Extra MSA Group

Warrington Motorway Service Area, J11 M62

Addendum to Environmental Statement

Part 2 – Landscape Technical Paper 4

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1. Introduction

1.1. This document now constitutes part of an Addendum to the Environmental Statement originally submitted to Warrington Council in August 2018 to accompany the outline planning application for a 'New Concept' Motorway Service Area (MSA) at Junction 11 of the M62 Motorway.

1.2. Following the submission of the outline planning application, Warrington Council have refused the Planning Application (Decision Notice dated 17 June 2021) and subsequently, the Applicant has submitted an appeal under Section 78 of the Town and Country Planning Act 1990 against the refusal by Warrington Borough Council for which an Inquiry will be held.

1.3. As part of the Cumulative Assessment, HS2 is included as one of the projects assessed, as there 'might' be cumulative environmental effects when considered with the Application Proposals. Since the submission of the planning application, additional information has been made available by the Secretary of State for Transport and HS2. The Applicant has also had ongoing discussions with HS2 due to the proximity of the Site to the HS2 proposals and HS2's requirement for land associated with the Application Proposals as shown through the Safeguarding Plans, most recently those plans relating to the Safeguarding Directions, dated 2020 (ES Part 1 Report, Appendix 14c), which are an update to the previous plans relating to the Safeguarding Directions, dated 2018 (ES Part 1 Report, Appendix 14b).

1.4. This Addendum to the ES is primarily to provide an update to the cumulative assessment in light of this additional information. However it also updates other matters such as policy and guidance references where relevant, most notably in relation to a newly published National Planning Policy Framework (2021). There are no resulting amendments to the assessment of the likely environmental effects as a result of the Application Proposals when considered individually, which remain as set out within the original ES (August 2018).

1.5. The cumulative assessment is a requirement of the Environmental Impact Assessment Regulations (2017) and is undertaken to identify whether there are likely to be any incremental effects from the combined influences of various projects coming forward, based on the information that is available at the time. Schedule 4 of the EIA Regulations states that an Environmental Statement must include a description of the likely significant effects of the development on the environment resulting from 'the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating

to areas of particular environmental importance likely to be affected or the use of natural resources' (Schedule 4 (5)(e)).

1.6. It is to be noted that it is not the role of an Environmental Statement to assess every theoretical possibility that may come forward, but to look at the reasonable likelihood of a development occurring. Assessment should be of the likely significant effects and be proportionate. It is the assessment of the accumulation of, and interrelationship between, effects which might affect the environment, economy or community as a whole, even though they may be acceptable when considered on an individual basis with mitigation measures in place. Thereby, assessing the likely residual effects as a result of the interrelationship between the proposed and cumulative sites at that point in time.

1.7. The amendments to Section 9 of the ES Part 1 Addendum (Interaction of Effects and Cumulative Impact) provides a project description in respect of the HS2 proposals, supported by a series of plans, included at ES Part 1 Report, Appendix 14a-14f, as well as an update as a result of the cumulative assessment undertaken within this ES Part 2 Technical Paper Addendum.

1.8. In order to ensure the Addendum is understandable and to avoid extensive cross referencing, changes have been integrated within the original text of the ES and its technical papers to form a single Addendum to the ES. Wherever changes or additions have been made to the text of the original technical paper, the text has been underlined and anything that is no longer relevant or valid has been struck through (~~struck through~~) but retained within the text. A log is also included within the appendix of this Technical Paper (Appendix 4.4) so that the text removed (i.e. the text struck through within the paper) is identified and a reason for its removal provided. This Addendum should however be read in conjunction with the original ES (August 2018) as not all the technical papers have been subject to change.

1.9. The Application is now the subject of an Appeal, and as such all references to Application Proposals, Application Site, Applicant should be read as Appeal Proposals, Appeal Site and Appellant respectively. These references have not however been amended within the ES Part 1 or Part 2 Addendum documents.

1.10. This Technical Paper of the ES has been prepared by Spawforths with Addendum update by FPCR for Extra MSA Group and assesses the likely significant effects of the proposed Development on the environment in respect of landscape character and visual amenity.

1.11. Throughout this Technical Paper, the area of land where the proposed Development is located is referred to as 'the Application Site'.

1.12. The baseline situation is first considered prior to identification of the likely environmental effects of the proposed development on named receptors, both during the construction and operational phases of the development. Mitigation measures to reduce any negative environmental effects are identified as appropriate, before the residual environmental effects are assessed.

1.13. This paper is supported by the following Technical Appendices:

Appendix 4.1 – Scoping Survey of Potential Receptor Viewpoints for Discussion with WBC Officers

Appendix 4.2 – LVIA Mapping

Appendix 4.3 – Daytime and selected Nighttime Photomontages for Viewpoints indicating Mitigation at Year 1 and Year 15

1.14. Reference is also made to the other documents which accompany this application principally:

- Scoping Request Report at Appendix 17 of ES Part 1 Report and Addendum to this report.
- Parameters Plans ES Part 1 Appendix 5 of ES Part 1 Report and Addendum to this report, updated to include changes to the proposals.
- Illustrative Master Plan ES Part 1 Appendix 8 of ES Part 1 Report and Addendum to this report, updated to include changes to the proposals.
- Arboricultural Assessment Appendix 15 of ES Part 1 Report.
- Lighting Impact Assessment Appendix 16 of ES Part 1 Report.

2. Documents Consulted

2.1. Site appraisal has taken the form of both a desktop study and a field survey.

The desktop study has been based on the use of, among others:

- National Planning Policy Framework (NPPF ~~2019~~ 2021)
- Warrington: A Landscape Character Assessment 2007
- Warrington Local Plan Core Strategy adopted 21 July 2014
- Warrington Unitary Development Plan Operative Date 23 January 2006
- Warrington Borough Council Supplementary Planning Document Design and Construction October 2010
- The Cheshire Historic Landscape Characterisation Project November 2007
- The Cheshire Historic Landscape Characterisation Project: Managing Historic Landscapes November 2007
- Warrington Borough Council Landscape Character Assessment 2007
- Salford City Council Landscape Character Assessment September 2007
- Warrington Borough Council Open Space Audit 2016
- Warrington Borough Council Local Plan Green Belt Final Report 21 October 2016
- Warrington Borough Council Local Plan Green Belt Assessment (Additional Site Assessments of Call for Sites Responses and SHLAA Green Belt Sites) July 2017
- More From Trees - The Mersey Forest Plan 2013
- Liverpool City Region and Warrington Green Infrastructure Framework Technical Document September 2013
- HS2 High Speed Rail Volume 2: Community Area report MA04: Broomedge to Glazebrook October 2018
- HS2 High Speed Rail Volume 2: Community Area report MA05: Risley to Bamfurlong October 2018
- Planning Application and Environmental Statement Risley Landfill Site 2006
- Warrington Eastern Development Area, Chapter 8 Landscape and Visual August 2006

- The Planning Inspectorate Appeal Decision Appeal Ref: APP/M0655/A/07/ 2052946 Risley Landfill Site, Silver Lane, Risley, Near Warrington, WA3 6BY 26 August 2008
- Woodland Trust Gorse Covert Mounds leaflet
- The National Playing Fields Association (NFPA) 6 acre (2.4 ha) standard
- Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, 2013 published by the Landscape Institute and the Institute of Environmental Management & Assessment (IEMA)
- The Character of England Map produced in 2005 by the former Countryside Commission and English Nature (now Natural England) – National Character Area Profile 60. Mersey Valley
- Historical maps of the area
- Site specific planning policies
- Common Land and Rights of Way Maps
- Local Ordnance Survey mapping
- Surveyed level plans
- Aerial photographs

2.2. Baseline mapping prepared as part of the Scoping Assessment carried out in December 2018 includes:

- ZTV Analysis mapping (Figures 4.2a and 4.2b)
- Key existing Site features and landscape character areas
- Local rights of way and connections
- Landscape designations
- Photographic survey
- Representative viewpoint locations
- Site topography and landform
- Landscape character of the wider study area
- Known heritage assets
- Known ecological habitats
- Visual receptors
- Arboricultural implications plan

2.3. This ES assessment also draws on the experience of the Planning Application and Environmental Statement Risley Landfill Site 2006 in terms of landscape, identified principal and secondary viewpoint and issues raised by the Appeal Decision dated 26 August 2008 Appeal Ref: APP/M0655/A/07/2052946.

Legislative and Planning Policy Context

National Planning Policy Framework (NPPF~~19~~ 2021)

2.4. The NPPF (NPPF~~19~~ 2021) encourages good design as part of promoting sustainable development. Planning policies and decisions should address the connections between people and places and the integration of new development into the natural built and historic environment. The Framework promotes a presumption in favour of sustainable development and stresses the need for development to respond to local character and be visually attractive, as well as emphasising the integration of the development into the environment.

2.5. The following has been highlighted within The Framework ~~February 2019~~ 2021 as being relevant to this LVIA and to mitigation of landscape and visual impacts:

Relating to conservation and enhancement of landscape Paragraph 20. d) of the Framework states "strategic policies should…make sufficient provision for conservation and enhancement of the natural built and historic environment, including landscapes and green infrastructure."

Relating to accessibility, Paragraph ~~83~~ 84. d) of the Framework states "planning policies and decisions should enable… the retention and development of accessible local…community facilities, such as…open space"

Relating to the promotion of healthy communities Paragraph ~~91~~ 92. of the Framework recommends places which

a) "promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other"

b) "are safe and accessible, so that crime and disorder and the fear of crime do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes and high quality public space which encourage the active and continual use of public areas; and"

c) "enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure…that encourage walking and cycling."

In relation to social and recreational facilities, Paragraph ~~92~~ 93. a) of the Framework promotes positive planning "for the provision and use of shared spaces…to enhance the sustainability of communities".

Paragraph ~~96~~ 98 notes that "access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities" whilst Paragraph ~~98~~ 100 states that "planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks…".

Relating to design of landscape within the Site, the Paragraph ~~127~~ 130. of the Framework states that "Planning policies and decisions should ensure that developments:

b) "are visually attractive as a result of good architecture, layout and appropriate effective landscaping"

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

d) "establish or maintain a strong sense of place, using the arrangement of…building types and materials to create attractive, welcoming and distinctive places to live, work and visit

e) "optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space)"

f) "create places that are safe, inclusive and accessible which promote health and well-being, with a high standard of amenity for existing and future users"

On the subject of landscape value Paragraph ~~170~~ 174. of the Framework states that "planning policies and decisions" should contribute to and enhance the natural and local environment by:

(a) "protecting and enhancing valued landscapes"

(b) "recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits…. of trees and woodland"

Paragraph ~~171~~ 175 . of the Framework states that "Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value… take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries."

Section 4.1.3 (see 'Landscape Value') of this Paper notes that the value of the landscape receptor is independent of any development proposal and that the absence of a formal landscape designation does not necessarily imply that a landscape is of lower value. Value is defined in the GLVIA as: [5.19] "*…the relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a whole variety of reasons…Landscapes or their component parts may be valued at the community, local, national or international levels…"* .

National Landscape Character Guidance

2.6. The proposed development lies within Natural England's National Landscape Character Area (NCA) 60. Mersey Valley, a wide, low-lying river valley landscape. The Site lies in the northeastern area of the NCA, in predominantly arable farmland, adjacent to the M62 Motorway corridor connecting Liverpool to Leeds. The guidance notes the predominantly arable regular and large-scale field pattern in the north of the NCA, often defined by degraded hedgerow with isolated hedgerow trees, and field boundaries often marked by lines of trees and drainage ditches. Key challenges highlighted include integrating development with

protection and enhancement of landscape, with opportunities for providing accessible greenspace and recreational provision, improving habitat quality.

2.7. The guidance notes densely populated urban areas. Culcheth, to the northwest of the Site, is described as an extensive village. Predominant building materials are noted as being of brick, traditional red sandstone, welsh slate and clay tile roofs.

2.8. The National Character Assessment states that whilst the majority of the NCA has low levels of tranquility, there are comparatively high tranquility levels found around the mosslands towards Manchester, to the east of the Site. There are remnants of semi-natural mossland protected by designation to the south and east of the Site. These are Risley Moss and Holcroft Moss, designated European Sites of International Importance (Special Areas of Conservation) and Sites of Special Scientific Importance (SSSI).

2.9. The M62 and other motorways are also noted as being a dominant feature in the landscape.

2.10. Regarding local green spaces the guidance states that "Local Nature Reserves and country parks also provide opportunities for people to enjoy the natural environment. Communities value their local green spaces as places of local distinctiveness that provide opportunities to engage with nature close to where they live and work, to improve physical and mental health and encourage a sense of community."

2.11. The guidance notes expansive views from open and elevated land, and promotes conservation of these views. It also promotes ways to "protect the sense of place and interpret the National Character Area's (NCA's) historic and cultural identity to ensure a better understanding of past land use and retain evidence of the relationships between features for the future", creation of linear habitats/corridors/strategic green links, linking developments with the wider countryside to make a more permeable landscape and creation of areas of woodland/other habitats for people to enjoy.

2.12. The guidance notes the remnants of semi-natural mossland and pockets of basin peat in the east of the NCA. Risley Moss and Holcroft Moss, both Sites of Special Scientific Interest (SSSI), Special Areas of Conservation (SAC), are listed as areas of surviving degraded raised bog (Priority Habitat Inventory Lowland Raised Bog), part of the Manchester Mosses Special Area of Conservation (SAC). Little Woolden Moss, also a Priority Habitat Inventory Lowland Raised Bog, is also listed within the guidance.

2.13. Risley is also noted for its historical associations through the former ordnance works. Historically, the World War II Royal Ordnance Factory at Risley, to the south of the Site, covering most of the area now known as Birchwood, Oakwood and Gorse Covert, covered 927 acres of largely heath and mossland. The remnants of the ROF are considered a key cultural element of the landscape.

2.14. Relevant Statements of Environmental Opportunity include:

"SE01: Conserve and enhance the Mersey Valley's rivers (and) tributaries…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…and

"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."

2.15. Relevant landscape opportunities are listed as follows:

- "Positive management of urban fringe landscapes including woodland planting, hedgerow restoration and planting to assimilate development.
- Conserve green spaces and create greenspace, including individual trees, groups of trees, woodlands… and other habitats…for their many benefits, including providing places for recreation, to improve quality of life and to create places of relative tranquillity locally.
- Ensure that greenspace is provided…providing access opportunities, pockets of tranquillity, and enhance the ecological diversity, such as providing new planting and leaving uncut areas of grass and wildflowers.

