<p>Moderate adverse- The proposed development would cause obvious alterations to a currently private view from a low sensitive receptor.</p> <p>The establishment of the street landscaping vegetation would reduce the effect of the development on the view.</p>

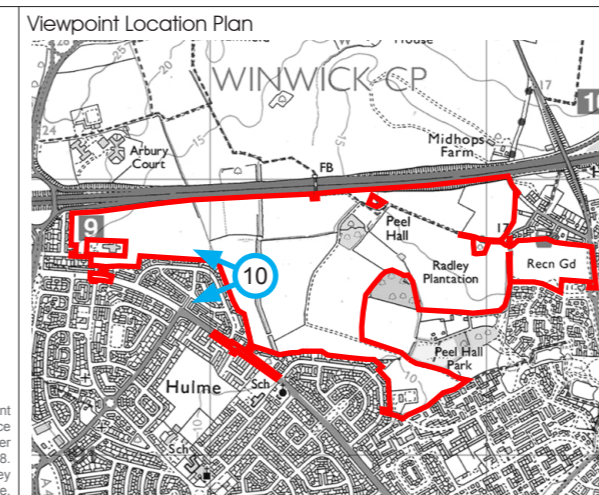
<p>Photograph 9</p> <p>Date: 08.09.15 Time: 12:40 Weather conditions: Bright, Sunny/ Cloudy Taken by: DS Distance to the appeal site: On site OS Grid Reference: E 361563 N 391560 AOD: 11m Viewer's Height: 1.7m</p> <p>Camera: Nikon D3100 Lens: AF-S NIKKOR 35mm</p>	<p>Viewpoint Location Plan</p>	<p>Project: Peel Hall, Warrington</p>		
		<p>Title: Viewpoint 9</p> <p>Client: Satnam Millennium Ltd</p>		
		<p>Date: May 2016</p>	<p>Scale: NTS</p>	
		<p>Drawn: SW</p>	<p>Drawing No.: Vp_9</p>	
		<p>Checked: DS</p>	<p>Revision: -</p>	
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Photograph 10 -

Description of Existing View	View After Development	Visual Effect
<p>Views from within the proposed Site are currently private views as no public access is possible, the current user of this land are agricultural land managers. The view is looking south-west towards back of properties on Newhaven Road, the dwellings are all primarily two storey semi-detached houses with some single storey bungalows.</p> <p>Mature off site trees and vegetation in garden curtilage block views of some of the properties on Newhaven Road, the limited on Site vegetation does not block views of the existing housing.</p> <p>The unmanaged grassland within the view forms part of the site.</p>	<p>The viewpoint location will be within a proposed residential area. The proposed residential areas would include built form, infrastructure of roads, access drives, street lighting and furniture but set in the context of associated landscaping to the street scene. This will be seen in the context of the existing housing on Newhaven Road.</p> <p>Additional buffer/ screen planting is proposed at the back of properties on Newhaven Road, with help to reduce views of the proposed development over time.</p>	<p>New landscaping to the street scene, garden curtilages and buffer/ screen planting between proposed residential unit and existing properties on Newhaven Road, would be a positive landscape and visual benefit in the longer term.</p> <p>Lighting will be the built form, street lighting and from windows of residential properties would be visible at night, however this is set against the light emission from the existing properties on Newhaven Road.</p>

Photograph 10
 Date: 08.09.15
 Time: 12:59
 Weather conditions: Bright, Sunny/ Cloudy
 Taken by: DS
 Distance to the appeal site: On site
 OS Grid Reference: E 361176 N 391597
 AOD: 12m
 Viewer's Height: 1.7m
 Camera: Nikon D3100
 Lens: AF-S NIKKOR 35mm



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Project Peel Hall, Warrington	
Title Viewpoint 10	
Client Satnam Millennium Ltd	
Date May 2016	Scale NTS
Drawn SW	Drawing No. Vp_10
Checked DS	Revision -
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Photograph 11 -

Description of Existing View	View After Development	Visual Effect
<p>The view looks south-west over the current recreational ground off Mill Lane, towards properties on Ballater Drive. Mature trees and groups of vegetation partially screen the dwellings on Mill Lane.</p> <p>The recreational ground consists of two full sized football pitches with permanent goal posts set in place. The view is restricted to the recreational ground by the boundary vegetation, therefore longer distance views are not possible.</p> <p>The recreational ground is maintained, mown grass is the predominant aspect in the view and is used by dog walkers and other recreational activities other than football.</p>	<p>The viewpoint location will be within a proposed residential area on a section of the proposed spine road which forms an access point into the proposed development. The proposed residential areas would include built form, infrastructure of roads, access drives, street lighting and furniture but set in the context of associated landscaping to the street scene. The spine road would also include street lighting which would be seen in the context of lighting to Mill Lane. Proposed dwellings will be seen in the context of the existing housing on Ballater Drive, particularly during winter months.</p> <p>With additional tree planting proposed along the spine road and the retention of the surrounding buffer planting will help to limit views of the wider development. Some of the existing vegetation will be removed to accommodate the proposed spine road, particularly when meeting Radley Lane to the west, this will be visible from this viewpoint.</p> <p>The existing recreational ground will be replaced with an enhanced facility at another location within the proposed development.</p>	<p>The magnitude of effect would be large in relation to the public view looking towards the west as the view will be diminished by built form and associated infrastructure.</p> <p>Night time views will be influenced by street lighting and from windows of residential properties, however this is set against the lighting from the existing properties on Ballater Drive and Mill Lane road lighting.</p> <p>New landscaping to the street scene, garden curtilages and retained buffer/ screen vegetation between proposed residential unit and existing properties on Mill Lane, would be a positive landscape and visual benefit in the longer term.</p> <p>The recreational ground will be moved from its current location to a new location elsewhere on Site, therefore changing the current view.</p>

Viewpoint and representation of view	Susceptibility of Visual Receptor	Value attached to view	Sensitivity of Visual Receptor	Magnitude of change	Significance of Visual Effects during Construction	Significance of Residual Effects (Operational and after landscaping established)
<p>VP11- Pedestrian access to recreational ground.</p> <p>Representative view of general public using the recreation ground.</p>	<p>High- Recreational users. There is currently public access to this part of the Site.</p>	<p>Moderate- due to the high local use of the area/ landscape and is public accessible. Some features of local importance and a sense of place recognisable with the local area.</p>	<p>High</p>	<p>Very large/ Substantial adverse- There would a diminished view from this viewpoint with the closer proximity of built form and associated infrastructure to the receptor. The development will dominate the view and the change will be directly visible.</p>	<p>Major adverse</p>	<p>Major adverse- The proposed development would cause obvious alterations to a currently public view of a high sensitive receptor.</p>

<p>Photograph 11</p> <p>Date: 08.09.15 Time: 15:23 Weather conditions: Bright, Sunny/ Cloudy Taken by: DS Distance to the appeal site: On site OS Grid Reference: E 362360 N 391749 AOD: 18m Viewer's Height: 1.7m</p> <p>Camera: Nikon D3100 Lens: AF-S NIKKOR 35mm</p>	<p>Viewpoint Location Plan</p>	<p>Project: Peel Hall, Warrington</p>		
		<p>Title: Viewpoint 11</p> <p>Client: Satnam Millennium Ltd</p>		
		<p>Date: May 2016</p>	<p>Scale: NTS</p>	
		<p>Drawn: SW</p>	<p>Drawing No.: Vp_11</p>	
		<p>Checked: DS</p>	<p>Revision: -</p>	
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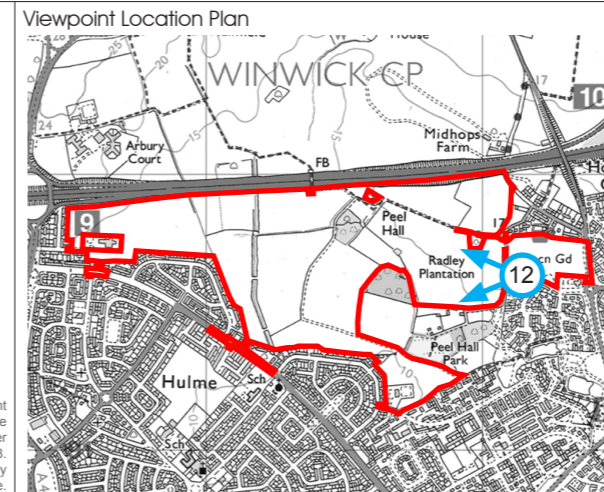
Photograph 12 -

Description of Existing View	View After Development	Visual Effect
View looking west along Ballater Drive towards the Site from the boundary adjacent to the recreation ground. The view is of the open field and boundary vegetation. Boundary defined by a post a wire fence. More open views are partially screened by mature hedgerow vegetation. Views from residential properties of Ballater Drive are front of house views to the smaller parcel of land and gable end to the large site to the west.	The proposed view would see the residential development including built form and infrastructure of roads, access drives, street lighting and furniture but set in the context of associated landscaping to the street scene and within garden curtilages. The majority of the existing mature trees and vegetative screening would be retained and enhanced meaning the views from the recreation ground may be reduced in places.	Proposed planting of the boundaries will assist in screening views along the development edges. The magnitude of effects would be medium due to partially obscured views and existing adjacent urbanising features. Lighting along the edge of the development may be visible at night.