- Plant woodlands as a buffer. Establish woodlands, copses, hedgerows and other habitats to assimilate new and existing industrial and residential development into the landscape. Manage and restore hedgerows and field boundary trees in the farmland areas away from the mosses, wetlands and estuary, to strengthen field patterns, and aim to link fragmented and degraded habitats
- Conserve open and expansive views of the landscape, such as views from the top of Runcorn Hill, Helsby Hill, Overton Hill and the Cheshire Sandstone Ridge.
- Plan to link and connect potentially fragmented habitats into a more cohesive whole and enable movement of species.
- Protect, restore and buffer the mosslands and wetland areas, including lowland raised bogs. Provide improved interpretation and educational facilities to increase visitors' understanding and enjoyment of the NCA's natural and historic features, and engage the local community in its future management.
- Conserve and manage the banks of the linear features such as canals, roads, railways, for their biodiversity interest.
- Promote links between a healthy environment and economic growth, for example by promoting the benefits of a clean and healthy waterside environment as a positive focus for regeneration."

Relevant Regional Planning Guidance
The Cheshire Historic Landscape Characterisation (HLC) 2007

2.16. In relation to the Study Area the HLC references areas L and M in its Post-Medieval Fieldscapes review (see figs below). Area L (page 118) defines the Mersey Valley and the gently undulating lands to the north, having interspersed peat deposits in the north-west. Edwards notes that some of the largest mosses in the project area are located at Risley and Glazebrook, within the Site Study Area. The mosses, recognised as important as wildlife habitats and for the remains of past human activity which they contain, are defined as "unimproved lands", formed long ago by the intensity of farming and poor quality soils.

The Mersey Forest Plan Page 82

2.17. "There are opportunities for tree planting on reclaimed land and more street trees is important for the urban population, creating an attractive and resilient setting in which people

can live, work and invest." Figure 4.5 gives Indicative woodland cover targets (%). Relevant policies are as follows:

"W1. Urban areas, settlements and employment sites: Plant individual trees, groups of trees and small woodlands in appropriate...sites...for their many benefits, including greener walking routes linking to the strategic green links and greenway network, and providing urban cooling in relation to climate change. Target planting to meet identified green infrastructure needs. Ensure the right species are used for each location.

W3. Urban edges, motorways and highways: Increase woodland planting density and create linear woodlands

W5. Agricultural land around the M62…and Culcheth: Create small woodlands and copses within a restored pattern of hedgerows and hedgerow trees. Create linear woodlands along highways, roads, and rights of way…Provide multi-use recreational corridors…Planting should soften any new development.

Relevant Local Planning Policy and Guidance

Warrington Borough Council (WBC) Local Plan Core Strategy Adopted July 2014

2.18. The Warrington Local Plan Core Strategy was adopted by the council on 21 July 2014. The Local Plan Core Strategy is the overarching strategic policy document in the Local Planning Framework. It sets out the planning framework for guiding the location and level of development in the borough up to 2027. The Local Plan Core Strategy will replace the existing Adopted Unitary Development Plan as a reference document for which all future planning applications will be assessed.

2.19. Relevant WBC Core Strategy Strategic Objectives:

W2 **-** To maintain the permanence of the Green Belt and the character of the countryside in the borough and protect them from inappropriate development.

W4 - To be as accessible as possible whilst reducing the need to travel and providing opportunities to move people and goods by non-car modes.

W5 - To secure high quality design which reinforces local distinctiveness and protects, enhances and embraces the borough's built and natural assets.

2.20. Relevant WBC Core Strategy policies:

Policy CS 5 Overall Spatial Strategy - Green Belt (see Fig 4.7) - The Site lies within the Green Belt in Warrington, which is contiguous with the Green Belt in Greater Manchester. Policy CS5 states purposes of the Green Belt:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns from merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

Policy QE 3 Green Infrastructure (GI) (page 85) states that 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. Paragraph 10.15 states that Green Infrastructure is now widely recognised as a critical ingredient in creating successful places where people want to live and work, defining GI as including the borough's collective network of green spaces and environmental features, including…woodlands and meadows; all watercourses including small brooks…and the corridors through which they flow; rights of way) most relevantly

- 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 biodiversity;
- 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 system;

Policy QE 6 Environment and Amenity Protection (Page 88) states that the Council, in consultation with other Agencies, will only support development which would not lead to an adverse impact on the environment or amenity of future occupiers or those currently occupying adjoining or nearby properties, or does not have an unacceptable impact on the surrounding area, most relevantly

- Levels of light pollution and impacts on the night sky;
- The need to respect the living conditions of existing neighbouring residential occupiers and future occupiers of new housing schemes in relation to overlooking/loss of privacy, outlook, sunlight, daylight, overshadowing, noise and disturbance;

Policy QE 7 Ensuring a High Quality Place (page 93) states that the Council favours high quality design proposals, most relevantly those which

- 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…local area;
- 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
- are visually attractive as a result of good architecture and the inclusion of appropriate public space.

Policy QE 8 Historic Environment (page 94) states the Council's intention to appropriately protect and enhance the historic environment, most relevantly Listed Buildings and Conservation Areas. This has been included in relation to relevant historic features within the Study Area, Culcheth and Gorse Covert.

With relevance to LVIA, Policy CC 2 Protecting the Countryside (page 140) states Council support for development proposals which accord with Green Belt policies, provided

- the detailed siting and design of the development relates satisfactorily to its rural setting, in terms of its scale, layout and use of materials;
- they respect local landscape character, both in terms of immediate impact, or from distant views;

- unobtrusive provision can be made for any associated servicing and parking facilities or plant, equipment and storage;

2.21. With relevance to LVIA, the Core Strategy Appendix 3 Biodiversity Designations page 169 lists Holcroft Moss and Risley Moss as European Sites of International Importance (Special Areas of Conservation) and Sites of Special Scientific Interest (SSSI), and Risley Moss as a Local Nature Reserve. Gorse Covert Mounds and Pestfurlong Moss to the south of the Site are listed as Local Wildlife Sites

2.22. Appendix 4 Historic Assets (page 170) lists Holcroft Hall as a Statutory Listed Building

2.23. The village of Culcheth located to the northwest of the Site is described in Policy CC1 as a

WBC Supplementary Planning Document (SPD) Design and Construction October 2010

2.24. Of relevance to LVIA paragraph 9.3 of the SPD emphasises the importance of design in terms of proposed landscape:

- Should enhance the appearance and setting of any new development and its location.
- Will have considered and correctly interpreted the landscape character of the location so as to produce the most appropriate design solution for the development.
- Integrates a new development sympathetically with its surroundings
- Enhance the setting of new buildings
- Create a high quality environment in which to live and work
- Are sensitive to the locality and provide local distinctiveness

2.25. Paragraph 9.10 notes the impracticality of trying to screen larger developments having associated extensive areas of vehicle parking from view, favouring high quality building design which makes a positive contribution to the local environment and landscape which enhances the building setting, reduces the scale off the built form and merges the development with its surroundings.

2.26. In relation to development within the Green Belt paragraph 9.15 of the SPD states the necessity of compatibility of development proposals with the surrounding countryside:

"Design solutions should protect and, where appropriate, enhance existing landscape features by incorporating the features into the development layout and ensuring that new tree planting mirrors the locally native species. Where the development results in the loss of existing features such as trees, hedgerows or ponds, replacement planting or pond construction will be required to maintain the character of the locality and enhance the visual quality of the new development and its local setting."

2.27. Chapter 9 of the SPD promotes the incorporation and enhancement of stream corridors as important elements of landscape character, integral to design proposals

2.28. Regarding vistas in relation to LVIA, Chapter 9 of the SPD recommends retention of features or focal points of merit as an integral part of the landscape design and screening using woodland planting where there is little merit on the Site and the development is visually intrusive.

2.29. In relation to listed buildings within the Study Area, Paragraph 6.31 of the SPD highlights the importance of considering the setting of Listed Buildings.

Warrington Unitary Development Plan Operative date 23rd January 2006

2.30. A number of specific environmental policies have been identified as being relevant to this LVIA:

- GRN2 ENVIRONMENTAL PROTECTION AND ENHANCEMENT requires maintenance of the attractiveness and diversity of the landscape, protection and promotion of trees and woodland, protection of sites of recognised importance for nature conservation and protection of residential and visual amenity.
- GRN3 DEVELOPMENT PROPOSALS IN THE COUNTRYSIDE states that development proposals in the countryside not precluded by policies for the green belt require that the detailed siting of the development is compatible with the character of the surrounding area and not intrusive in the landscape; the design of the development relates satisfactorily to its rural setting, in immediate impact, or from distant views, and respects local landscape character; unintrusive provision can be made for any associated servicing and parking facilities or plant, equipment and storage; the proposal incorporates appropriate landscaping and wildlife habitat creation, including tree and woodland planting where appropriate; and no disruption to public footpaths.

- LUT15 THE GREENWAY NETWORK describes the Greenway Network system of off-road routes for walking/cycling/ horse riding and states that development on sites adjoining a greenway is expected to enhance the condition and appearance of existing routes and will not be permitted if it would materially harm either access onto or through the network or its reasonable enjoyment by unacceptably affecting amenity for users by way of visual intrusion.
- GRN13 RIVERSIDE AND CANALSIDE DEVELOPMENT and GRN14 WATERCOURSES - Policy GRN13 states a requirement for proposed development visually and physically adjoining waterways to exploit and enhance their recreational wildlife and amenity value and wherever possible provide for safe public access to and along the waterside. Policy GRN14 also requires avoidance of detriment to visual amenity of watercourses.
- GRN22 PROTECTION AND ENHANCEMENT OF LANDSCAPE FEATURES – requires incorporation of important landscape features into the development and replacement planting or water body construction where loss cannot be avoided.
- GRN24 WOODLAND PLANTING relates to establishment of trees and woodland to soften visual impact of development and improve the open space network.

Warrington: A Landscape Character Assessment 2007

The Site sits within Landscape Character Type (LCT) 2 Mossland Landscape, specifically LCT2B – Holcroft and Glazebrook Moss - see Figure 4.12). LCT1 'Undulating enclosed farmland' lies to the east. LCT2 is characterised by medium to large arable fields interspersed with small woodland areas, field edge ditches and an absence of hedgerows, allowing open views and dark peaty soils. Key Characteristics of LCT2B mosslands noted include the level basin form, open and exposed nature of the mossland areas, expansive views towards the Pennines, a general absence of hedgerows and hedgerow trees, predominantly expansive arable farmland, the visually-dominant forms of the (now over-soiled and planted) landfill site at Silver Lane currently having no formal public access owing to methane gas recovery and the elevated sections of the disused Glazebrook to Wigan railway line connecting to the Culcheth Linear Park to the north of the former landfill site. The M62 motorway cuts through the mossland areas, in cutting for much of its length.

Recommended Management and Landscape Objectives for LCT2B Mossland Landscape relevant to this LVIA include retention of the existing quiet and tranquil character of the

mosses, consideration of methods of landscape mitigation to reduce the visual impact of the former landfill site, retention of the basic landscape structure of the mossland fields and ditches and promotion of greater habitat diversity and wildlife value.

Salford Landscape Character Assessment - September 2007

Glaze Brook to the East of the Site forms the Warrington-Salford Council boundary. The lands to the east of Glaze Brook/River Glaze lie within the Rural Mosslands Sub Area 2 Landscape Character Area. Key features listed include low-lying, flat topography associated with reclaimed former lowland peat bogs allowing views, deep drainage ditches alongside private roads and between larger fields resulting in a simple ordered landscape, largely arable land use with large scale fields on the rich peat soils and a relative lack of built development in striking contrast to the adjoining urban areas.

3. Consultations

3.1. During the ES scoping process the Local Planning Authority were consulted to help inform the direction and methodology of the Landscape and Visual Impact Assessment.

The Scoping Report was submitted to Warrington Council on 20 December 2018 (see Appendix 17 of the ES Part 1 Report). Warrington Council's Scoping Opinion can be found in Appendix 18 of the ES Part 1 Report).

3.2. The scoping responses of relevance to landscape and visual impact are as follows:

Table 4.1: Summary of Consultations and Discussions

Theme / Issue	Date	Consultee	Method	Summary of Discussion	Outcome / Output
Environmental Enhancement	19th February 2019	Natural England		Annex A to this letter provides Natural England's general advice on the scope of the Environmental Impact Assessment (EIA) for this development. Annex B offers additional general planning advice, but we would like to draw your attention to the Environmental Enhancement section in particular. We advise you to consider what existing environmental features on and around the Site can be retained or enhanced or what new features could be incorporated into the development proposal. You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area.	*Consideration of what existing environmental features on and around the Site can be retained or enhanced or what new features could be incorporated into the development proposal.*
Designated heritage assets and their settings	19th February 2019	Historic England	Scoping Response	Requirement for a thorough assessment of the likely effects of the proposed development upon a number of designated heritage assets including the grade II* Listed Building Holcroft Hall within 1.5km of the development Site.	*View from PROW adjacent to Holcroft Hall will be included as a key visual receptor – TBA with Warrington Council*
Potential impact of associated activities such as construction, servicing and maintenance, and associated traffic	19th February 2019	Historic England	Scoping Response	The assessment should also take account of the potential impact of associated activities such as construction, servicing and maintenance, and associated traffic that could impact upon perceptions, understanding and appreciation of the heritage assets in the area.	*Comments to be noted and incorporated into assessments.*

Impact on views over open countryside	19th February 2019	Croft Parish Council	Scoping Response	The photographs in the scoping document demonstrate the adverse visual impact of the development. Views over open countryside would be significantly curtailed.	*Comments to be noted.* *Ongoing consideration of impacts through scheme evolution.*
Impact on former landfill site and local footpaths	19th February 2019	Culcheth and Glazebury Parish Council	Scoping Response	The Risley Landfill site has been restored and is now in effect a country park including the area known as Silver Lane ponds. 3. What would be the impact of the proposed development on this and the local footpaths?	*Comments to be noted.* *Ongoing consideration of impacts through scheme evolution.*

4. Methodology and Approach

4.1. The purpose of the environmental impact assessment (EIA) process is to identify and evaluate potential significant environmental effects arising from the Proposed Development.

4.2. The methodology sets out the criteria used to determine the sensitivity of the landscape and visual receptors, the magnitude of change, and the assessment of significance of the residual landscape and visual effects.