Viewpoint and representation of view	Susceptibility of Visual Receptor	Value attached to view	Sensitivity of Visual Receptor	Magnitude of change	Significance of Visual Effects during Construction	Significance of Residual Effects (Operational and after mitigation)
VP12 – View looking west from Ballater Drive. Representative views of general public and residential properties.	Medium Residents in private houses, potentially not always at home during daylight hours on working days. Walkers, horse riders possibly cyclists.	Low No relationship with heritage asset, inclusion within planning designations, no significant scenic quality as views heavily restricted.	Medium	Medium adverse There would be a minor loss of the baseline features. The change to the view is reduced due to screening vegetation and existing dwellings along the route. The changes to the view would be at close quarters.	Moderate	Moderate adverse The proposed development would cause obvious alteration to a view from a moderately sensitive receptor. However, existing and mitigation planting would partially screen the site.

Photograph 12
 Date: 08.09.15
 Time: 15:31
 Weather conditions: Bright, Sunny
 Taken by: DS
 Distance to the appeal site: On site
 OS Grid Reference: E 362162 N 391628
 AOD: 17m
 Viewer's Height: 1.7m

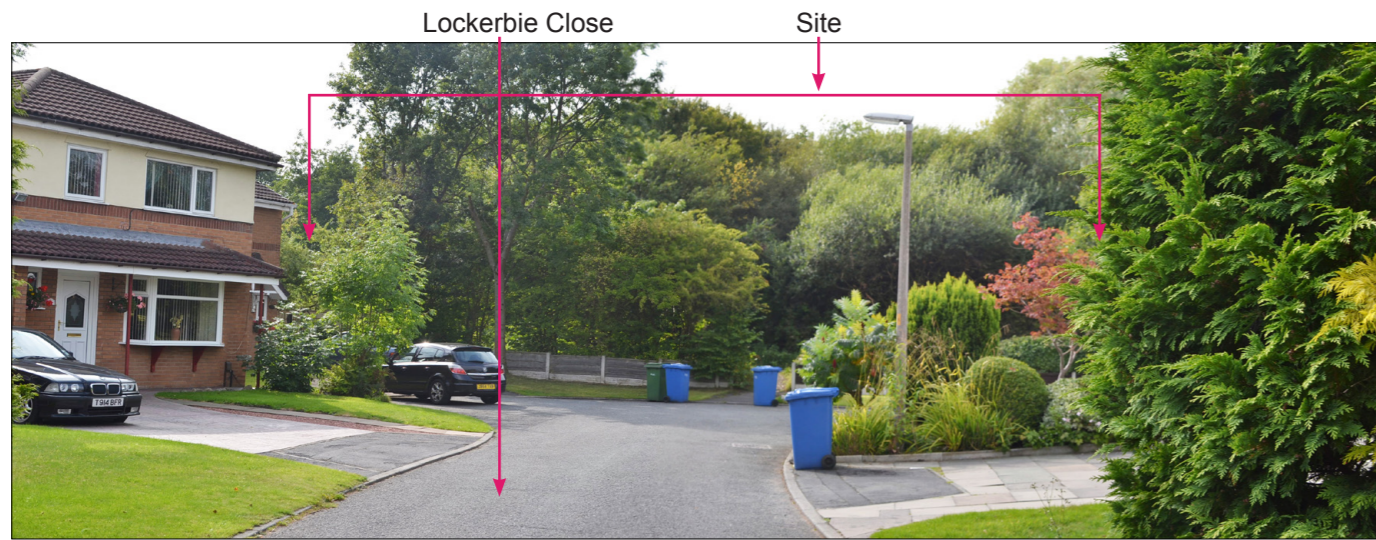
 Camera: Nikon D3100
 Lens: AF-S NIKKOR 35mm



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Title Viewpoint 12	
Client Satnam Millennium Ltd	
Date May 2016	Scale NTS
Drawn SW	Drawing No. Vp_12
Checked DS	Revision -
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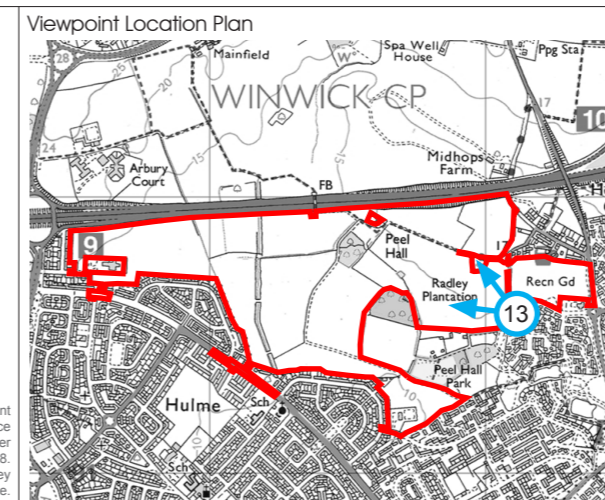


Photograph 13 -

Description of Existing View	View After Development	Visual Effect
<p>View looking west towards the Site from Lockerbie Close. Pedestrian access point to Radley Lane can be seen at the end of the close. Views are visible but filtered and interrupted by tree and hedge vegetation along the site boundaries.</p> <p>Views from residential properties of Lockerbie Close are generally gable end views and views from rear gardens. Intervening boundary hedgerows and vegetation limits views from the ground floor of properties.</p>	<p>The proposed view from this viewpoint is likely the change but not to a significant degree. The current depth of screening will be reduced due to removal of vegetation therefore fileted views of residential properties through mature vegetation may be possible. It should be noted that views of the site would not dominate the vista and would be seen in the context of the existing residential properties.</p> <p>The majority of the existing vegetative screening would be retained.</p>	<p>The magnitude of effects would be small given that the majority of the site is not visible and any view gained of the development would be in a small proportion of the overall panoramic.</p> <p>Lighting along the edge of the development may be visible at night.</p>

Viewpoint and representation of view	Susceptibility of Visual Receptor	Value attached to view	Sensitivity of Visual Receptor	Magnitude of change	Significance of Visual Effects during Construction	Significance of Residual Effects (Operational and after mitigation)
<p>VP13 – View looking west from Lockerbie Close.</p> <p>Representative views of general public and residential properties.</p>	<p>Medium Residents in private houses, potentially not always at home during daylight hours on working days.</p> <p>Walkers, horse riders possibly cyclists.</p>	<p>Low No relationship with heritage asset, inclusion within planning designations, no significant scenic quality as views heavily restricted.</p>	<p>Medium</p>	<p>Small adverse Intervening and screening factors/ intervening vegetation detract from seeing or noticing the development. Development will be indistinguishable from its surroundings or adjacent land uses.</p>	<p>Minor Adverse</p>	<p>Minor Adverse The proposed development would cause limited deterioration to a view from a receptor of medium to low sensitivity.</p>

Photograph 13
 Date: 08.09.15
 Time: 15:35
 Weather conditions: Bright, Sunny
 Taken by: DS
 Distance to the appeal site: 36m
 OS Grid Reference: E 362115 N 391559
 AOD: 15m
 Viewer's Height: 1.7m
 Camera: Nikon D3100
 Lens: AF-S NIKKOR 35mm



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Project Peel Hall, Warrington	
Title Viewpoint 13	
Client Satnam Millennium Ltd	
Date May 2016	Scale NTS
Drawn SW	Drawing No. Vp_13
Checked DS	Revision -
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Photograph 14 -

Description of Existing View	View After Development	Visual Effect
<p>Views from within the proposed Site are currently private views as no public access is possible. This view is representative of the view from the Fairhaven/ the Alders (Five Borough) NHS facility.</p> <p>The view looks south and south-west towards the properties on Newhaven Road and the M62 motorway boundary. The dwellings on Newhaven Road are all primarily two storey semi-detached houses.</p> <p>Mature off site trees and vegetation within garden curtilages limits views of some of the properties on both Newhaven Road. Intervening vegetation screen longer distance views to other areas of the proposed Site.</p> <p>To the north, running along the northern boundary of the Site, is the M62 motorway. There is little to no vegetation screening views of the carriageway, light columns and signage.</p> <p>On the horizon are larger groups of vegetation, including Radley Plantation. The historical boundary of Arbury and Winwick is within the view, however it is indistinguishable and the hedgerow is not continuous and is lost at the point where it meets the existing houses on Newhaven Road.</p>	<p>The proposed view looking towards the south and south west would see the proposed Residential Areas, which will include built form, infrastructure of roads, access drives, street lighting and furniture but set in the context of associated landscaping to the street scene. This will be seen in the context of the existing properties to Newhaven Road and the M62 motorway.</p> <p>New street planting and planting within garden curtilages would introduce visual interest in the form of maintained tree and shrub planting.</p> <p>Retained and enhance planting to the historic boundary will also break up the view towards other areas of the proposed development.</p>	<p>The magnitude of effect would be large in relation to the current private view to the south and south-west as the view will be diminished by built form and associated infrastructure.</p> <p>Lighting to the built form from street lighting and from windows of residential units etc., would be visible at night, however this is set against the light emission from the existing properties on Newhaven Road.</p> <p>New landscaping to the street scene, garden curtilages and buffer/ screen planting between proposed residential unit and existing properties on Newhaven Road, would be a positive landscape and visual benefit in the longer term.</p>

Viewpoint and representation of view	Susceptibility of Visual Receptor	Value attached to view	Sensitivity of Visual Receptor	Magnitude of change	Significance of Visual Effects during Construction	Significance of Residual Effects (Operational and after landscaping established)
<p>VP14- private view from within the Site.</p> <p>Representative view from the Fairhaven/ the Alders (Five Borough) NHS facility.</p>	<p>Low- Patients. Not currently focused on the scenic quality of the landscape and however potentially not always at the facility during daylight hours on working days. Also a large security fence blocks views out towards the Site.</p>	<p>Low- There is currently no public access to this part of the Site. The view is a private view.</p> <p>No visible relationship with heritage asset, inclusion within planning designations, no significant scenic quality.</p> <p>The farmland currently viewable is influenced by urban features (e.g. housing, motorway lighting and traffic).</p>	<p>High</p>	<p>Very large/ Substantial adverse- There would a diminished view from this viewpoint with the closer proximity of built form to the receptor. The development will dominate the view and the change will be directly visible.</p>	<p>Moderate adverse</p>	<p>Moderate adverse- The proposed development would cause obvious alterations to a currently private view from a low sensitive receptor.</p> <p>The establishment of the proposed screening vegetation would reduce the effect of the development on the view in the longer term.</p>

<p>Photograph 14</p> <p>Date: 06.05.16 Time: 15:35 Weather conditions: Bright/ Sunny Taken by: SW Distance to the appeal site: On site OS Grid Reference: E 360701 N 391749 AOD: 13m Viewer's Height: 1.65m</p> <p>Camera: Nikon D3100 Lens: AF-S NIKKOR 35mm</p>	<p>Viewpoint Location Plan</p>	<p>Project Peel Hall, Warrington</p>	
		<p>Title Viewpoint 14</p>	
<p>Client Satnam Millennium Ltd</p>	<p>Date May 2016</p>	<p>Scale NTS</p>	
<p>Drawn SW</p>	<p>Checked DS</p>	<p>Drawing No. Vp_14</p>	
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Wall adjacent to Delph Lane

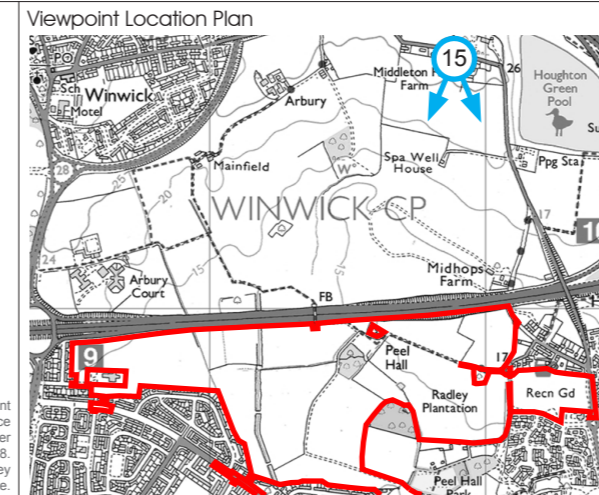
Site



Photograph 15 -

Photograph 15
 Date: 08.09.15
 Time: 14:40
 Weather conditions: Bright, Sunny
 Taken by: DS
 Distance to the appeal site: 946m
 OS Grid Reference: E 361895 N 392932
 AOD: 30m
 Viewer's Height: 1.7m

 Camera: Nikon D3100
 Lens: AF-S NIKKOR 35mm



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Project Peel Hall, Warrington	
Title Viewpoint 15	
Client Satnam Millennium Ltd	
Date May 2016	Scale NTS
Drawn SW	Drawing No. Vp_15
Checked DS	Revision -
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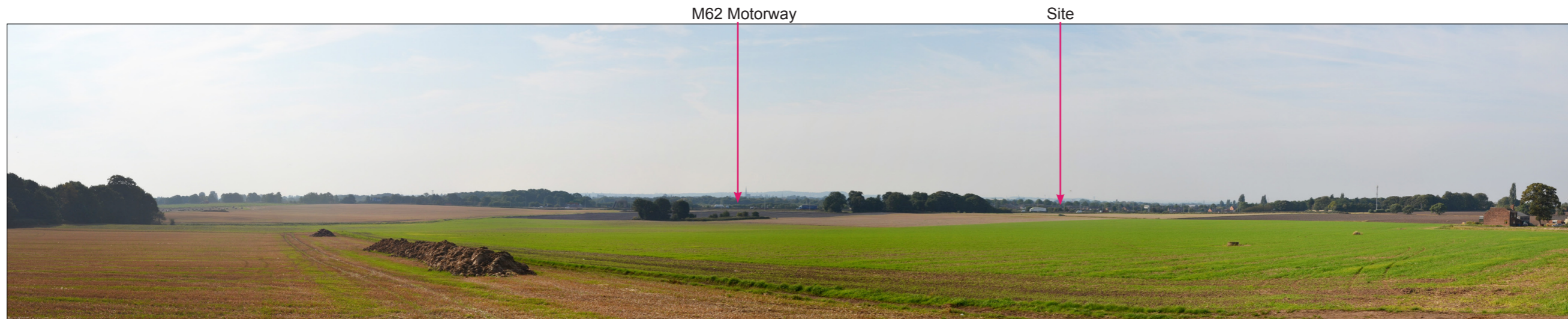