4.3. This LVIA uses a two stage methodology:

- Stage 1 follows LVIA guidance to determine visual and landscape impacts and the significance of effects on identified receptors.
- Stage 2 uses findings of the landscape and visual impacts against the methodology utilised in the other technical papers *to determine the significance of environmental effects in the wider context,* by correlating the identified effects against the level of importance of the receptor, measured from International to Local level.

Stage 1 Methodology

4.4. Stage 1 of the LVIA uses best practice LVIA guidance to assess the sensitivity of the receptor, quality, nature and value of the landscape and the view and the anticipated magnitude of change following proposed development and the correlated effect. See Tables below.

4.5. Methodology Guidelines (Stage 1)

- GLVIA3 places greater emphasis on professional judgement and less emphasis on a formulaic approach.
- Use of tables and written description of impacts/effects. Although a tabular format has been adopted for the assessment, a descriptive narrative has been produced for each receptor at each stage of the proposed development process. The descriptive narrative should be considered to be the most important aspect of the assessment, supported by the tables. This has been described within the assessment stage of this chapter.

- Design Evolution. Where potential impacts have been mitigated by the incorporation of elements within the design, as an iterative part of the assessment process, these have been described.
- The likely evolution in the absence of development of this Site will be described.
- Mitigation. Mitigation is only a requirement for identified significant effects. Where lesser (or non-significant) effects have been identified which are able to be reduced within the design proposals these have been described within the section on Design Evolution (described above). This is described in the introduction to the pertinent part of this chapter.

4.6. Following the Landscape Institute's guidelines, *landscape impacts* are defined as relating to changes in fabric, character and quality of the landscape as a result of the Proposed Development. *Visual impacts* relate to changes in the available views of the landscape and are therefore impacts on people and their perceptions.

4.7. The LVIA assesses the potential effects of the Proposed Development on the landscape and visual amenity of the agreed study area. It will consider the layout, orientation and setting of the Proposed Development and the proposed buildings in terms of scale and massing. The study findings are based on desk top research, photography and fieldwork analysis.

4.8. The LVIA will be undertaken in the following stages:

- Baseline data collection and analysis;
- Confirmation of scope and methodology;
- Desk top study and Site survey to establish zone of influence;
- Description of baseline landscape and visual amenity;
- Identification and evaluation of potential impacts on the landscape and views;
- Development of mitigation measures / strategy;
- Assessment of landscape and visual effects during construction and operation phases;
- Evaluation of the significance of residual impacts on the landscape and visual amenity; and
- Presentation of findings within the ES.

4.9. Initial Site visits documented the following matter are regarded as being of particular significance:

- Existing built form;
- Topography;
- Vegetation;
- Access and existing circulation;
- Key views;
- Land uses; and
- Water bodies and drainage systems.

4.10. The LVIA methodology will be in accordance with best practice as outlined in the following published documents listed in Section 2 Consulted Documents.

Stage 1 Landscape Methodology

Baseline Landscape Character (Stage 1)

4.11. Existing landscape character assessment studies that cover the proposed Application Site and surrounding area at a national, county and local level have been reviewed. These studies include:

- Warrington Borough Council Landscape Character Assessment 2007
- Salford City Council Landscape Character Assessment September 2007
- The Character of England Map produced in 2005 by the former Countryside Commission and English Nature (now Natural England)

4.12. The ES chapter establishes the baseline landscape character of the immediate study area. The local landscape assessment identifies distinct landscape elements and characteristics and defines the assessed sensitivity of the landscape and of the surrounding study area to change

from the Proposed Development. The location, land use, landscape elements, landscape quality and character types are described within the landscape character assessments and their sensitivity to change from the Proposed Development is evaluated. The likely nature and scale of the proposed changes to the landscape is then assessed with the individual effects, whether found to be adverse (i.e. negative), beneficial (i.e. positive) or neutral.

Landscape Value (Stage 1)

4.13. Landscape value is' the relative value that is attached to different landscapes by society (GLVIA, 3rd Edition Glossary p 157). The value of the landscape receptor is independent of any development proposal. The absence of a formal landscape designation does not necessarily imply that a landscape is of lower value.

4.14. Value is defined in the GLVIA as: [5.19] "…the relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a whole variety of reasons…Landscapes or their component parts may be valued at the community, local, national or international levels…"

4.15. Factors that can help in identifying valued landscapes include:

- Presence/absence of statutory landscape designations;
- Presence/absence of local landscape designations and associated policies;
- Landscape quality/condition;
- Scenic quality;
- Rarity of particular elements/features;
- Representativeness;
- Conservation interest;
- Recreation value;
- Perceptual aspects; and
- Cultural associations.

4.16. The assessment of landscape value is expressed using a four point verbal scale of high, good, moderate or low. Where appropriate, intermediate levels such as moderate/high or low/moderate are used to refine the assessment. The rationale in support of the assessment of value is set out for each receptor in the assessment so that it is clear how each judgement

has been made. Landscape condition is a more factual description with less reliance on a subjective professional judgement. This is completed through a straightforward comparative description and reference to the Application Site and its surrounds.

4.17. See also 2.5 and 5.31 regarding NPPF (NPPF19) guidelines and case law in relation to landscape value.

4.18. Table 4.2 below identifies factors considered when assessing landscape value.

Table 4.2 Assessment of Landscape Value

Landscape	Definition	Typical Example
High	An iconic landscape or element(s) held in high regard both nationally, regionally and by the local community; A landscape or element(s) widely used by both the local community and a broader visiting community; Features of particular historical protected significance ; Landscape or space which defines or is closely associated with a community and its life and livelihood.	Nationally, regionally recognised e.g. parts of National Park, National Scenic Area, Special Landscape Area; Conservation or Listed status Registered Historic Garden and Designed Landscape
Good	A landscape or element(s) recognised regionally and locally as important ; A landscape widely used by the local community; Features or elements widely used or visited and held in association with the area or community.	Part of an AGLV (Area of Great Landscape Value)
Moderate	A landscape of local importance ; A landscape widely used by the local community; A sense of place recognisable and associated with the local area.	Area of local landscape importance
Low	A landscape without particular noted significance; A landscape or elements infrequently used by the local community; A landscape which is not distinct and does not add to the overall context of the area.	

Landscape Quality (Stage 1)

4.19. The criteria used for assessing Landscape Quality is based on judgements about the physical state of the landscape, and about its intactness, from visual, functional, and ecological perspectives.

4.20. It also reflects the state of repair of individual features and elements which make up the character in any one place.

4.21. The categorisation of quality in the landscape is assessed through understanding;

- The general condition of the fabric of the landscape/townscape and the importance of its components.
- The consistency of the strength of its character.
- Its 'attractiveness' or scenic quality.
- Its contribution to the wider landscape/townscape context.
- Its amenity value and any protective designation that may cover areas of land.
- Land use and quality of management/condition.
- The intrusive nature of existing development, perception of proximity to urbanising influences of pylons, roads, the presence and character of visible built edge, and the dominance of detracting features.

4.22. The assessment of landscape quality is expressed using a five point verbal scale of exceptional, high, good, ordinary, poor and very poor.

4.23. Table 4.3 below identifies factors considered when assessing landscape quality.

Table 4.3 Assessment of Landscape Quality

Landscape	Definition	Typical Example
Exceptional	Strong landscape structure, characteristics, patterns, and/or clear urban grain identifiable with a historic period or event; Appropriate management for land use and land cover and/or a well maintained urban environment of distinction; Distinct features worthy of conservation, historic architectural grain; Sense of place exceptional local distinctiveness; No detracting features.	Internationally or nationally recognised. World Heritage Sites, National Parks, National Scenic Area, Special Landscape Area;
High	Strong landscape structure, characteristic patterns and/or clear urban grain; Appropriate management for land use and landcover, but potentially scope to improve; Distinct features worthy conservation; Sense of place; Occasional detracting features.	Nationally, regionally recognised e.g. parts of National Scenic Area, Conservation Area or Listed status. Registered Historic Gardens and Designed Landscapes
Good	Recognisable landscape structure and/or urban grain Scope to improve management for land use and land cover; Some features worthy of conservation; Sense of place; Some detracting features.	Regionally recognised e.g. localised areas within National Park, National Scenic Area, AGLV.

Landscape	Definition	Typical Example
Ordinary	Distinguishable landscape structure, characteristics, patterns of landform and landcover often masked by land use; Fractured urban grain with patterns of use difficult to distinguish; Scope to improve management of vegetation; Some features worthy of conservation; Some detracting features	Locally recognised landscape without specific designation.
Poor	Distinguishable landscape structure, characteristics, patterns of landform and landcover often masked by land use; Fractured urban grain with patterns of use difficult to distinguish; Scope to improve management of vegetation; Some features worthy of conservation; Some detracting features	Locally recognised landscape without specific designation.
Very Poor	Degraded landscape structure, characteristic patterns and/or urban grain missing; Mixed land use or dereliction dominates; Lack of management/ intervention has resulted in degradation; Extensive detracting features.	A Landscape likely to be singled out as needing intervention or regeneration.

Landscape Susceptibility (Stage 1)

4.24. Landscape Susceptibility is defined in the GLVIA 3rd Edition as follows: [5.40] *"This means the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning polices and strategies".*

4.25. Susceptibility to Change is measured on a scale of Low to High. The following table sets out attributes of landscape character that are typically considered in assessing susceptibility:

Table 4.4 – Susceptibility Criteria

Susceptibility Criteria	**Lower**	**Higher**
Scale	Large-scale or vast	Intimate or small-scale
Enclosure	Open or exposed, windswept	Enclosed or confined, sheltered
Landform	Flat, smooth, regular, rolling, gently undulating, or flowing landform	Dramatic, steep, mountainous, rugged, or complex landform with prominent peaks or ridges
Diversity	Simple or uniform, e.g. Moorland or forestry plantations	Complex or diverse, variety of land cover
Landcover pattern and line	Sweeping lines, indistinct or irregular patterns	Strong and regular linear features, geometric or rectilinear patterns, or planned landscapes
Settlement and infrastructure	Frequent masts, pylons, industrial elements, modern buildings, infrastructure, settlements or main roads	No obvious modern settlement, buildings, infrastructure or main roads
Perception of landscape change	Modern or clearly dynamic showing obvious land use changes	Little or no land use changes, or with obvious historical continuity
Tranquillity	Busy, with evidence of human activity, noise or regular movement	Remote or tranquil with strong sense of stillness or solitude
Settings and skylines	Low lying areas that do not tend to feature in views from populated areas or main transport routes	Areas with topographic features that define the setting, backdrop, outlook or skyline of populated areas or main transport routes

4.26. It is important to also note, as stated in the GLVIA 3rd Edition p90 Paragraph 5.46, that *"there can be complex relationships between the value attached to landscape receptors and their susceptibility to change which are especially important when considering change within or close to designated landscapes. For example:*

- *An internationally, nationally or locally valued landscape does not automatically, or by definition, have high susceptibility to all types of change.*
- *It is possible for internationally, nationally or locally important landscape to have relatively low susceptibility to change resulting from a particular type of development in question, by virtue of both the characteristics of the landscape and the nature of the proposal.*
- *The particular type of change or development proposed may not compromise the specific basis for the value attached to the landscape."*

Landscape Sensitivity (Stage 1)

4.27. In order to undertake the assessment it is also necessary to identify the degree of sensitivity to change of both the landscape and the visual receptors to the type of development proposed.

4.28. Landscape sensitivity can be defined as the extent to which a landscape type or area can accept change of a particular type and scale without unacceptable adverse effects on its character.

4.29. The initial step will therefore be to consider each receptor in terms of its sensitivity made up of judgements about the susceptibility of the receptor to the type of change arising from the specific proposal and the value attached to the receptor. The susceptibility and value of landscape receptors are taken together to form a reasonably assessment of the sensitivity to change on a scale of High, Medium, Low, Negligible. Where intermediate ratings are given, e.g. "Medium-Low", this indicates a sensitivity that is both less than Medium and more than Low, rather than one which varies across the range. Sensitivity to change is assessed using the following evaluation table:

Table 4.5 – Landscape Receptor Sensitivity

		Susceptibility to Change		
		High	**Medium**	**Low**
Landscape Value	**High**	High	High-Medium	Medium
	Good	High-Medium	Medium	Medium-Low
	Moderate	Medium	Medium-Low	Low
	Low	Low	Low-Negligible	Negligible

4.30. The identification of sensitivity also needs to be considered in relation to the type of change i.e. the type and character of development proposed.

4.31. The table below identifies the principal factors considered when assessing the sensitivity of the landscape in relation to the Proposed Development. The determination of the sensitivity of the landscape resource to changes associated with the proposal is defined as High, Medium or Low.

Table 4.6 Landscape Sensitivity

Landscape	**High**	**Medium**	**Low**
Landscape Designation	A landscape of distinctive character susceptible to relatively small changes. Includes national or regionally designated landscapes e.g. Area of Great Landscape Value (AGLV), National Scenic Area. Historic Gardens and Designed Landscapes on the National Register	A landscape of moderately valued characteristics. Including local landscape designation	A landscape of relative unimportance, the nature of which is tolerant to substantial change. No landscape designation

Landscape Resource	Important landscape resources or landscapes of particularly distinctive character and therefore likely to be subject to national designation or otherwise with high values to the public. Is vulnerable to minor changes.	Moderately valued characteristics reasonably tolerant of change.	Relatively unimportant/ immature or damaged landscapes tolerant of substantial change.
Scale and Enclosure	Small intimate landscape.	Medium scale landscape	Large scale open landscape.
Landform and Topography	Mountainous or large dominating hills and valleys. Intimate small scale landscapes defined through easily identifiable elements in the immediate landscape	Rolling landform with small hills and valleys. Some intimacy and human scale through landscape elements such as hedgerows and woodland copses.	Large scale open landscape. Little intimacy or human scale, few character elements or features.
Settlement	Organic land cover pattern	A gradation between High and Low	Grid like linear land cover pattern
Landmarks and visible built structures	Landscape with symbolic or important features	A gradation between High and Low	Landscape with no recognised individual features or elements
Remoteness and Tranquility	Remote location, little evidence of human activity	A gradation between High and Low	Highly developed countryside areas with continuous evidence of human activity
Landscape Quality and Value	A landscape of exceptional or high quality and/or high value.	A landscape of good or ordinary quality and /or good or moderate value	A landscape of low or poor quality and value

Capacity to Absorb Change (Stage 1)

4.32. A landscape character area's landscape capacity to absorb change is usually assessed as being on a scale from very limited capacity though to very considerable capacity, defined as below (again this takes "landscape" as meaning both natural and man-made urban landscape:

Table 4.7 - Assessment of Capacity of Landscape to Change

Capacity	Description
Very limited capacity	A finely balanced landscape where the landscape character is so well defined that even a small-scale development might cause a significant loss of character
Limited capacity	An established landscape with a well-defined character where only well considered changes could be accommodated without loss of character
Moderate capacity	An established landscape where change of an appropriate nature could be absorbed without loss of character area
Considerable capacity	A damaged or robust landscape where appropriate change can be absorbed and could contribute to the restoration of local landscape character
Very considerable capacity	A damaged landscape where change would bring opportunities for the significant enhancement of the local landscape character of creation of new landscape

Magnitude of Landscape Change (Stage 1)

4.33. The criteria used to identify the magnitude of landscape change are summarised in the table below. Changes are described on a non-linear scale from Large, Medium, Small or Negligible.