Description of Existing View	View After Development	Visual Effect
<p>View from Delph Lane looking south towards the Site. Photograph taken from gap in dwellings adjacent to Middleton Hall Farm. The viewpoint is 0.93km from the site boundary</p> <p>Although the majority of the view from this location is obscured by vegetation, more open views may be obtained to the rear of 11no properties fronting Delph Lane. Mature vegetation, motorway embankments and topography means more distant views towards the development are partially screened.</p> <p>Views from residential properties of Delph Lane are generally rear facing and gable end views with views from rear gardens. Intervening boundary hedgerows and vegetation limits views from the ground floor of properties.</p> <p>Views towards the site are heavily influenced day and night by the M62 motorway.</p>	<p>The view of the proposed development will not be visible from this viewpoint to vehicle users. Pedestrians and cyclists may have dispersed long distance views. New planting to the boundary will mature over time and strengthen its screening value.</p> <p>From the rear of residential properties fronting Delph Lane, the proposed view is likely the change but not to a significant degree. The change will be to that of residential. From the viewpoint position rooftops and houses with landscape planting and trees to rear garden boundaries would be visible in a small portion of the panoramic and in the distance. Views of the site would not dominate the vista and would blend in with the existing residential properties of Warrington.</p> <p>The majority of the existing vegetative screening would be retained and the addition of the habitat creation area along the motorway means the views along the lane may be reduced in places. In addition, the new planting to the boundary will mature over time and further strengthen its screening value.</p>	<p>The addition of the habitat creation area along the motorway will assist in further screening views along the development edges.</p> <p>The magnitude of effects would be small given that views would be of a limited section of the overall panoramic across the site. The built form would be visible at a distance and would blend into the background. Views towards the site are heavily influenced by the M62 motorway.</p> <p>Lighting along the edge of the development may to be visible at night.</p>

Viewpoint and representation of view	Susceptibility of Visual Receptor	Value attached to view	Sensitivity of Visual Receptor	Magnitude of change	Significance of Visual Effects during Construction	Significance of Residual Effects (Operational and after mitigation)
<p>VP15</p> <p>View looking south from pavement on Delph Lane</p> <p>Representative views by motorised road users and pedestrians using the road.</p>	<p>Medium Residents in private houses, potentially not always at home during daylight hours on working days.</p> <p>Users of highways where their attention may only partially be focused on views / the scenic quality of the route.</p> <p>Pedestrian users of pavements where attention may only be partially focused on the scenic quality of the route.</p>	<p>Moderate No relationship with heritage asset, inclusion within planning designations, no significant scenic quality.</p> <p>Some features of local importance and a sense of place recognisable with the local area.</p>	<p>Medium</p>	<p>Negligible There would no loss of the baseline features to the view. The proposed development is screened by existing vegetation and topography.</p>	<p>Negligible</p>	<p>Negligible The proposed development would not cause an obvious alteration to an established view from a moderate to low sensitive receptor.</p>
<p>Representative views gained by adjacent residential properties.</p>	<p>Medium Residents in private houses, potentially not always at home during daylight hours on working days.</p> <p>Users of highways where their attention may only partially be focused on views / the scenic quality of the route.</p> <p>Pedestrian users of pavements where attention may only be partially focused on the scenic quality of the route.</p>	<p>Moderate No relationship with heritage asset, inclusion within planning designations, no significant scenic quality.</p> <p>Some features of local importance and a sense of place recognisable with the local area.</p>	<p>Medium</p>	<p>Small adverse Intervening and screening factors/ intervening vegetation detract from seeing or noticing the development. Development will be indistinguishable from its surroundings or adjacent land uses.</p>	<p>Minor Adverse</p>	<p>Negligible The proposed development would not cause an obvious alteration to an established view from a moderate to low sensitive receptor.</p>

PEEL HALL, WARRINGTON



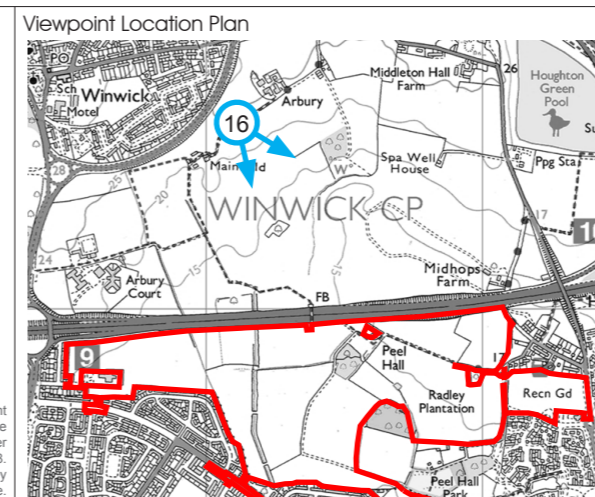


Photograph 16 -

Description of Existing View	View After Development	Visual Effect
<p>Views looking south towards the Site from public right of way FP6. View taken from a farmers track between Arbury and Arbury Farm / Mainfield . The site is visible in the distance beyond farmland and the M62 Motorway. The viewpoint is 0.73km from the site boundary</p> <p>Views from the footpath vary in degree due to existing farm buildings an established vegetation. Views are visible but filtered and interrupted by mature trees, vegetation along field boundaries and the prominent motorway.</p> <p>Views are seen in the context of the existing Warrington settlement. Views heavily influenced in evenings by the lighting of the M62 Motorway.</p>	<p>The proposed view is likely the change but not to a significant degree. The change will be to that of residential. From the viewpoint position rear gardens and houses with landscape planting and trees to rear garden boundaries would be visible in a small portion of the panoramic. Views of the site would not dominate the vista and would blend in with the existing residential properties of Warrington.</p> <p>The majority of the existing vegetative screening would be retained and the addition of the habitat creation area along the motorway means the views along the footpath may be reduced in places. In addition, the new planting to the boundary will mature over time and further strengthen its screening value.</p>	<p>The addition of the habitat creation area along the motorway will assist in further screening views along the development edges.</p> <p>The magnitude of effects would be small given that views would be of a limited section of the overall panoramic across the site. The built form would be visible at a distance and would blend into the background. Views towards the site are heavily influenced by the M62 motorway.</p> <p>Lighting along the edge of the development may to be visible at night.</p>

Viewpoint and representation of view	Susceptibility of Visual Receptor	Value attached to view	Sensitivity of Visual Receptor	Magnitude of change	Significance of Visual Effects during Construction	Significance of Residual Effects (Operational and after mitigation)
<p>VP16 View looking south towards site from public right of way FP 6</p> <p>Representative views by pedestrians / walkers and agricultural workers.</p>	<p>High Recreational users of the footpath/ bridleways and land where their interest is likely to be focused on the landscape</p>	<p>Moderate No relationship with heritage asset, inclusion within planning designations, no significant scenic quality.</p> <p>Some features of local importance and a sense of place recognisable with the local area.</p>	<p>Medium</p>	<p>Small adverse Intervening and screening factors/ intervening vegetation detract from seeing or noticing the development. Development is at a distance and will be indistinguishable from its surroundings or adjacent land uses.</p>	<p>Minor Adverse</p>	<p>Minor Adverse The proposed development would cause limited deterioration to a view from a receptor of medium to low sensitivity.</p>

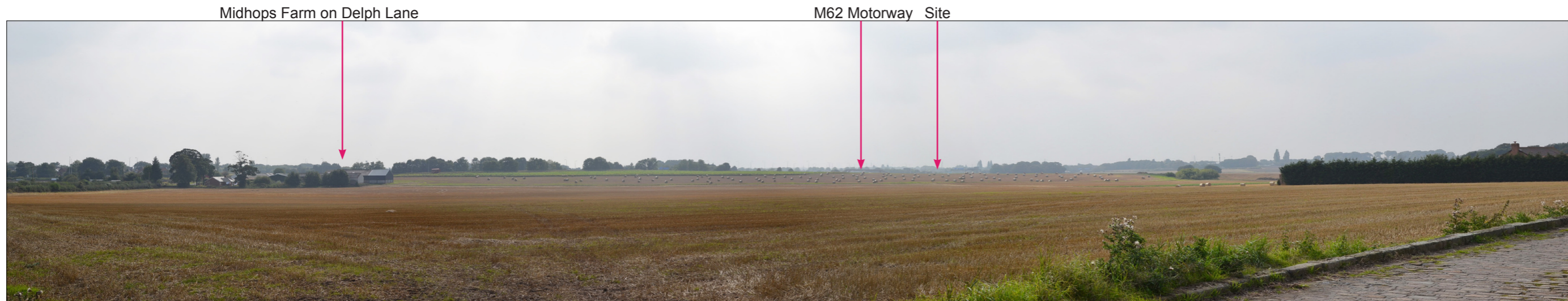
Photograph 16
 Date: 11.09.15
 Time: 9:45
 Weather conditions: Bright, Sunny/ Cloud
 Taken by: SW
 Distance to the appeal site: 738m
 OS Grid Reference: E 361141 N 392694
 AOD: 19m
 Viewer's Height: 1.6m
 Camera: Nikon D3100
 Lens: AF-S NIKKOR 35mm