Table 4.8 Magnitude of Change

Magnitude of Change	Example
Large	The Proposed Development would result in a prominent change to the landscape character (enhance or degrade). Major alteration to significant elements or features or the removal / introduction of substantial elements. The alteration of a landscape to substantially increase / decrease both the landscape value and quality
Medium	The Proposed Development would result in a change to the landscape character (enhance or degrade). Alteration to elements of features or partial removal / introduction. The alteration of a landscape to increase / decrease the landscape value and quality.
Small	The Proposed Development would result in a slight change to the landscape character (enhance of degrade). Alteration to minor elements or features or the removal / introduction. The minor alteration of a landscape to increase / decrease both the landscape value and quality.
Negligible	A very minor change which is not uncharacteristic and maintains the quality and value of the landscape.

Landscape Effects (Stage 1)

4.34. The landscape effects are assessed by correlating the Landscape Sensitivity against the Magnitude of Change. They can be expressed as a Positive, Neutral or Negative effect.

Table 4.9 Summary Table of Landscape Effects

		Magnitude of Landscape Change			
		Large	**Medium**	**Small**	**Negligible**
Landscape Sensitivity	**High**	Substantial	High	Moderate	Minor
	Medium	High	Moderate	Minor	Negligible
	Low	Moderate	Minor	Negligible	None

Stage 1 Visual Baseline Methodology

4.35. The assessment process mirrors that of landscape effects in that it requires the collation of baseline information relating to the nature and type of views and the receptor's sensitivity which will receive them. As with landscape effects, visual effects are determined by considering the magnitude and nature of change against the sensitivity of the receptor.

4.36. The Initial process of assessing the visual impact of the Proposed Development is to establish the area from which the Proposed Development is likely to be visible. This has been undertaken through a combination of field work and desktop surveys.

4.37. The study area of the LVIA has been informed by ZTV Mapping (Figure 2) and through visual analysis/field survey and examination from public roads, public footpaths and accessible land.

Visual Sensitivity (Stage 1)

4.38. The sensitivity of the visual receptors is based on a combination of factors including receptor type, the frequency of use of the receptor, the speed at which the receptor is travelling or the amount of time that a view would be observed.

4.39. The criteria used to identify the visual sensitivity are summarised in the table below. Each receptor is assessed as having a sensitivity measured as High, Medium, or Low.

Table 4.10 Assessment of Visual Sensitivity

Receptor Sensitivity	Description
High	Occupiers of residential properties Users of outdoor recreational facilities, including public rights of way, whose attention may be focused on the landscape Elevated panoramic viewpoints Communities where the Proposed Development results in changes in the landscape setting or valued views enjoyed by the community

Medium	People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest People travelling through the landscape where the views involved are transient and sporadic but have a special significance in either the journey or the expression of the landscape or community being visited.
Low	People at their place of work, industrial facilities. People travelling through the landscape in cars, trains or other transport such that the speed and nature of the views involved are short lived and have no special significance

Magnitude of Visual Change (Stage 1)

4.40. The magnitude of change to the view will depend on numerous factors including the extent and nature of the current view, the distance to the Proposed Development, the time of year and whether other elements intervene in the view such as vegetation or moving traffic. To assist this process the level of change is graded between Large and Negligible and is described in the Magnitude of Visual Change table below.

4.41. As well as the proximity, nature and quality of the view the magnitude of visual impact depends on factors such as the degree of change to the view (e.g. the proportion of the view affected), impacts on the landscape character of the proposed Application Site context and impacts on the visual amenity of the viewpoint caused by the Proposed Development.

4.42. The assessment of visual change describes:

- The changes in the character of the available views resulting from the Proposed Development; and
- The changes in the visual amenity of the visual receptor.

4.43. The criteria used to identify the magnitude of visual change are summarised in the table below. Changes are described on a non-linear scale from Large, Medium, Small or Negligible.

Table 4.11 Magnitude of Visual Change

Magnitude of Change	Example
Large	The Proposed Development would result in a prominent change to the existing view and would change the quality of the view. The Proposed Development would be easily noticed by the observer. The Proposed Development may break the skyline or form some other substantial change to the view.
Medium	The Proposed Development would result in a noticeable change in the existing view that may change the character and quality of the view. The change would be readily noticed by the observer but would not dominate the view.
Small	The Proposed Development would result in a perceptible change in the existing view but this would not affect its character or quality. The Proposed Development will appear as a small element in the wider landscape which may be missed by the casual observer. The view may be at such a distance as to reduce the appearance of the Proposed Development.
Negligible	Only a small part of the Proposed Development will be discernible and this may be for only part of the year or be a filtered view. The view may be at such a distance as to render the change virtually indiscernible without aid or reference. The quality and character of the view will remain unchanged.

Visual Quality (Stage 1)

4.44. An additional consideration of the nature of a view is its quality, where a subjective opinion is considered alongside the objective factors. The quality is assessed as being Exceptional, High, Good, Ordinary or Poor.

Table 4.12 Assessment of Visual Quality

Visual Quality	Description
Exceptional	Iconic views or skylines which are individual character elements in their own right. Protected views through SPG's or LDF.
High	View mentioned in the listing for a conservation area, listed building or scheduled monument as being important with regard to its setting. Wide panoramic distant views of a valued landscape(s)
Good	Views with strong and distinctive features. Uninterrupted views. Views over a landscape of recognised character and quality without detracting features
Ordinary	A view typical of the locality. Generally attractive, some detracting features
Poor	Restricted views or views over a landscape of low value and quality.

Visual Effects (Stage 1)

4.45. The visual effects are assessed by correlating the Visual Sensitivity against the Magnitude of Change as described in the table below. They can be expressed as a positive, neutral or negative effect.

Table 4.13 Summary Table to determine visual effects

		Magnitude of Landscape Change			
		Large	**Medium**	**Small**	**Negligible**
Visual Sensitivity	**High**	Substantial Adverse/Beneficial	High Adverse/Beneficial	Moderate Adverse/Beneficial	Minor Adverse/Beneficial
	Medium	High Adverse/Beneficial	Moderate Adverse/Beneficial	Minor Adverse/Beneficial	Negligible Adverse/Beneficial

	Low	Moderate Adverse/Beneficial	Minor Adverse/Beneficial	Negligible Adverse/Beneficial	None Adverse/Beneficial

Significance of Effects on Landscape and Visual Receptors (Stage 1)

4.46. To draw final conclusions about significance, the separate judgements about the sensitivity of the landscape receptors and the magnitude of the landscape effects needs to be combined to allow a final judgement to be made about whether each effect is significant or not.

4.47. There are no hard and fast rules about what makes a significant effect, and there can be no standard approach since circumstances vary with the location and landscape context and with the type of proposal.

4.48. The Guidelines for Landscape and Visual Assessment suggests the following, although the final analysis relies on the expert opinion of the analyst:

- The loss of mature or diverse landscape elements, or features, is likely to be more significant than the loss of new or uniform/homogenous elements.
- Effects on character areas, which are distinctive or representative, may be more important than the loss of areas in poor condition or degraded character which may, however, present greater opportunities for enhancement.
- The loss of landscape elements, features or characteristics will be given greater weight if they are identified as being of high value or importance. Thus effects on landscape areas or characteristics recognised for their national importance are likely to be of more significance than effects on areas or characteristics of local importance. The test is whether the integrity of the landscape and objectives of the designation are compromised or not.

4.49. The Guidelines require an assessment for both landscape and visual effects to be the result of the sensitivity of a receptor being considered alongside the magnitude of change anticipated

for each receptor. The scale of the effects on the receptor are summarised as a non-linear process as follows:

- A combination of a large or medium change in combination with a high or medium sensitivity leading to a substantial or high outcome.
- A combination of medium or small change in combination with medium or low sensitivity leading to a moderate or minor outcome.
- A combination of small or negligible change in combination with low or negligible sensitivity leading to a minor or negligible outcome.
- A negligible change to a receptor or negligible sensitivity is considered to be of no effect.

4.50. In consideration of the nature of the Proposed Development, and the context of the wider landscape, an assessment of 'high or substantial' has been determined as a significant impact for Stage 1 assessment. This can be expressed as a negative or positive effect depending on the assessor's judgement regarding the nature and quality of the existing resource and how this has been changed. In some circumstances the change may be described as a neutral change if the expectation of the viewer or the fundamental nature and characteristics of a landscape or view appear unaffected.

Stage 2 Methodology

Assessment of Environmental Value Hierarchy of Receptors

4.51. ES Part 1 section 6.6 states that as far as possible a common methodology is used as the basis for all technical papers, all technical papers concluding with an assessment of impacts and mitigation measures summarising the significance of effects in a tabular format. The second stage of the assessment therefore looks to establish a contextual value of the assessed effect with regards to the importance of the receptor, the significance of effect and confidence level, receptor importance being measured on a scale ranging from International to Negligible.

4.52. The table below sets out the criteria for establishing the Value Hierarchy of the receptor applicable to all papers of this ES:

Table 4.15 Criteria for establishing the Value Hierarchy of the Receptor

Designation	Proposed Development Receptors
International	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives Grade I Listed Buildings and built heritage of exceptional quality Grade I Registered Parks and Gardens, historic landscapes and townscapes of international sensitivity, **There are no known receptors of this level of sensitivity within the Proposed Development Site. Known receptors of this level of sensitivity within the surrounding area include Risley Moss SSSI and Local Nature Reserve and parts of Holcroft Moss SSSI.**
National	Scheduled Monuments, or assets of national quality and importance or that can contribute to national research objectives Grade II* and Grade II Listed Buildings, Grade II* and II Registered Parks and Gardens, Registered Battlefields, historic landscapes and townscapes of outstanding interest, quality and importance, with exceptional coherence, integrity, time-depth, or other critical factor(s) **There are no known receptors of this level of sensitivity within the Proposed Development Site. Holcroft Hall 1km to the north of the Site is Grade II* listed, and Great Woolden Hall 2km to the east is Grade II listed and the adjacent farmland contains a Scheduled Monument (promontory fort 300m west of Great Woolden Hall Farm) . There are listed structures and buildings in Culcheth to the northwest.**

Designation	Proposed Development Receptors
Regional	Designated or undesignated assets of regional quality and importance that contribute to regional research objectives Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Designated or undesignated special historic landscapes and townscapes which are well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s) Long distance footpaths including the Sustrans Trail which link locations within regions **The Glazebrook Trail follows the Warrington BC county boundary 1.5km to the east of the Site.**
County	Undesignated archaeological remains of county importance with the potential to contribute to research objectives and understanding at a County level. Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Designated or undesignated historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s) **The historic remnants of the former Royal Ordnance Factory at Risley are considered a key cultural element of the landscape.**
Borough	Undesignated assets of borough importance with the potential to contribute to borough and local research objectives. Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association Assets that form an important resource within the community, for educational or recreational purposes. **An area in the north of Culcheth (former Newchurch Hospital) has been designated as a Conservation Area to protect its character, however it is considered to be relatively remote from the Site.**

Designation	Proposed Development Receptors
Local/Neighbourhood	Assets compromised by poor preservation and/or poor survival of contextual associations with limited potential to contribute to research objectives. Historic (unlisted) buildings of modest quality in their fabric or historical association Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes. **There are local receptors (residential, recreational, place of work and vehicle route receptors) surrounding the proposed Site. See table below and Visual Receptors Plan.**

Determining the Significance of Effects (Stage 2)

4.53. In the context of the second stage assessment, the significance of effect is determined using the significance matrix in Section 6 of the Environmental Statement Part 1 Report. This identifies the receptor hierarchy level across the top of the matrix and the environmental impact down the side and where they meet within the matrix identifies the significance of the effect. An assessment of Moderate, Substantial or High is considered to be a significant effect for the Stage 2 Methodology.

Impact Prediction Confidence (Stage 2)

4.54. The ES methodology requires that a statement is made by the assessor regarding the level of confidence of the assessor to the degree of certainty of the assessed impact. The criteria for these definitions are set out below:

Table 4.16 Impact Prediction Confidence

CONFIDENCE LEVEL	DEFINITION
High	The predicted impact is either certain i.e. a direct impact, or believed to be very likely to occur, based upon reliable information or previous experience

CONFIDENCE LEVEL	DEFINITION
Low	The predicted impact and its level are best estimates, generally derived from first principles of relevant theory and the experience of the assessor. More information may be needed to improve the level of confidence

Timescale of Impacts Assessment Criteria

4.55. The following table describes timescale of impacts:

Table 4.17 Assessment of Timescale of Impacts

TIMESCALE OF IMPACT	DEFINITION
Short-term	0-5 years
Medium-term	5-20 years
Long-term/ indefinite	20 years and beyond

5. Baseline Information

5.1. This section provides an appraisal of the existing landscape baseline of the study area and the site, and commences with a review of landscape character, followed by a more detailed examination of the landscape resource.

Landscape Context of the Site and Study Area

5.2. The Site is in agricultural (arable) use. It is located within the Green Belt and is partially underlain with peat. The spur from the roundabout junction is at a higher level to the Site.

5.3. Junction 11 of the M62 Motorway lies to the southwest of the site, and the M62 Motorway runs east-west to the south. The Site is set at a lower level than the M62 Motorway Junction 11 and its associated slip roads, but is higher than the M62 Motorway itself. From the Motorway Junction and the spur from this, the land falls away sharply into the main part of the Site, which is set at a lower level and is relatively level across the remainder of the Site. The M62 Motorway Corridor and Junction 11 is lit in the vicinity of the Site.

5.4. Arable farmland to the east and north is buffered by an existing tall hedgerow containing mature trees along part of the Site's eastern boundary, and by a sparse line of birch along its northern perimeter. A post and rail fence marks the southern boundary. The western Site perimeter runs along the lower eastern flank of the former landfill site. To the western boundary is another water course, known as Silver Lane Brook that extends into part of the Site as a 'dog leg'. It is identified by the Environment Agency as a main river.

5.5. The former Risley Landfill site, recently restored and planted, rises to the west of the Site. There are a series of permissive footpath routes across the restored landfill site. To the north of the former landfill are Silver Lane Pools Local Wildlife Site.

5.6. A Public Right of Way (Footpath number 13) runs along the western boundary of the Site and leads north to Silver Lane Pools, and west around the adjacent restored landfill site, before heading north to Culcheth and east to Holcroft Lane. Footpath number 28 continues around the north of the restored landfill site, connecting to Footpath 14a to the western boundary, which connects to Footpath 25 to the southern boundary, before reconnecting with Footpath 13 adjacent to the Application Site. This also links to a footpath at the spur of the Junction

11 roundabout and around the roundabout, before linking to footpath 25 to the south eastern quadrant of the Junction 11 roundabout in Birchwood.

5.7. An elevated section of disused railway line runs to the north and northeast of the Site, approximately 0.6km (0.4 miles) from the Site boundary, separating the Site visually from the village of Culcheth 750m to the northwest.

5.8. The HS2 Safeguarded Land corridor arcs around the north eastern corner of the Site and is located outside the Redline Site Boundary.

5.9. A high pressure gas main runs north to south underground through the eastern extent of the Site.

5.10. To the south of the M62 Motorway J11 is the wooded Gorse Covert Mounds Woodland Trust Site, with views over the Site from the elevated Pestfurlong Hill immediately to the west. Pestfurlong Hill is a man-made high point constructed during the demolition of the Risley Royal Ordnance Factory as the Birchwood area was being prepared for development. The hill lies just beyond the north-eastern corner of the old factory boundary, next to the M62 motorway. Much of the surrounding land is low and flat, affording views to north, east and south. Historically, the original township of Culcheth was divided by the landowner into 4 sub-districts, Risley in the south, Culcheth in the north, and the middle section was divided east (Holcroft) and west (Pestfurlong).

5.11. The residential area of Gorse Covert lies immediately to the south of the Mounds.

5.12. To the east of the Site, within the Salford Landscape Character Area, are the remnant mosslands of Chat Moss. The Site lies within 5km of Manchester Mosses SAC to the east and within 2km of Risley Moss SSSI and LNR to the southwest and Holcroft Moss SSSI to the southeast. To the south of the M62 Motorway is Pestfurlong Moss, a Local Wildlife Site. To the north west of the Site is Silver Lane Risley, which is also a Local Wildlife Site and incorporates the ponds to the north of the restored landfill site.

5.13. The Salford Landscape Character Area to the east is bounded by the Glaze Brook and the Glazebrook Timberland Trail, a linear signposted recreation route following footpaths close to the Glaze Brook from Pennington Flash Country Park in Leigh to the Manchester Ship Canal at Cadishead. The route passes the remnant mosslands of Chat Moss.

Landscape Character of the Site and Study Area

National and Regional Landscape Character

5.14. The Study Area falls within the northeastern area of Natural England's National Landscape Character Area (NCA) 60. Mersey Valley, as described above.

5.15. The published character description of NCA 38 being at a regional scale has limited relevance for this development, however some of the key characteristics are exhibited within the landscape context of the study area, including the predominantly arable regular and large-scale field pattern in the north of the NCA, often defined by degraded hedgerow with isolated hedgerow trees, field boundaries often marked by lines of trees and drainage ditches and open views, particularly from elevated positions.

Local Landscape Character Areas

5.16. The Site lies within Warrington Landscape Character Type (LCT) 2B (Holcroft and Glazebrook Moss), a sub-section of LCT 2 Mossland Landscape.

5.17. LCT2 is characterised by medium to large arable fields interspersed with small woodland areas, field edge ditches and an absence of hedgerows, allowing open views, and dark peaty soils as follows:

Key Characteristics AREA 2. MOSSLAND LANDSCAPE

- Relatively flat land
- Arable fields or 'moss' woodland
- Absence of hedgerows and hedgerow trees
- Wide expansive and sweeping views
- Open and exposed
- Often containing tranquil areas
- Dark peaty soil to mossland proper
- Frequent occurrence of low-lying mists and fogs
- Lack of important roads through the area
- Elevated farm tracks
- Use of open ditches as field boundaries
- Importance to wildlife

5.18. Key characteristics of the Warrington LCT2B Mosslands are as follows. It should be noted that the landfill site at Silver Lane is now over soiled and planted. In addition the elevated sections of the disused Glazebrook to Wigan railway line connects to the Culcheth Linear Park to the north of the former landfill site.

Key Characteristics AREA 2.B HOLCROFT AND GLAZEBROOK MOSS) See Figure 4.10

- 'Level' basin form to mossland areas
- Expansive views towards the Pennines
- General absence of hedgerow and hedgerow trees
- Predominantly expansive arable farmland
- Visually dominant elevated sections of a disused railway
- Visually dominant landfill site at Silver Lane
- Open and exposed

5.19. Glaze Brook to the East of the Site forms the Warrington-Salford Council boundary. The lands to the east of Glaze Brook/River Glaze lie within the Salford Rural Mosslands Sub Area 2 Landscape Character Area.

Key Features RURAL MOSSLANDS Sub Area 2 See Figure 4.12

- Low lying, flat topography associated with reclaimed former lowland peat bogs allows extensive views
- A wide network of deep drainage ditches alongside the private roads and between the larger fields results in a simple ordered landscape
- The dominant arable agricultural land use with large scale fields on the rich peat soils provides an air of prosperity
- The relative lack of built development is in striking contrast to the adjoining urban areas

Establishing the Value of the Landscape

International and National Designations within the Study Area

5.20. The Core Strategy Appendix 3 Biodiversity Designations page 169 lists Holcroft Moss and Risley Moss as European Sites of International Importance (Special Areas of Conservation) and Sites of Special Scientific Interest (SSSI), and Risley Moss as a Local Nature Reserve.

5.21. There are no other known international or national designations within the Site or study area.

Regional Landscape Designations

5.22. The Glazebrook Timberland Trail linear signposted recreation route follows the Warrington BC county boundary 1.5km to the east of the Site**.**

5.23. There are no other known Regional landscape designations within the Site or study area.

County Level Landscape Designations

5.24. The historic remnants of the former Royal Ordnance Factory at Risley are considered a key cultural element of the landscape

5.25. There are no other known County level landscape designations within the Site or study area.

Borough Level Landscape Designations

5.26. An area in the north of Culcheth (former Newchurch Hospital) has been designated as a Conservation Area to protect its character, however it is considered to be relatively remote from the Site.

5.27. There are no other known Borough level landscape designations within the Site or study area.

Local Landscape Designations

5.28. Holcroft Hall 1km to the north of the Site is Grade II* listed, and Great Woolden Hall 2km to the east is Grade II listed and the adjacent farmland contains a Scheduled Monument (promontory fort 300m west of Great Woolden Hall Farm). There are listed structures and buildings in Culcheth to the northwest.

5.29. Silver Lane Pools, Risley is a Local Wildlife Site and incorporates the ponds to the north of the restored landfill site. Gorse Covert Mounds and Pestfurlong Moss to the south of the Site are also Local Wildlife Sites.

5.30. There are no other known local landscape designations within the Site or study area.

Landscape Value

5.31. Section 2.6 of this paper refers to Paragraph ~~170~~ 174 of the NPPF (NPPF19), which states that 'the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes'. This paper accepts that the absence of a formal landscape designation does not necessarily imply that a landscape is of lower value, and that the landscape of the Site and that of the study area may well have value for people who walk or cycle within the local area. This paper adopts a GLVIA-based methodology for assessment of landscape value which identifies landscapes as being 'of local importance' and 'widely used by the local community' as being of 'Moderate' or even 'Good' value, regardless of designation, although 'Good' is generally attributed to landscapes which have been designated for their landscape value.

Landscape Value of the Study Area

5.32. Table 4.18 below considers factors which determine the landscape value of the study area.

Table 4.18 Factors in Determining Landscape Value of the Study Area

Factor	The Site	Value
Landscape Quality	The Study Area includes recognisable constituents including well-managed agricultural land, nationally-designated mosslands and local wildlife sites managed for wildlife habitat, a brook and a restored and planted former landfill site, but also urban fringe/industrial areas and the M62 Motorway which lower the overall perceived landscape quality.	Low to High
Scenic Quality	The Study Area contains no designations for scenic quality, however there are localised scenic views, particularly relating to Pestfurlong Hill, and potentially views from the former landfill site. The study area is affected scenically by the M62 Motorway corridor and the employment area to the southwest.	Low to High
Rarity	Holcroft Moss and Risley Moss SAC and SSSI are located to the east and south of the Site within the Study Area. There are no other known landscape elements considered rare within the study area.	Low to High
Representativeness	The landscape of the Study Area is largely representative of LCT 2B within which it lies, including the level basin form and open and exposed nature of the remnant mossland areas, expansive views towards the Pennines from open or elevated locations, a general absence of hedgerows and hedgerow trees, predominantly expansive arable farmland, the visually-dominant form of the (now over-soiled and planted) former landfill site and the elevated sections of the disused railway line.	Moderate to High
Conservation Interests	The main historic conservation interests in relation to the study area are associated with • the remnant mosslands including Holcroft Moss and Risley Moss SAC and SSSI located to the east and south of the Site within the Study Area. • historic remnants of the former Royal Ordnance Factory at Risley • Listed buildings – Holcroft Hall (Grade II*) and Great Woolden Hall (Grade II) • The conservation area in the north of Culcheth	Moderate to High
Recreation value	Recreation and amenity features within the Study Area include • Gorse Cover Mounds and Pestfurlong Hill, with footpaths and viewing points • the Glazebrook Timberland Trail linear signposted recreation route • a number of PRoWs	Moderate to High
Perceptual Aspects	The study area contains remnant mosslands, open rural arable farmland, linear woodland features, rivers, brooks and views from man-made	Low to High

Factor	The Site	Value
	elevated areas. Detractors from this positive experience include the M62 Motorway corridor which includes Junction 11, and the employment area lining the M62, although this is relatively-well screened by vegetation. The former landfill site whilst an alien feature in an otherwise flat landscape has benefited from over-soiling, grassing and planting with trees.	
Associations	There are cultural associations with the remnant rural mosslands, historic remnants of the former Royal Ordnance Factory at Risley and potentially with the elevated former railway line.	Low to High

Summary of Landscape Value of the Study Area

5.33. In summary the Study Area, comprising Warrington LCA LCT 2B and Salford LCA Rural Mosslands, is assessed to range from **Low to High** value in terms of landscape, given the variation in landscape condition, quality (Poor to High) and value throughout the Study Area, regional opportunities for recreation and a number of conservation interests. The susceptibility to change within the Study Area is assessed to be **Low to High.**

Landscape Value of the Site

5.34. Table 4.19 below considers factors which determine the landscape value of the Site.

Table 1.19 Factors in determining Landscape Value of the Site

Factor	The Site	Value
Landscape Quality	The Site is flat arable farmland bounded to the north and south by further flat arable fields. Landscape quality and character is affected by the presence of a former landfill site, now a rounded man-made hill which has been oversoiled, grassed and planted with trees to the west, and the M62 Motorway corridor in cutting immediately to the south, with M62 Junction 11 at the southwest site corner. Overall, taking the agricultural use and the external human influences into account, the Site is in Ordinary condition.	Moderate
Scenic Quality	Given its agricultural land use, arable farmland to the north and east, the restored former landfill site to the west, M62 corridor and Junction 11 to the south and southwest the Site is deemed to be of Ordinary scenic quality. Local detractors include the M62 Motorway and Junction 11 and to some extent the restored former landfill site.	Moderate
Rarity	It is considered that there are no landscape elements within the Site which have scarcity value.	None
Representativeness	The Site is considered to be fairly representative of LCT 2B within which it is located.	Moderate
Conservation Interests	This is a predominantly arable agricultural landscape containing an established hedgerow along most of the eastern edge, intermittent tree and scrub planting along the northern and southern edges. A narrow watercourse, Silver Lane Brook, runs along the western Site edge.	Low to Moderate
Recreation value	A PROW, linking the Site south via M62 Junction 11 to Gorse Covert Mounds and Risley Moss, and north to Silver Lane Pools LWS and Culcheth, runs within the western Site edge.	Low to Moderate
Perceptual Aspects	The Site is contiguous to the north and east with flat arable farmland. Detractors from this positive perceptual experience include the M62 Motorway corridor which includes Junction 11, and the employment area lining the M62, although this is relatively-well screened by vegetation. The former landfill site to the west whilst an alien feature in an otherwise flat landscape has benefited from over-soiling, grassing and planting with trees.	Low to Moderate
Associations	The Site has cultural associations to the former Royal Ordnance Factory at Risley, but no other known cultural, literary or other associations.	Low to Moderate

Summary of Landscape Value of the Application Site

In summary, the Site is assessed to be of overall **Low to Moderate** landscape value, its agricultural nature contributing to the wider landscape.

Key Landscape Receptors - Landscape Character Baseline Assessment

5.35. In addition to the landscape units described above (Warrington LCT2B and Salford Rural Mosslands Sub Area 2) the following Landscape Receptors are regarded as being of significance:

- The Study Area
- The Application Site
- Existing Built Form – Settlements
- Existing Built Form – Other Types of Development including Employment
- Topography and Landform
- Vegetation including Grassland, Woodland and Hedgerows
- Access
- Communication
- Land Use Pattern
- Surrounding Farmland
- Water Bodies and Drainage Systems.
- Scale and Enclosure
- Recreation and The Wider Green Space Network
- Lighting
- Landscape Condition
- Cultural Heritage/Historic Designations
- Environmental Designations

The Application Site

5.36. The Site relates to an area of land of approximately 15.21 ha (37.58 acres) in extent and a long irregular rectangle in shape. The Site is a greenfield site, currently within agricultural (arable) use. It is located within the Green Belt and is partially underlain with peat.

5.37. The Site largely comprises one large, level field. A small triangular area of rough grass containing a small agricultural structure is formed where the Brook doglegs into the site then back to the PROW in the western Site area.

5.38. A tall tree and scrub edge bounds the eastern Site edge along much of its length, stopping short of the northern Site edge. A row of seven mature birch trees, widely spaced, line the

northern Site edge. , and part of the southern and south western boundaries. A post and rail fence marks the southern boundary.