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Title Viewpoint 16	
Client Satnam Millennium Ltd	
Date May 2016	Scale NTS
Drawn SW	Drawing No. Vp_16
Checked DS	Revision -
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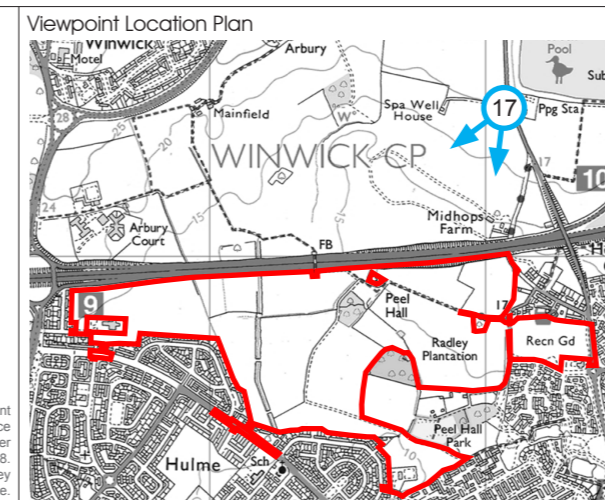
Photograph 17 -

Description of Existing View	View After Development	Visual Effect
<p>View from Delph Lane looking south-west towards the Site. Photograph taken from pavement opposite Cloverdell Kennels and a pumping station. 2no dwellings are in close proximity to this viewpoint location. The viewpoint is 0.54km from the site boundary</p> <p>Open views of farmland can be observed. Mature vegetation, motorway embankments and topography means more distant views towards the development are partially screened.</p> <p>Views from residential properties of Delph Lane are generally rear facing and gable end views with views from rear gardens. Intervening boundary hedgerows and vegetation limits views from the ground floor of properties.</p> <p>Views towards the site are heavily influenced day and night by the M62 motorway.</p>	<p>The proposed view is likely the change but not to a significant degree, the change will be to that of residential in the distance beyond the motorway. From the viewpoint position rooftops of houses with landscape planting and trees to rear garden boundaries would be visible in a small portion of the photograph and in the distance. Views of the site would not dominate the vista and would blend in with the existing residential properties of Warrington.</p> <p>Closer views of the development are prevented by the motorway embankment and mature vegetation.</p> <p>The majority of the existing vegetative screening would be retained and the addition of the habitat creation area along the motorway means the views along the lane may be reduced in places. In addition, the new planting to the boundary will mature over time and further strengthen its screening value.</p>	<p>The addition of the habitat creation area along the motorway will assist in further screening views along the development edges.</p> <p>The magnitude of effects would be small given that views would be of a limited section of the overall panoramic across the site. The built form would be visible at a distance and would blend into the background. Views towards the site are heavily influenced by the M62 motorway.</p> <p>Lighting along the edge of the development may to be visible at night.</p>

Viewpoint and representation of view	Susceptibility of Visual Receptor	Value attached to view	Sensitivity of Visual Receptor	Magnitude of change	Significance of Visual Effects during Construction	Significance of Residual Effects (Operational and after mitigation)
<p>VP17 View looking south-west towards site from Delph Lane adjacent to Cloverdell Kennels</p> <p>Representative views of general public and residential properties.</p>	<p>Medium Residents in private houses, potentially not always at home during daylight hours on working days.</p> <p>Users of highways where their attention may only partially be focused on views / the scenic quality of the route.</p> <p>Pedestrian users of pavements where attention may only be partially focused on the scenic quality of the route.</p>	<p>Moderate No relationship with heritage asset, inclusion within planning designations, no significant scenic quality.</p> <p>Some features of local importance and a sense of place recognisable with the local area.</p>	<p>Medium</p>	<p>Small adverse Intervening and screening factors/ intervening vegetation detract from seeing or noticing the development. Development will be indistinguishable from its surroundings or adjacent land uses.</p>	<p>Minor Adverse</p>	<p>Minor Adverse The proposed development would cause limited deterioration to a view from a receptor of medium to low sensitivity.</p> <p>However, the establishment of the enhanced screening to the motorway boundary would reduce this to Negligible over the longer term.</p>

Photograph 17
 Date: 08.09.15
 Time: 14:48
 Weather conditions: Bright, Sunny/ Cloud
 Taken by: DS
 Distance to the appeal site: 552m
 OS Grid Reference: E 362091 N 392541
 AOD: 16m
 Viewer's Height: 1.7m

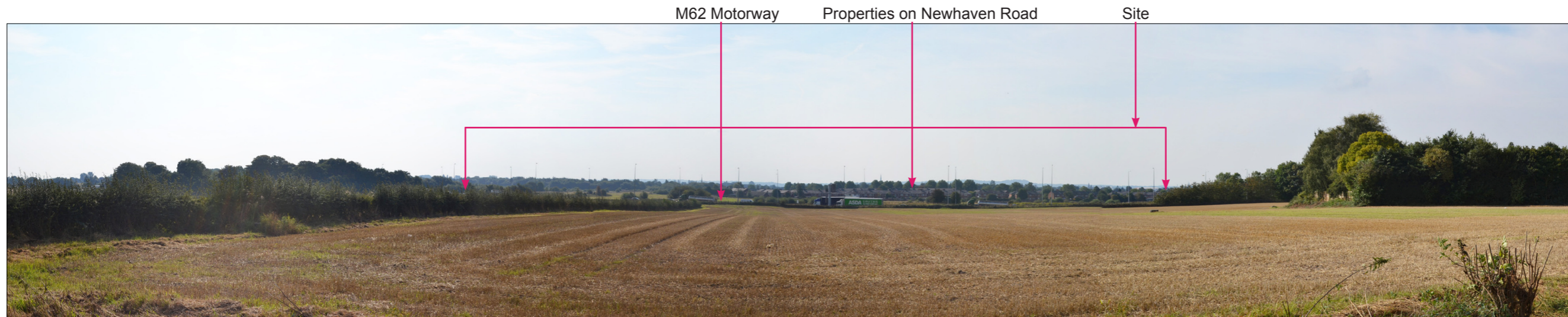
Camera: Nikon D3100
 Lens: AF-S NIKKOR 35mm



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Client Satnam Millennium Ltd	
Date May 2016	Scale NTS
Drawn SW	Drawing No. Vp_17
Checked DS	Revision -
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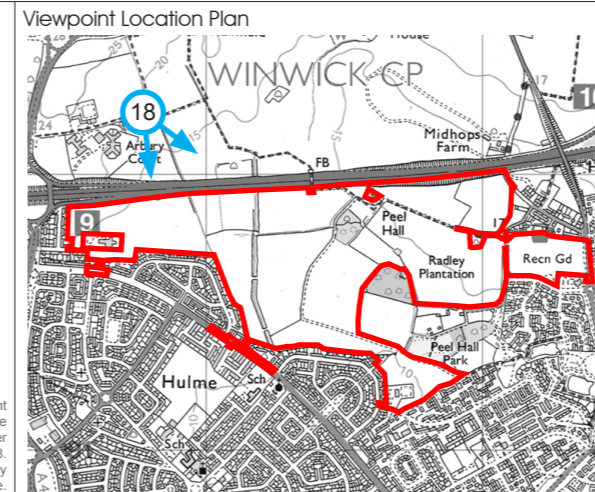
Photograph 18 -

Description of Existing View	View After Development	Visual Effect
<p>Views looking south towards the Site from public right of way. View taken where public rights of way FP1 and FP1a meet east of Arbury Court. The site is visible in the middle distance beyond farmland and the M62 Motorway. The viewpoint is 0.30km to the Site boundary.</p> <p>Views from the footpath vary in degree due to existing farm buildings and established vegetation. Views are visible but filtered and interrupted in places by mature trees, vegetation along field boundaries and the prominent motorway.</p> <p>Views are seen in the context of the existing Warrington settlement. Views heavily influenced in evenings by the lighting of the M62 Motorway.</p>	<p>The proposed view would see rear gardens and houses with landscape planting and trees to rear garden boundaries in the middle distance beyond the motorway and proposed habitat creation area. Views will be visible in a small portion of the overall panoramic.</p> <p>Views of the site would not dominate the vista and would blend in with the existing residential properties of Warrington.</p> <p>The majority of the existing vegetative screening would be retained and the addition of the habitat creation area along the motorway means the views along the footpath may be reduced in places. In addition, the new planting to the boundary will mature over time and further strengthen its screening value.</p>	<p>The addition of the habitat creation area along the motorway will assist in further screening views along the development edges.</p> <p>The magnitude of effects would be medium given that views would be of a limited section of the overall panoramic across the site. The built form would be visible but would blend into the background. Views towards the site are heavily influenced by the M62 motorway and Warrington settlement beyond.</p> <p>Lighting along the edge of the development may be visible at night, however lighting from the M62 will be more prominent.</p>