5.39. The Site is bounded to the east, north and part of the western boundary by a water course that is a non-main river. To the western boundary is another water course, known as Silver Lane Brook, which extends into part of the Site and is identified by the Environment Agency as a main river.

5.40. A Public Right of runs within the western Site edge and leads north to Silver Lane Pools LWS. The path, a rough track, descends steeply from the northern spur of JM62 Junction 11, currently used as an informal parking area and vehicle entrance to the former landfill site. The path then runs north, level with the Site, with little enclosure, before entering a narrow tree corridor at the northwestern site corner, where the Brook realigns with the PROW.

5.41. A perimeter track serving the former landfill site runs along the western Site perimeter elevated above the Site.

5.42. The susceptibility to change of the Application Site is assessed to be **Low to Medium**, the lower rating based on the Site's medium scale, being relatively unenclosed, having a flat low-lying landform, being simple/uniform in makeup and at the edge of a busy transport corridor, but also medium-rated as the Site itself is relatively tranquil, having a strong simple landscape pattern and little or no recent land use change. The Landscape Value is assessed to be **Low to Moderate**.

Existing Built Form/Settlements

5.43. The residential estates of Gorse Covert and Oakwood, forming the civil parish of Birchwood lie in the southwestern Study Area, south of the M62 Motorway corridor. The large village of Culcheth lies in the northwestern Study Area. A number of private dwellings and isolated farmsteads are scattered throughout the Study Area. There is a lack of settlement in this area, particularly in the eastern Study Area, potentially owing to the existence and inherent instability of the peat mosslands.

5.44. The susceptibility to change of Existing Built Form/Settlements is assessed to be **Low-Medium (** Low for the Birchwood settlements, owing to the proximity to the M62 Motorway corridor, industrial elements and main roads, and Medium for the village of Culcheth) and the Landscape Value **Moderate.**

Existing Built Form/ Other Types of Development including Employment Areas

5.45. Sandwiched between the M62 Motorway corridor and Gorse Covert is Birchwood Technology Park. To the west is Birchwood Business Park. Taylor Business Park lies south of Culcheth, and HM Prison Risley to the west of the former landfill site.

5.46. The susceptibility to change of Existing Built Form/Other Types of Development is assessed to be **Low** and the Landscape Value **Low.**

Topography and Landform (see Figure 4.3)

5.47. The topography of the Application Site is generally flat, rising to the western edge at the base of the former landfill site.

5.48. Within the wider Study Area the landform falls towards the Glaze Brook river valley, rising to the eastern mosslands of Chat Moss, and to the lands west and northwest of the Site. The man-made form of the Risley former landfill site rises sharply to the west of the Site, creating a sense of enclosure. Holcroft Moss to the southeast is slightly elevated above the surrounding land.

5.49. The M62 Motorway corridor is in cutting as it passes the Site, with Junction 11 elevated above the Motorway, at grade with surrounding roads.

5.50. The susceptibility to change of Topography and Landform is assessed overall as **Low to Medium** given the existence of the former landfill site and M62 motorway corridor, and the Landscape Value **Moderate** overall.

Vegetation including Grassland, Woodland and Hedgerows

5.51. The established tree belt/tall hedgerow to the eastern Site edge creates a sense of enclosure, strengthened when foliage is on the trees. A group of tall poplar trees mark the southern edge of the Junction 11. A line of widely-spaced birch trees at the northern Site edge affords little enclosure, but mark the boundary.

5.52. Tree and hedgerow cover is predominantly sparse within the wider Study Area. Field edge and roadside hedgerows are limited and maintained, and there is vegetation along some water courses. There are smaller trees blocks associated with farms and residential groups. Beyond the Site, key vegetation includes:

- Trees and scrub vegetation associated with the linear elevated disused railway embankment to the north,
- Establishing woodland and grassland on the eastern slope of the former landfill site.
- Vegetation to the sunken M62 Motorway Corridor creates a partially-enclosing southern Site edge, and continues to east and west
- Trees and scrub surrounding and planted within M62 Junction 11 form a strong visual screen
- Dense woodland associated with Pestfurlong Hill and Gorse Covert Mounds

5.53. The Site itself is arable and hence has a changing vegetation cover, grassland at time of survey, as were fields to the north and east.

5.54. An Arboricultural Impact Assessment dated July 2019 containing a Tree Protection Plan has been prepared by Wardell Armstrong to identify woodland groups and hedgerows, and to categorise these into grades. These documents are appended to the Ecology Technical Paper, Appendix 15, ES Part 1.

The susceptibility to change of Vegetation within the study area is assessed to be **Medium** given its visibility and sparseness, and the Landscape Value **Moderate** given its proximity to and use as a pedestrian link between Culcheth and Gorse Covert.

Access and Existing Circulation (see Figures 4.9 and 4.11)

5.55. Footpath number 13 runs along the western boundary of the Site and leads north to Silver Lane Pools, and west around the adjacent restored landfill site, before heading north to Culcheth, under the disused railway line and east to Holcroft Lane. Footpath 28 continues around the north of the restored landfill site, connecting to footpaths around the landfill western and southern boundaries and across Junction to connect to footpath 25 south of the junction.

5.56. Figure 4.9 indicates the Public Rights of Way crossing the landscape of the wider Study Area, and Fig 4.7 shows the Site in relation to the WBC Active Travel Greenway Network. Figure 4.11 indicates the Salford City Council Definitive Rights of Way to the east of Glaze Brook.

5.57. There are permissive bridleways and footpaths on the former landfill site.

The susceptibility to change of Access is assessed to be **Medium** and the Landscape Value **Moderate** given the existence of locally important Public Rights of Way.

Communication

5.58. The M62 Motorway corridor runs east-west through the Study Area with Junction 11 immediately to the southwest corner of the Site. The Liverpool-Manchester line.

5.59. The A574 links Birchwood to the M62 (along Birchwood Way) and to Culcheth and points north (along Warrington Road). The B5212 Holcroft Lane links Culcheth to Glazebrook, connecting to the A57 in the southeast.

5.60. There is a limited network of more minor roads, within the Study Area north of the M62 Motorway, potentially owing to the mossland landscape and Glaze Brook river valley. There are lanes off of main roads serving farms and residential properties.

5.61. The Liverpool-Manchester railway line runs through the southern Study Area.

The susceptibility to change of Communication routes within the study area is assessed to be **Low to Medium** and the Landscape Value **Low.**

Land Use Pattern

5.62. The Study Area is predominantly rural, and can be divided into urban in the southwest (Birchwood), rural with inset urban area (Culcheth) in the northwest, and rural to the southwest and northeast. It is bisected by the dominant M62 Motorway communications corridor.

5.63. The farmland is characterised by a field pattern that varies in pattern and scale in relation to the remnant mossland areas and their drainage and access requirements.

5.64. The former landfill site is a dominant and alien landscape feature both in plan and elevational form.

The susceptibility to change of Land Use Pattern as a key receptor is assessed to be **Low to Medium** owing to the proximity of the landfill site, motorway and urban areas, and the Landscape Value **Moderate.**

Surrounding Farmland

5.65. The neighbouring farmland to the north and east is similar in nature to that within the Application Site, comprising arable fields varying in size with variable hedge boundaries.

5.66. The susceptibility to change of Surrounding Farmland is assessed to be **Medium** and the Landscape Value **Moderate.**

Water bodies and Drainage Systems

5.67. To the western boundary is a water course known as Silver Lane Brook that extends into part of the Site as a 'dog leg'. It is identified by the Environment Agency as a main river.

The susceptibility to change of Water Bodies and Drainage Systems is assessed to be **Medium** and the Landscape Value **Moderate.**

Scale & Enclosure

5.68. The southern and central Site areas have a sense of enclosure owing to perimeter vegetation and the elevated ground of the former landfill site. The northern Site area feels less enclosed owing to lack of perimeter vegetation, with views north and northeast.

The susceptibility to change of Scale and Enclosure is assessed to be **Medium** and the Landscape Value **Moderate**.

Recreation and the Wider Green Space Network

5.69. The WBC LCA notes that "The scale and openness of the landscape does not appear welcoming to recreational use, although views out of the area towards the Pennines are extremely attractive". Figure 4.9 indicates a network of Public Rights of Way crossing the rural landscape of the wider Study Area, in particular to the north and west of the Site. Fig 4.7 shows the Site in relation to the WBC Active Travel Greenway Network. Figure 4.11 indicates the Salford City Council Definitive Rights of Way crossing mossland to the east of Glaze Brook. There are footpath connections south via Junction 11 to Gorse Covert Mounds LWS (containing woodland walks and an elevated viewpoint), west around and over the former landfill, and north via Culcheth. Connections to the east and southeast are limited by the mosslands and river valley landscape. Risley Moss SSSI also has a visitor/tourism element.

5.70. The susceptibility to change of Recreation and the Wider Green Space Network is assessed to be **Medium** and the Landscape Value **Moderate to Good**.

Lighting

5.71. The study area is generally well lit in its southwestern and southern extents as a result of the proximity of residential areas at Birchwood, employment areas and the M62 Motorway corridor including Junction 11 (refer to Lighting Assessment Report). The Site does not currently contain any lighting sources.

5.72. The susceptibility to change of existing Lighting within the study area is assessed to be **Low** and the Landscape Value **Low** given that lighting relates largely to the M62 Motorway corridor and Junction 11, and to Birchwood urban area.

Landscape Condition and Quality

5.73. Landscape condition and quality varies throughout the Study Area.

5.74. The LCA makes recommendations for landscape and management as follows (page 265):

- "Retain the existing quiet and tranquil character of the mosses without encouraging recreational use or built development
- Consider methods of landscape mitigation to reduce the visual impact of the landfill site at Silver Lane, Risley
- Retain the basic landscape structure of the mossland fields and ditches, whilst encouraging a greater diversity of native flora to the ditches and trackway verges"

Restoration of the former landfill site has undoubtedly influenced landscape change and improvement in the urban edge/motorway corridor landscape condition.

5.75. Warrington LCA notes under LCT 2B that a key element of landscape sensitivity, given the open views and flat landscape to the east, is "to the imposition of high structures and/or mounding".

5.76. The susceptibility to change of Landscape Condition and Quality is assessed to be **Medium** and the Landscape Value **Low to Moderate**, given the variation in landscape quality throughout the Study Area.

Cultural Heritage Designations

There are no known heritage designations within the Site.

5.77. Cultural Heritage Designations within the wider Study Area are:

- Listed buildings – Holcroft Hall (Grade II*) and Great Woolden Hall (Grade II)
- Historic remnants of the former Royal Ordnance Factory at Risley
- The Conservation Area in the north of Culcheth
- Remnant mosslands including Holcroft Moss SSSI and Risley Moss SSSI and LNR located to the east and south of the Site within the Study Area.

5.78. The susceptibility to change of Cultural Heritage Designations within the study area is assessed to be **Medium to High** and the Landscape Value **Good to High** on average.

Environmental Designations

5.79. Relevant environmental designations relate to designated remnant mossland (Risley Moss and Holcroft Moss SSSI/SAC and Local Wildlife Sites (Pestfurlong Hill and Silver Lane Pools) within the Study Area.

5.80. The susceptibility to change of existing Environmental Designations within the Study area is assessed to be **Medium to High** and the Landscape Value **Moderate to Good.**

Interactions between the Development & Landscape Receptors

5.81. Interactions between the Development and landscape receptors would potentially occur in two ways: through direct loss of landscape elements (i.e. subtractions which change landscape character) or through additions which change landscape character (additive).

5.82. The Site is located on land to the northeast of Birchwood and south of Culcheth, and north of the M62 Motorway, The Site is currently agricultural (arable) land. Implementation of the Development would constitute a loss of characteristic landscape elements such as agricultural land and limited perimeter trees.

5.83. Indirect effects from the proposed development on landscape character would mostly be dependent on intervisibility.

Other Baseline Conditions Affecting the Site

5.84. Relevant landscape features/receptors are also highlighted in other consultants' reports. For further information, please refer to the relevant Papers of the ES:

- Cultural Heritage
- Water Resources
- Ecology and Nature Conservation
- Ground Conditions (Agricultural Land)

Assessment of Sensitivity of Key Landscape Receptors

The sensitivity and capacity of landscape receptors within the study area to absorb change is assessed in Table 4.20 below. Sensitivity of Landscape Units is discussed in Section 7 of this Paper.

Table 4.20 Assessment of Landscape Sensitivity

Landscape Receptor	**Susceptibility to Change**	**Value**	**Capacity to Absorb Change**	**Sensitivity**
Study Area/LCAs	Low to High	Low to High	Ranges from Low to High capacity	Low to **High** Sensitivity
Application Site	Medium to Low	Low to Moderate	Moderate capacity	Low to Medium Sensitivity
Existing Built Form - Settlements	Medium	Moderate	Moderate to Limited capacity	Low to Medium Sensitivity
Existing Built Form - Other Types of Development	Low	Low to Moderate	Moderate to High capacity	Negligible to Low Sensitivity
Topography and Landform	Low to Medium	Moderate	Moderate capacity	Low to Medium Sensitivity
Vegetation including Grassland and Woodland	Medium	Moderate	Limited to Moderate capacity	Low to Medium Sensitivity
Access	Medium	Moderate	Limited to Moderate capacity	Low to Medium Sensitivity
Communication	Low to Medium	Low	Moderate to High capacity	Low to Negligible Sensitivity
Land Use Pattern	Low to Medium	Moderate	Moderate capacity	Low to Medium Sensitivity
Surrounding Farmland	Medium	Moderate	Moderate capacity	Low to Medium Sensitivity
Water Bodies & Drainage Systems	Medium	Moderate	Moderate to Limited capacity	Low to Medium Sensitivity
Scale and Enclosure	Medium	Moderate	Moderate capacity	Low to Medium Sensitivity

Landscape Receptor	Susceptibility to Change	Value	Capacity to Absorb Change	Sensitivity
Recreation and the Wider Green Space Network	Medium	Moderate to Good	Moderate capacity	Low to Medium Sensitivity
Lighting	Low	Low	Moderate to High capacity	Low to Negligible Sensitivity
Landscape Condition	Low to Medium	Low to Moderate	Low to Moderate capacity	Low to Medium Sensitivity
Cultural Heritage Designations	Medium to High	Good to High	Low capacity to absorb change	Medium to **High** Sensitivity
Environmental Designations	Medium to High	Moderate to Good	Low capacity to absorb change	Low to **High** Sensitivity

Summary of Assessment of Landscape Sensitivity

5.85. Landscape sensitivity of the key landscape receptors ranges generally from **Low to Medium,** with incidences of **High** sensitivity relating to the Study Area comprising Warrington LCA LCT2B (Holcroft and Glazebrook Moss), and Salford LCA (Rural Mosslands), Cultural Heritage Designations and Environmental Designations.

Key Visual Receptors – Visual Baseline Assessment

5.86. The main visual elements of the proposals that will affect the character and the views include the following:

- New buildings and structures;
- Changes in landform and topography;
- New circulation
- New areas of green open space; and
- Disposition of vegetation cover.

Selection of Key Representative Views

5.87. Visual survey undertaken at Scoping Stage indicated a number of potential receptor viewpoints towards the Site (see Figure 4.1 for Survey of Potential Representative Receptor Viewpoints for Discussion with WBC Officers at Scoping Stage).

5.88. From this Scoping Stage viewpoint survey, an initial assessment of receptor sensitivity was carried out to identify a number of Key Representative Viewpoints (VP) representing worst case scenarios for further assessment of visual effects arising as a result of the Development.

5.89. The table below describes residential receptor views and assessment of their level of sensitivity.

Table 4.21 Assessment of Sensitivity of Views – Residential Receptors

RESIDENTIAL RECEPTORS				
View Point (VP)	**Receptor Location**	**Approximate distance from Site Boundary**	**Description of Receptor and View**	**Assessment of Sensitivity**
VP1	Access road leading southwest from Holcroft Lane, serving a limited number of farms (Franks Farm and Hanging Birch Farm) and residential properties.	1km approx.	The view is representative of that for residential receptors at ground floor level. The view is southwest and is open and panoramic. THIS VIEW IS ALSO SELECTED AS A KEY REPRESENTATIVE VIEW FOR TRANSPORT RECEPTORS	The view quality is assessed as **Good** being an uninterrupted view across a landscape of recognised character and quality without distracting features. The sensitivity of the receptor is assessed as **High** owing to the residential occupancy and the Good quality.
VPA	Gap in roadside hedge, layby on Holcroft Lane B5212, Culcheth. Opposite row of two-storey dwellings.	1.6km approx.	The view is representative of that for residential receptors at ground floor level, front garden or front of house. The view is southwest and is open and panoramic.	The view quality is assessed as **Good** being an uninterrupted view across a landscape of recognised character and quality without distracting features. The sensitivity of the receptor is assessed as **High** owing to the residential occupancy and the Good quality.
VPB	Informal track along field edge to rear of two-storey dwellings on Churchill Ave, Culcheth	1.95km approx.	The view is representative of that for residential receptors at ground floor level, rear garden or rear of house. The view is southwest and is open and panoramic.	The view quality is assessed as **Good** being an uninterrupted view across a landscape of recognised character and quality without distracting features. The sensitivity of the receptor is assessed as **High** owing to the residential occupancy and the Good quality.

5.90. The selected Key Representative Viewpoint for residential receptors is **VP1**, on the basis that this represents the worst known case scenario for residential receptors.

Table 4.22 Assessment of Sensitivity of Views – Recreational Receptors

RECREATION RECEPTORS				
View Point (VP)	**Receptor Location**	**Approx. distance from Site Boundary**	**Description of Receptor and View**	**Assessment of Sensitivity**
VP2	Spur of M62 Junction 11, currently used as a parking area and elevated above the Site	adjacent	Person with a parked car or walker accessing the PROW looking over the Site. The view is to the east and is open and panoramic.	The view quality is assessed as **Ordinary** being across agricultural land and having detractors in view. The sensitivity of the receptor is assessed as **High** owing to recreational nature of the PRoW.
VP3	Looking east from access track at eastern edge of former landfill site towards western Site boundary	adjacent	Walker on permissive path turning to look east. The view is to the east and is open and panoramic.	The view quality is assessed as **Ordinary** being across agricultural land and having detractors in view. The sensitivity of the receptor is assessed as **High** owing to recreational nature of the permissive route.
VP4	PRoW through Site, western edge	adjacent	Walker on Footpath No. 13 looking south/straight ahead. The view is open and panoramic.	The view quality is assessed as **Good** being an uninterrupted view across a landscape of recognised character and quality without distracting features. The sensitivity of the receptor is assessed as **High** owing to recreational nature of the PRoW.
VP5	PROW north of northern Site boundary	Within 100m	Walker stepping slightly off of PROW to look southeast through gap in vegetation. The view is relatively open and panoramic	The view quality is assessed as **Good** being an uninterrupted view across a landscape of recognised character and quality without distracting features. The sensitivity of the receptor is assessed as **High** owing to recreational nature of the PRoW, although
VP6	Silver Lane/PROW	Within 500m	Walker turning to look north. The view is open and panoramic	The view quality is assessed as **Ordinary** being across motorway corridor but with agricultural land in the background. The sensitivity of the receptor is assessed as **High** owing to recreational nature of the permissive route.
VP7	PROW north of northern Site boundary	Within 500m	Walker turning to look south over fields towards Site. The view is open and panoramic.	The view quality is assessed as **Good** being an uninterrupted view across a landscape of recognised character and quality without distracting features. The sensitivity of the receptor is assessed as **High** owing to recreational nature of the PRoW.
VP1	PROW following route of access road serving a limited number of farms (Franks Farm and Hanging Birch Farm) and residential properties.	1km approx.	Walker turning to look southwest over fields towards Site. The view is open and panoramic. THIS VIEW IS ALSO SELECTED AS A KEY REPRESENTATIVE VIEW FOR RESIDENTIAL AND TRANSPORT RECEPTORS	The view quality is assessed as **Good** being an uninterrupted view across a landscape of recognised character and quality without distracting features. The sensitivity of the receptor is assessed as **High** owing to recreational nature of the PRoW.
VP8	PROW east of Culcheth	1.1km approx.	Walker turning to look south over field towards Site. The Site is screened by the intervening elevated disused railway line	The view quality is assessed as **Good** being an uninterrupted view across a landscape of recognised character and quality without distracting features. The sensitivity of the receptor is assessed as **High** owing to recreational nature of the PRoW.
VPC	PROW northwest of Holcroft Hall	2km approx.	Walker turning to look southwest towards the Site. The view is open and panoramic.	The view quality is assessed as **Good** being an uninterrupted view across a landscape of recognised character and quality without distracting features. The sensitivity of the receptor is assessed as **High** owing to recreational nature of the PRoW.

RECREATION RECEPTORS				
View Point (VP)	**Receptor Location**	**Approx. distance from Site Boundary**	**Description of Receptor and View**	**Assessment of Sensitivity**
VPD	PROW immediately south of Holcroft Hall	1.7km approx.	Walker turning to look southwest towards the Site	The view quality is assessed as **Good** being an uninterrupted view across a landscape of recognised character and quality without distracting features. The sensitivity of the receptor is assessed as **High** owing to recreational nature of the PRoW.
VPE	Glazebrook Timberland Trail	2.3km approx.	Walker turning to look southwest towards the Site. The view is open and panoramic.	The view quality is assessed as **Good** being an uninterrupted view across a landscape of recognised character and quality without distracting features. The sensitivity of the receptor is assessed as **High** owing to recreational nature of the PRoW.
VP9	Permissive bridleway on landfill site	adjacent	Walker turning to look east from elevated position towards Site. The view is open and panoramic.	The view quality is assessed as **Good** being an uninterrupted view across a landscape of recognised character and quality. The sensitivity of the receptor is assessed as **High** owing to recreational nature of the permissive bridleway.
VP10	Permissive bridleway on landfill site	Within 100m	Walker turning to look southeast from elevated position towards Site. The view is open and panoramic.	The view quality is assessed as **Good** being an uninterrupted view across a landscape of recognised character and quality. The sensitivity of the receptor is assessed as **High** owing to recreational nature of the permissive bridleway.
VP11	Former landfill site	Within 200m	Walker turning to look east from elevated position towards Site. The view is open and panoramic.	The view quality is assessed as **Good** being an uninterrupted view across a landscape of recognised character and quality. The sensitivity of the receptor is assessed as **High** owing to recreational nature of the location.
VP12	Permissive footpath on landfill site	Within 200m	Walker looking east from elevated position towards Site. The view is open and panoramic.	The view quality is assessed as **Good** being an uninterrupted view across a landscape of recognised character and quality. The sensitivity of the receptor is assessed as **High** owing to recreational nature of the permissive footpath.
VP13	Summit of Pestfurlong Hill	Within 200m	Walker pausing at viewpoint to look north. The view is panoramic but obscured by intervening winter vegetation.	The view quality is assessed as **Ordinary** as it includes views of the motorway corridor and is partially screened by intervening vegetation. The sensitivity of the receptor is assessed as **High** owing to recreational nature of the PRoW.
VP14	Northern footpath approach to Pestfurlong Hill	Within 200m	Walker turning to look south. The view is panoramic but obscured by intervening winter vegetation.	The view quality is assessed as **Ordinary** as it includes views of the motorway corridor and is partially screened by intervening vegetation. The sensitivity of the receptor is assessed as **High** owing to recreational nature of the PRoW.

5.91. There are a relatively large number of recreational receptors within the study area. In order to select representative viewpoints, five Key Representative Viewpoints for recreational receptors have been selected. These are

- **VP4**, as it represent a receptor view from the PROW within the Site,

- **VP6,** as it is from a PROW outwith but closely adjacent to the Site Boundary, having uninterrupted views into the Site,
- **VP7** from a PROW linking to Culcheth village having uninterrupted views towards the northern Site boundary
- **VP10** from elevated location on permissive bridleway on former landfill site
- **VP14** from an elevated location on Pestfurlong Hill, Local Wildlife Site (LWS)

5.92. NOTE those views which are obtained from areas not easily accessible to visitors i.e. not from a PRoW, a trail or a footpath are not considered representative of receptor views, and will therefore not be considered in the assessment. They were included at Scoping Stage in order to provide a comprehensive survey.

Table 4.23 Assessment of Sensitivity of Views – Place of Work Receptors

PLACE OF WORK RECEPTORS				
View Point (VP)	**Receptor Location**	**Approx. distance from Site Boundary**	**Description of Receptor and View**	**Assessment of Sensitivity**
VP15	Elevated disused railway line. **NOTE: this location is currently prohibited for public use**	500m approx.	Person with permitted access turning to look south through gap in vegetation. The view is open and panoramic.	The view quality is assessed as **Good** being an uninterrupted view across a landscape of recognised character and quality. The sensitivity of the receptor is assessed as **Low** owing to prohibited public access.
VP16	Arable field at northeast Site corner along the eastern Site edge	adjacent	Agricultural worker looking south. The view is open and panoramic.	The view quality is assessed as **Good** being an uninterrupted view across a landscape of recognised character and quality. The sensitivity of the receptor is assessed as **Low** as the person is at their place of work.
VPF	Farmland adjacent to Glazebrook Timberland Trail	2km approx.	Agricultural worker looking southwest. The view is open and panoramic.	The view quality is assessed as **Good** being an uninterrupted view across a landscape of recognised character and quality. The sensitivity of the receptor is assessed as **Low** as the person is at their place of work.

5.93. The selected Key Representative Viewpoint for places of work receptors is **VP16** on the basis that this represents the worst known case scenario for places of work receptors, being at a field corner immediately adjacent to the northern Site boundary, having open views across the Site.

Table 4.24 Assessment of Sensitivity of Views – Transport Receptors

TRANSPORT RECEPTORS				
View Point (VP)	**Receptor Location**	**Approx. distance from Site Boundary**	**Description of Receptor and View**	**Assessment of Sensitivity**
VP1	Access road serving a limited number of farms (Franks Farm and Hanging Birch Farm) and residential properties.	1km approx.	Driver looking southwest over fields towards Site. The view is open and panoramic. THIS VIEW IS ALSO SELECTED AS A KEY REPRESENTATIVE VIEW FOR RESIDENTIAL RECEPTORS	The view quality is assessed as **Good** being an uninterrupted view across a landscape of recognised character and quality without distracting features. The sensitivity of the receptor is assessed as **Low to Medium** owing to the relatively slow speed of travel but nonetheless short-lived view
VP17	M62 Motorway looking towards southern Site boundary	Within 100m	Person driving in westerly direction. The view is dominated by the motorway corridor (in cutting) containing slip roads and bridge for M62 Junction 11. The southern Site boundary is clearly visible from this location.	The view quality is assessed as **Ordinary** being across a motorway corridor and junction, and hence having a number of detractors. The sensitivity of the receptor is assessed as **Low** for those travelling through the landscape in cars or other motor vehicles.
VP18	M62 Motorway from J11 motorway bridge (pedestrian footpath)	Within 100m	Walker turning to look east along motorway corridor. The Site is partially obscured by tall vegetation.	The view quality is assessed as **Poor to Ordinary** being across a motorway corridor and junction, and hence having a number of detractors. The sensitivity of the receptor is assessed as **Low** for those travelling through the landscape in cars or other motor vehicles.
VP19	Spur leading to gated field access at side of B5212 Holcroft Lane	900m approx.	Representative of driver/passenger's view from B5212 Holcroft Lane. The view is open and panoramic.	The view quality is assessed as **Good** being an uninterrupted view across a landscape of recognised character and quality. The sensitivity of the receptor is assessed as **Low** as the person experiences a short lived view whilst travelling through the landscape in a car.
VP20	Sidewalk, M62 Motorway from B5212 Holcroft Lane bridge	1.5km	Walker looking southwest along motorway corridor and west towards Site. View indicates Holcroft Moss's heavily wooded northern edge. Also representative of driver/passenger's view.	The view quality is assessed as **Ordinary** being across a motorway corridor The sensitivity of the walker receptor is assessed as **Medium**. The sensitivity of the driver receptor is assessed as **Low** as the person experiences a short lived view whilst travelling through the landscape in a car.
VP21	Railway bridge on Dam Head Lane southwest of Glazebrook	1.6km	Walker looking northwest towards Site. View indicates former landfill site on skyline and woodland at Holcroft Moss to right of view. The view is open and panoramic. Also representative of driver/passenger's view.	The view quality is assessed as **Good** being an uninterrupted view across a landscape of recognised character and quality. The sensitivity of the walker receptor is assessed as **Medium**. The sensitivity of the driver receptor is assessed as **Low** as the person experiences a short lived view whilst travelling through the landscape in a car.