Viewpoint and representation of view	Susceptibility of Visual Receptor	Value attached to view	Sensitivity of Visual Receptor	Magnitude of change	Significance of Visual Effects during Construction	Significance of Residual Effects (Operational and after mitigation)
<p>VP18 View looking south towards site from public right of way FP 1 / FP1a</p> <p>Representative views by pedestrians / walkers and agricultural workers.</p>	<p>High Recreational users of the footpath/bridleways and land where their interest is likely to be focused on the landscape</p>	<p>Moderate No relationship with heritage asset, inclusion within planning designations, no significant scenic quality.</p> <p>Some features of local importance and a sense of place recognisable with the local area.</p>	<p>Medium</p>	<p>Medium adverse There would be a minor loss of the baseline features. The changes to the view would be in the middle distance.</p>	<p>Moderate</p>	<p>Moderate adverse The proposed development would cause moderate alteration to an established view from a moderately sensitive receptor. However, the establishment of the enhanced screening to the motorway boundary would reduce this to Minor adverse during the summer months and over the longer term.</p>

Photograph 18
 Date: 11.09.15
 Time: 10:20
 Weather conditions: Bright, Sunny
 Taken by: SW
 Distance to the appeal site: 307m
 OS Grid Reference: E 360793 N 392233
 AOD: 19m
 Viewer's Height: 1.6m

Camera: Nikon D3100
 Lens: AF-S NIKKOR 35mm



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Client Satnam Millennium Ltd	
Date May 2016	Scale NTS
Drawn SW	Drawing No. Vp_18
Checked DS	Revision -
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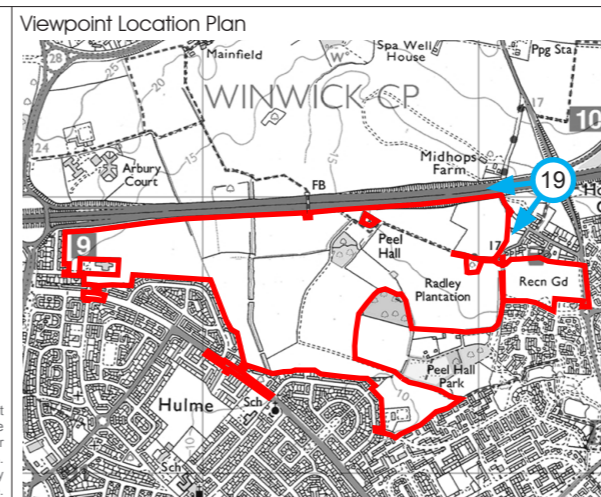
Photograph 19 -

Description of Existing View	View After Development	Visual Effect
<p>View looking west towards the Site from the Mill Lane. View is taken from the road bridge as Mill Lane crosses over the M62 Motorway. Open views of site obscured by intervening mature trees, vegetation, topography.</p> <p>Views are seen in the context of the existing Warrington settlement. Views heavily influenced both day and night by the M62 Motorway below.</p> <p>Duration of view is limited for road users and the view is at 90 degrees to the receptor. Fleeting views may be seen by car drivers and passengers. The road has a national speed limited designation.</p>	<p>The proposed view is likely the change but not to a significant degree. The change will be to that of residential in the distance beyond the motorway. From the viewpoint position rooftops and houses with landscape planting and trees to rear garden boundaries would be visible in a small portion of the panoramic and in the middle distance. Views of the site would not dominate the vista and would blend in with the existing residential properties of Warrington.</p> <p>Views of the majority of the development are screened by topography and mature vegetation.</p> <p>The majority of the existing vegetative screening would be retained and the addition of the habitat creation area along the motorway means the views along the lane may be reduced in places. In addition, the new planting to the boundary will mature over time and further strengthen its screening value.</p>	<p>The addition of the habitat creation area along the motorway will assist in further screening views along the development edges.</p> <p>The magnitude of effects would be medium given that views would be of a small section of the overall panoramic across the site. The built form would be visible but would blend into the background. Views towards the site are heavily influenced by the M62 motorway.</p> <p>Lighting along the edge of the development may to be visible at night, however lighting from the M62 will be more prominent.</p>

Viewpoint and representation of view	Susceptibility of Visual Receptor	Value attached to view	Sensitivity of Visual Receptor	Magnitude of change	Significance of Visual Effects during Construction	Significance of Residual Effects (Operational and after mitigation)
<p>VP19 – View looking west from Mill Lane at M62 motorway bridge.</p> <p>Representative views by motorised road users, cyclists and pedestrians using the footpath.</p>	<p>Medium– Highway footpaths where attention may only be partially focused on the scenic quality of the route.</p>	<p>Low No relationship with heritage asset, inclusion within planning designations, no significant scenic quality as views heavily restricted.</p>	<p>Medium</p>	<p>Small adverse Intervening and screening factors/ intervening vegetation detract from seeing or noticing the development. Development will be indistinguishable from its surroundings or adjacent land uses.</p>	<p>Minor Adverse</p>	<p>Moderate to Minor adverse The proposed development would cause moderate alteration to an established view from a moderately sensitive receptor. However, the establishment of the enhanced screening to the motorway boundary would reduce this to Minor adverse during the summer months and over the longer term.</p>

Photograph 19
 Date: 08.09.15
 Time: 14:52
 Weather conditions: Bright, Sunny
 Taken by: DS
 Distance to the appeal site: 220m
 OS Grid Reference: E 362289 N 392078
 AOD: 16m
 Viewer's Height: 1.7m
 Camera: Nikon D3100
 Lens: AF-S NIKKOR 35mm

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Client Satnam Millennium Ltd	
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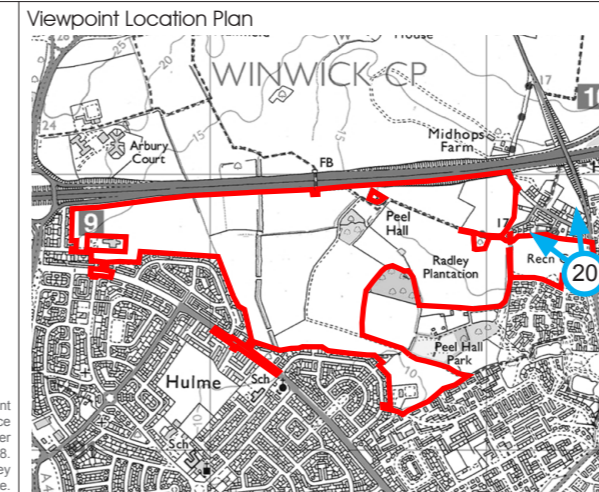


Photograph 20 -

Description of Existing View	View After Development	Visual Effect
<p>Views from pavement of Mill Lane, looking north-west with the existing recreational ground to the west and Mill Lane continues north. Mature vegetation restricts views into the recreational ground, properties to the east on Shetland Close and longer distance views along Mill Lane.</p> <p>Mature road side trees and vegetation within garden curtilages and on the recreational ground block longer distance views to other areas of the proposed Site and further properties to the north-west on Mill Lane.</p> <p>Urbanising features are visible in the view; highways and associated structure and adjacent dwellings on Shetland Close.</p>	<p>The proposals include a proposed roundabout junction and associated structures on Mill Lane which will be visible in the distance from this viewpoint location. The junction will allow access to the proposed development.</p> <p>Some views will be screened by the existing vegetation on Mill Lane and the surrounding the recreational ground.</p> <p>The proposed residential areas would include built form, infrastructure of roads, access drives, street lighting and furniture but set in the context of surrounding existing residential areas to the south (Ballater Drive) and to the east (Shetland Close).</p>	<p>The magnitude of effect would be moderate in relation to the current public view to the north and north-west as the view of the proposed development will be diminished by intervening retained vegetation.</p> <p>Lighting to the built form from street lighting and from windows of residential units etc., would be visible at night, however this is set against the light emission from the existing properties on Ballater Drive, Shetland Close and street lighting to Mill Lane.</p> <p>New landscaping to the street scene, garden curtilages and retained buffer/ screen planting between proposed residential unit and the receptors on Mill Lane, would be a positive landscape and visual benefit in the longer term.</p>

Viewpoint and representation of view	Susceptibility of Visual Receptor	Value attached to view	Sensitivity of Visual Receptor	Magnitude of change	Significance of Visual Effects during Construction	Significance of Residual Effects (Operational and after landscaping established)
<p>VP20- view from pavement on Mill Lane.</p> <p>Representative views by motorised road users and pedestrians using the road.</p>	<p>Low- Users of highway were their attention may only partially be focused on views/ the scenic quality of the route.</p> <p>Pedestrian users of pavements where attention may only be partially focused on the scenic quality of the route.</p>	<p>Low- the view does not contain any significant elements of note, historic or otherwise.</p> <p>The landscape is not distinct within the overall context and view are restricted by vegetation towards the road/ Mill Lane.</p>	<p>Moderate</p>	<p>Moderate adverse- the pedestrian user and motorised users would view the proposed development in the context of the surrounding houses and the existing vegetation being retain will also screen views of the proposed development.</p>	<p>Moderate adverse</p>	<p>Moderate adverse- The proposed development would cause obvious alterations to a currently public view from a low sensitive receptor.</p> <p>The establishment of the street landscaping vegetation and existing vegetation to Mill Lane would reduce the effect of the development on the view in the longer term.</p>

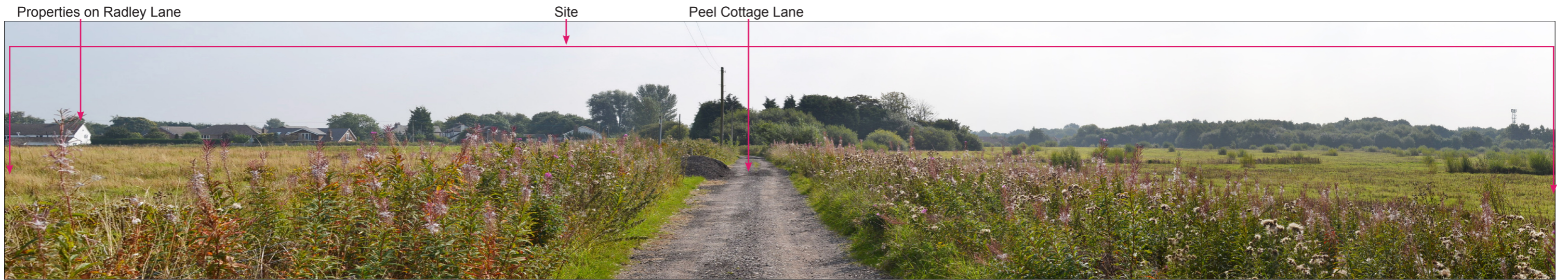
Photograph 20
 Date: 08.09.15
 Time: 15:21
 Weather conditions: Bright, Sunny
 Taken by: DS
 Distance to the appeal site: 6m
 OS Grid Reference: E 362395 N 391641
 AOD: 16m
 Viewer's Height: 1.7m
 Camera: Nikon D3100
 Lens: AF-S NIKKOR 35mm



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Title Viewpoint 20	
Client Satnam Millennium Ltd	
Date May 2016	Scale NTS
Drawn SW	Drawing No. Vp_20
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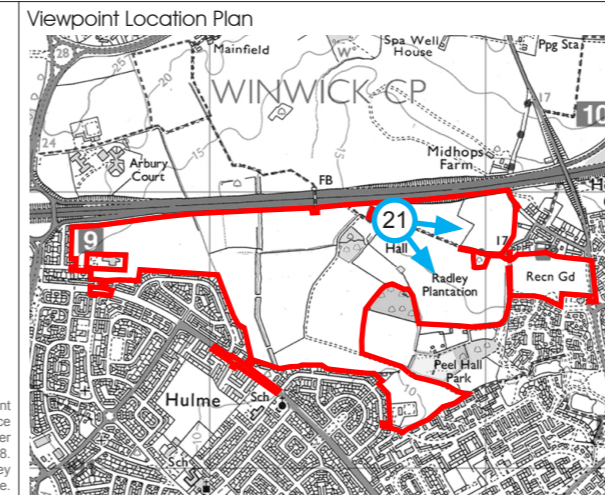


Photograph 21 -

Description of Existing View	View After Development	Visual Effect
<p>Views from public right of way Fp2 looking east along Radley Lane. The viewpoint falls within the Site. Large areas of the Site can be viewed although some areas obscured by intervening mature trees and vegetation.</p> <p>Beyond the Site residential properties of Mill Lane and Radley Lane can be seen.</p>	<p>Radley Lane and FP2 will be retained in its current location. The proposed view either side of the lane would see the residential development including, built form and infrastructure of roads, access drives, street lighting and furniture, but set in the context of associated landscaping to the street scene and within garden curtilages.</p> <p>Proposed planting either side of Radley Lane will mature over time and help to provide long term screening.</p>	<p>The magnitude of effects would be large as the change in view is directly visible and is noticeable on account of being in the near distance.</p> <p>Lighting along the edge of the development may be visible at night.</p>

Viewpoint and representation of view	Susceptibility of Visual Receptor	Value attached to view	Sensitivity of Visual Receptor	Magnitude of change	Significance of Visual Effects during Construction	Significance of Residual Effects (Operational and after mitigation)
<p>VP21 – View on site looking east along Radley Lane from public right of way FP 2</p> <p>Representative views by motorised road users, cyclists, horse riders and pedestrians.</p>	<p>High Recreational users of the footpath where their interest is likely to be focused on the landscape</p>	<p>Moderate No significant scenic quality.</p> <p>On site heritage asset are indistinguishable in the surrounding landscape.</p> <p>Some features of local importance and a sense of place recognisable with the local area.</p>	<p>Medium</p>	<p>Very Large / Substantial adverse- Development will be in close proximity. It will dominate the view and directly faces viewpoint.</p>	<p>Major adverse</p>	<p>Major adverse- The proposed development would cause obvious alterations from a high sensitive receptor.</p> <p>The establishment of proposed landscaping over time would reduce the effect of the development on the view.</p>

Photograph 21
 Date: 08.09.15
 Time: 11:45
 Weather conditions: Bright, Sunny
 Taken by: DS
 Distance to the appeal site: On site
 OS Grid Reference: E 361666 N 391905
 AOD: 16m
 Viewer's Height: 1.7m
 Camera: Nikon D3100
 Lens: AF-S NIKKOR 35mm



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Client Satnam Millennium Ltd	
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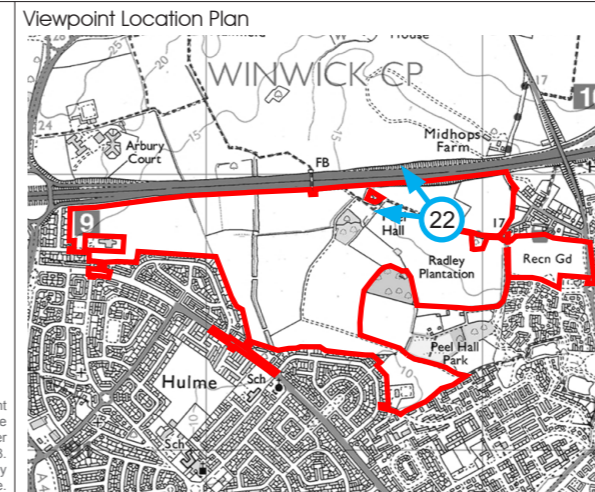
Photograph 22 -

Description of Existing View	View After Development	Visual Effect
<p>Views from public right of way Fp2 looking west along Radley Lane. The viewpoint falls with the Site. Large areas of the Site can be viewed although some areas obscured by intervening mature trees and vegetation.</p> <p>Beyond the Site Peel Hall Farm Kennels at the end of Radley Lane can be seen.</p> <p>Views heavily influenced in evenings by the lighting of the M62 Motorway.</p>	<p>Radley Lane and FP2 will be retained in its current location. The proposed view either side of the lane would see the residential development including, built form and infrastructure of roads, access drives, street lighting and furniture, but set in the context of associated landscaping to the street scene and within garden curtilages.</p> <p>Proposed planting either side of Radley Lane will mature over time and help to provide long term screening.</p>	<p>The magnitude of effects would be large as the change in view is directly visible and is noticeable on account of being in the near distance.</p> <p>Lighting along the edge of the development may be visible at night.</p>

Viewpoint and representation of view	Susceptibility of Visual Receptor	Value attached to view	Sensitivity of Visual Receptor	Magnitude of change	Significance of Visual Effects during Construction	Significance of Residual Effects (Operational and after mitigation)
<p>VP22 – View on site looking west along Radley Lane from public right of way FP 2</p> <p>Representative views by motorised road users, cyclists, horse riders and pedestrians.</p>	<p>High Recreational users of the footpath where their interest is likely to be focused on the landscape</p>	<p>Moderate No significant scenic quality.</p> <p>On site heritage asset are indistinguishable in the surrounding landscape.</p> <p>Some features of local importance and a sense of place recognisable with the local area.</p>	<p>Medium</p>	<p>Very Large / Substantial adverse Development will be in close proximity. It will dominate the view and directly faces viewpoint.</p>	<p>Major adverse</p>	<p>Major adverse- The proposed development would cause obvious alterations from a high sensitive receptor.</p> <p>The establishment of proposed landscaping over time would reduce the effect of the development on the view.</p>

Photograph 22
 Date: 08.09.15
 Time: 11:45
 Weather conditions: Bright, Sunny
 Taken by: DS
 Distance to the appeal site: On site
 OS Grid Reference: E 361817 N 391842
 AOD: 16m
 Viewer's Height: 1.7m

Camera: Nikon D3100
 Lens: AF-S NIKKOR 35mm



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Client Satnam Millennium Ltd	
Date May 2016	Scale NTS
Drawn SW	Drawing No. Vp_22
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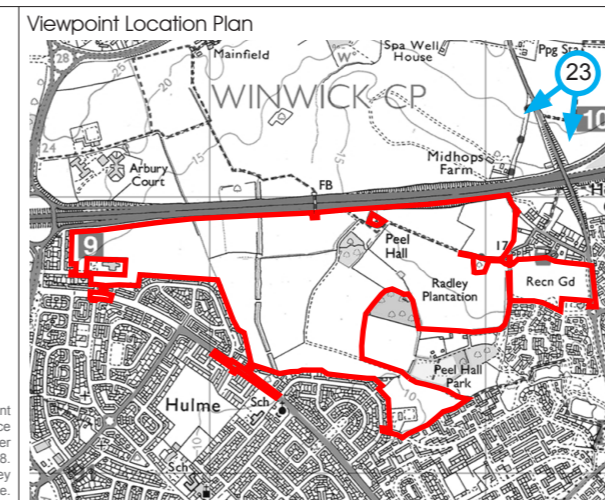
Photograph 23 -

Description of Existing View	View After Development	Visual Effect
<p>Views looking south-west towards the Site from public right of way FP23. View taken from a farm track which forms the public right of way to the south of Houhgton Green Pool. The site is visible in the distance beyond farmland, Delph Lane and the M62 Motorway.</p> <p>Open views of farmland can be observed. Mature vegetation, motorway embankments and topography means more distant views towards the development are partially screened.</p> <p>Views are seen in the context of the existing Warrington settlement. Views heavily influenced in evenings by the lighting of the M62 Motorway.</p>	<p>Following the development of the site the view will not change greatly though it may be possible for the users to see rooftops of dwellings in a small portion of the panoramic. The change will be to that of residential in the distance beyond the motorway. From the viewpoint position rooftops of houses may be visible in a small portion of the panoramic and in the distance. Views of the site would not dominate the vista and would blend in with the existing residential properties of Warrington.</p> <p>Closer views of the development are prevented by the motorway embankment and mature vegetation.</p> <p>The majority of the existing on site vegetative screening would be retained and the addition of the habitat creation area along the motorway means the views along the footpath may be reduced in places. In addition, the new planting to the boundary will mature over time and further strengthen its screening value.</p>	<p>Strengthening of existing hedgerow boundaries around the Site will assist in further screening views along the development edges.</p> <p>The magnitude of effects would be small to negligible given that the majority of the site is not visible, any view gained of the would be at distance and a small proportion of the overall panoramic.</p> <p>Lighting along the edge of the development may to be visible at night.</p>

Viewpoint and representation of view	Susceptibility of Visual Receptor	Value attached to view	Sensitivity of Visual Receptor	Magnitude of change	Significance of Visual Effects during Construction	Significance of Residual Effects (Operational and after mitigation)
<p>VP23 View looking south-west towards site from public right of way FP 23</p> <p>Representative views by pedestrians / walkers and agricultural workers.</p>	<p>High Recreational users of the footpath/bridleways and land where their interest is likely to be focused on the landscape.</p>	<p>Moderate No relationship with heritage asset, inclusion within planning designations, no significant scenic quality.</p> <p>Some features of local importance and a sense of place recognisable with the local area.</p>	<p>Medium</p>	<p>Small adverse Intervening and screening factors/ intervening vegetation detract from seeing or noticing the development. Development will be indistinguishable from its surroundings or adjacent land uses.</p>	<p>Minor Adverse</p>	<p>Minor Adverse The proposed development would cause limited deterioration to a view from a receptor of medium to low sensitivity.</p>

Photograph 23
 Date: 08.09.15
 Time: 14:58
 Weather conditions: Bright, Sunny
 Taken by: DS
 Distance to the appeal site: 438m
 OS Grid Reference: E 362340 N 392398
 AOD: 16m
 Viewer's Height: 1.7m

Camera: Nikon D3100
 Lens: AF-S NIKKOR 35mm



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Project Peel Hall, Warrington	
Title Viewpoint 23	
Client Satnam Millennium Ltd	
Date May 2016	Scale NTS
Drawn SW	Drawing No. Vp_23
Checked DS	Revision -
Landscape Institute Registered practice	©Appletons 17 Chorley Old Road, Bolton BL1 3AD Tel: 01204 393006. Fax: 01204 388792 Web: www.appletons.uk.com Email: info@appletons.uk.com



Radley Plantation Site



Photograph 24 -

Description of Existing View	View After Development	Visual Effect
<p>View looking east towards Radley Plantation across unmanaged grassland with groups of scrub/vegetation. Views from within the proposed Site are currently private views as no public access is possible.</p> <p>Few urbanising features are visible within this view; some telegraph poles can be visible to the north-east.</p>	<p>The proposed view would be within the proposed primary school location with associated playground, landscaping and will have some level of security lighting during the night. To the north-west would be a proposed residential area which would include built form, infrastructure of roads, access drives, street lighting and furniture but set in the context of associated landscaping to the street scene.</p> <p>To the east would be proposed recreational sports area with football pitches that will not be lit at night and will have appropriate associated landscaping surrounding which will be viewed in the context of Radley Plantation.</p>	<p>The magnitude of effect would be large in relation to the current view from the viewpoint location is within a proposed primary school area, to the east recreational grounds and to the north a proposed residential area with all associated infrastructure.</p> <p>Lighting to the built form from street lighting and from windows of residential units etc., would be visible at night.</p> <p>Proposed planting to the street scene and garden curtilage would be a positive landscape and visual benefit in the longer term. Additional to this would be the proposed recreational sports pitches which would be mown grass areas with appropriate landscaping surrounding.</p>

Photograph 24
 Date: 06.05.16
 Time: 15:52
 Weather conditions: Bright/ Sunny
 Taken by: SW
 Distance to the appeal site: On site
 OS Grid Reference: E 361484 N 391541
 AOD: 11m
 Viewer's Height: 1.65m
 Camera: Nikon D3100
 Lens: AF-S NIKKOR 35mm



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Project Peel Hall, Warrington	
Title Viewpoint 24	
Client Satnam Millennium Ltd	
Date May 2016	Scale NTS
Drawn SW	Drawing No. Vp_24
Checked DS	Revision -
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