TRANSPORT RECEPTORS				
View Point (VP)	**Receptor Location**	**Approx. distance from Site Boundary**	**Description of Receptor and View**	**Assessment of Sensitivity**
VPG	Holcroft Lane B5212 at private access road entrance to Holcroft Hall Farm	900m approx.	Walker or driver on private access road.	The view quality is assessed as **Good** being an uninterrupted view across a landscape of recognised character and quality. The sensitivity of the walker receptor is assessed as **Medium**. The sensitivity of the driver receptor is assessed as **Low to Medium** as the person experiences a relatively short lived view whilst waiting to turn onto Holcroft Lane.

5.94. The selected Key Representative Viewpoints for transport receptors are:

- **VP1** on the basis that this represents the worst known case scenario for roads overlooking the Site. It is also sufficiently close to Holcroft Lane (see view VP19) to represent open views from cars and other vehicles where the roadside hedge is absent or over the hedge if the driver is elevated.
- **VP17** representing a driver's view from the M62 motorway westbound lanes. For reasons of safety this image has been copied from Google Earth Pro website.

5.95. NOTE: views where the receptor is looking back from within a vehicle are not considered representative of receptor views and will therefore not be considered in the assessment.

Key Representative Views

5.96. Key Representative Views are recorded as photographs taken from publicly accessible locations as close to the receptor as possible where a broadly similar view would be experienced. These are listed in Table 4.25 below and illustrated on Figure 4.4.

5.97. Where a potential visual receptor has been identified where the view could not be verified (for instance an upper floor view from a residential property), an assessment of the likely view has been made. Where a photograph is provided to illustrate such a view, this has been taken from the closest possible location which would give a similar view. Where such an assessment has been made this is clearly identified.

5.98. The quality and nature of the view is described and sensitivity ascribed to the visual receptor in order that an assessment of the magnitude of change to the view can be made.

Table 4.25 Key Representative Views and Baseline Description of View

Scoping Ref	Grid Reference (approximate only)	Elevation (mAOD)	Location	Baseline View/Nature of Receptor/Quality & Sensitivity
VP1	SJ676943 X (Easting) 367661 Y (Northing) 394347	Approx. 17mAOD	Private road leading from Holcroft Lane B5212	The view is representative of that for **residential receptors** at ground floor level and **recreational receptors** on the PRoW. The foreground is dominated by an arable field. The midground indicates the vegetated slopes of the elevated former railway line. The former landfill site, now restored, rises in the background, mid view, and the wooded Pestfurlong Hill and 'Encounter' sculpture located on the southern traffic island at Junction 11 are visible on the skyline to left of view.The Site lands are not visible in the view. The viewpoint enables a broad landscape panorama and is assessed to be of **Moderate** landscape value**.** The view is southwest and is open and panoramic. The view quality is assessed as **Good** being an uninterrupted view across a landscape of recognised character and quality without distracting features. The sensitivity of the receptor is assessed as **High** owing to the residential occupancy and the Good quality. The view is also representative of that of **transport receptors** (a person driving along the private road) and is also sufficiently close to Holcroft Lane to represent open views from cars and other vehicles on the B5212 where the roadside hedge is absent or over the hedge if the driver is elevated. The sensitivity of the receptor is assessed as **Low to Medium** owing to the relatively slow speed of travel but nonetheless short-lived view
VP4	SJ669937 X (Easting) 366919 Y (Northing) 393731	Approx. 21mAOD	PRoW Footpath No. 13	The view is representative of that of **recreational receptors** (walkers, joggers or cyclists) on Footpath No. 13 looking south/straight ahead. In the foreground, the viewer looks along the corridor of the footpath, enclosed to the east by low vegetation along Silver Lane Brook and by post and wire fence and vegetation at the base of rising land to the west. In the midground, the view extends over the eastern field boundary into the arable field, and the skyline is formed by tall vegetation to the eastern Site boundary, and trees on the northern flank of Pestfurlong Hill. Given the open nature of the southern Site boundary there are glimpsed views of lighting columns, slip roads and vehicles on the M62 motorway that have a minor impact on the tranquility of the view. The viewpoint enables a relatively broad field of view and although it contains some detractors is of **Low to Moderate** value as a result of the views over a rural area at the edge of a motorway. The view quality is assessed as **Good** being a largely uninterrupted view across a landscape of recognised character and quality having few distracting features. The sensitivity of the receptor is assessed as **High** owing to recreational nature of the PRoW.

Scoping Ref	Grid Reference (approximate only)	Elevation (mAOD)	Location	Baseline View/Nature of Receptor/Quality & Sensitivity
VP6	SJ671932 X (Easting) 367146 Y (Northing) 393237	Approx. 21mAOD	Silver Lane PRoW Footpath No. 25 south of Site and motorway corridor, at northern base of Pestfurlong Hill.	The view is representative of that for walkers, joggers and cyclists on Footpath No.25 turning to look north across the M62 motorway corridor (in cutting) towards the Site. Silver Lane is also a private road giving access to farmland and connecting through to School Lane east of Gorse Covert. The foreground view is dominated by detractors relating to the M62 motorway corridor, including moving traffic and lighting columns. The central midground view is of the arable field within the Site. The land rises to left of view (former landfill site). The tall vegetation to the eastern Site boundary encloses the view to the east. The rear ground is enclosed by the elevated former railway line, and in the distance the hills of the West Pennine Moors, including Winter Hill. The viewpoint enables a relatively broad field of view and as it contains foreground detractors is assessed as being of **Low to Moderate** value. The average visual quality is assessed as **Ordinary** being across the motorway corridor but with agricultural land in the background and views of distant hills. The sensitivity of the receptor is assessed as **High** owing to the recreational nature of the permissive route.
VP7	SJ668943 X (Easting) 366852 Y (Northing) 394344	Approx. 17mAOD	PRoW Footpath No. 13 north of northern Site boundary	The view is representative of that for walkers, joggers and cyclists on Footpath No.13, turning to look south over intervening fields towards the Site. The foreground and midground are dominated by unenclosed arable fields, with the land rising to right of view towards the former landfill site. There are widely-spaced birch trees to field boundaries in the mid ground. The horizon is largely wooded, the trees to the north of Holcroft Moss visible to left of view. The viewpoint enables a broad landscape panorama and is assessed to be of **Moderate** landscape value overall**.** The view is open and panoramic. The view quality is assessed as **Good** being an uninterrupted view across a landscape of recognised character and quality without distracting features. The sensitivity of the receptor is assessed as **High** owing to the recreational nature.
VP10	SJ668938 X (Easting) 366830 Y (Northing) 393180	Approx. 30mAOD	Permissive bridleway, former landfill site, western flank of hill	The view is representative of that for a walker or jogger descending via the permissive bridleway on the western flank of the former landfill site. The view is open and panoramic, extending to take in Greater Manchester and the Pennine Hills beyond on the horizon. The foreground is dominated by establishing woodland on the eastern flank of the former landfill site, and the midground by open arable fields, dotted farms, woodland blocks and trees to field edges, and beyond to the Manchester Mosslands. The M62 motorway corridor is visible through intervening trees. The viewpoint enables a broad landscape panorama and is assessed to be of **Moderate** landscape value overall, but incorporating areas of High and Good value**.** The view quality is assessed as **Good** overall being an uninterrupted view across a landscape of recognised character and quality. The sensitivity of the receptor is assessed as **High** owing to recreational nature of the permissive bridleway.

Scoping Ref	Grid Reference (approximate only)	Elevation (mAOD)	Location	Baseline View/Nature of Receptor/Quality & Sensitivity
VP14	SJ671931 X (Easting) 367179 Y (Northing) 393157	Approx. 30mAOD	Footpath descending from Pestfurlong Hill	The view is representative of that for a walker or jogger descending the hill. Views north from Pestfurlong Hill are screened to varying degrees by establishing vegetation. The selected panorama allows a filtered view through winter stems. VP 13 is a similar view from the highest point of the hill, and shows a panoramic view over a wider landscape, but increased screening of the Site by intervening vegetation. The foreground view in VP14 is dominated by winter vegetation and by detractors relating to the M62 motorway corridor, including moving traffic and lighting columns. The central midground view is of the arable field within the Site. The land rises to left of view (former landfill site). The tall vegetation to the eastern Site boundary encloses the view to the east. The rear ground is enclosed by the elevated former railway line, and on the horizon the hills of the West Pennine Moors. The viewpoint enables a relatively broad field of view and as it contains foreground detractors is assessed as being of **Low to Moderate** value. The view is panoramic but partially obscured by intervening vegetation. The view quality is assessed as **Ordinary** as it includes views of the motorway corridor and is partially screened by intervening vegetation. The sensitivity of the receptor is assessed as **High** owing to recreational nature of the PRoW.
VP16	SJ670939 X (Easting) 367066 Y (Northing) 393926	Approx. 19mAOD	Arable field adjacent to northeastern Site corner	The view is representative of that of a person working in the field adjacent to the Site. The foreground and midground are dominated by partially enclosed arable fields, with the land rising to right of view towards the former landfill site. The horizon is largely wooded. The viewpoint enables a broad landscape panorama and is assessed to be of **Moderate** landscape value overall**.** The view quality is assessed as **Good** being an uninterrupted view across a landscape of recognised character and quality. The sensitivity of the receptor is assessed as **Low** as the person is at their place of work.
VP17	SJ671932 X (Easting) 367180 Y (Northing) 393280	Approx. 15mAOD	M62 Motorway looking towards southern Site boundary	The view is representative of that of a person driving in a westerly direction. The foreground and midground view is dominated by detractors relating to the M62 motorway corridor, including moving traffic and lighting columns. The southern Site boundary and former landfill site are visible on the horizon. The viewpoint indicates the open nature of the southern Site perimeter. The view is dominated by the motorway corridor (in cutting) containing slip roads and bridge for M62 Junction 11 and is assessed as being of **Low** value. The southern Site boundary is clearly visible from this location. The view quality is assessed as **Ordinary** being across a motorway corridor and junction, and hence having a number of detractors. The sensitivity of the receptor is assessed as **Low** for those travelling through the landscape in cars or other motor vehicles.

Interactions between the Site and Visual Receptors

5.99. The ZTV of the Development (refer to Figure 4.4) emphasises the largely local nature of views deriving from the flat mossland landscape, with the exception of the man-made former landfill site and Pestfurlong Hill.

Views of the Site from the north and east are restricted by intervening vegetation and localised landform. Views from the south and west are restricted by both landform and urban areas. Open elevated views of the Site are available from the former landfill site, whilst open views from Pestfurlong Hill are restricted by the wooded nature of the hill.

Likely Evolution of the Baseline

5.100. It is anticipated that without the Proposed Development, the Site would continue in arable or agricultural use and therefore the impact of this on the landscape and visual baseline would be neutral. Trees and hedgerows bounding the site would continue to grow. In summary, as there is little potential for the baseline presented in this technical paper to change significantly, it is reasonable to adopt the current baseline for use in the assessment

Conclusion

5.101. A review of the baseline conditions of the Site and study area has identified the following key points:

- The Study Area includes protected sites of national environmental significance (Holcroft Moss SAC, SSSI) and sites of local environmental (LWS) and cultural significance (listed buildings) lying within 2km of the Site. It does not incorporate areas of landscape significance at a national scale i.e. National Park/Areas of Outstanding Natural beauty;
- The landscape of the Study Area has been included within character assessments published by WBC and SCC. These documents have informed the Site-specific landscape assessment included within this Technical Paper;
- The Site is an area of agricultural (arable) land lying within the Green Belt, on the edge of the M62 motorway corridor (in cutting), adjacent to M62 Junction 11 (elevated) and the Birchwood urban area.
- The Site is typical of farmland within the area, being flat and irregularly enclosed, and underlain by peat which has been drained by perimeter ditches;

- The Site lays on a designated footpath route between the large village of Culcheth to the northwest and the Birchwood residential area of Gorse Covert.
- Direct views of the Site from lower ground to the north, south, east and west are limited beyond approximately 1km from the Site boundary.
- Features limiting views into the Site include the tall tree screen to the Site's eastern edge, the elevated former railway line running within 1km of the Site to the north and northeast, the former landfill site to the west and Pestfurlong Hill to the south.
- There are open views of the Site from elevated locations to the west and restricted views of the Site from an elevated location to the south.
- The context of the Site is rural but it lies adjacent to a lit motorway corridor and motorway junction and a lit urban area. There is scattered localised lighting associated with local access roads and properties.

In summary of the visual assessment there are residential and recreational receptors (walkers on PRoWs, permitted pathways and bridleways, and within a Local Wildlife Site) having a **High sensitivity** in terms of views of the Site, located within 1km of the Site boundary.

Good quality of view is related to views from PRoWs, from elevated permitted paths on the adjacent former landfill site and from adjacent farmland.

6. Alternatives Considered

6.1. This section identifies alternatives considered during evolution of the indicative scheme, and shows how these alternatives have been influenced by the need to address potential landscape and visual impacts.

6.2. Consistent features during indicative scheme evolution have been as follows:

- The Indicative Landscape Masterplan (Figure 4.14) shows the proposed MSA set within a landscape framework. Boundary vegetation will be retained and managed where feasible, and planting including native tree and scrub planting will be established to the perimeter of parking and amenity areas.
- The overall concept for the Indicative Landscape Masterplan of the proposed MSA is to provide a safe and accessible environment which relates sympathetically to the adjacent Restored Risley landfill site and provides a degree of visual integration with its Green Belt setting.
- The Indicative Site Plan has been developed to provide the necessary services in a compact form to maximise soft landscape areas and ecological enhancement, and to assimilate the development into the landscape.
- The location of different elements has been determined to minimise their visual impact from key vantage points. The indicative Facilities Building is located at the base of the restored landfill slope so that it does not break the skyline when viewed from the east. The HGV parking has been located to the south of the Facilities Building.
- Perimeter vegetation will establish to screen the HGV parking from the external amenity areas located to the south and east of the indicative Facilities Building.
- The indicative Facilities Building design has been developed in a way that references the local area. A sinuous wall is a reference to the local peat moss land and the historic peat cutting that took place in the area. A series of simple linear pitched roof elements as a cluster reflect the form and grouping of local farm buildings. Their fragmented form reduces the visual impact of the building at a distance. The selection of materials will also reference the local vernacular.
- The indicative Facilities Building will be designed to create strong links with external amenity spaces and the wider area, particularly the adjacent Restored Risley landfill site.

- Links will be provided to the Public Rights of Way network that currently exists within the Site, thereby allowing linkages to the wider non-definitive and definitive footpath network and the permissive footpaths across the adjacent restored landfill site.
- Tree and scrub vegetation buffers will be planted to the perimeters of the Site and within the Site to screen elements where necessary. New mainly native woodland, trees and scrub planting to enhance the existing green infrastructure, both within and on the perimeters of the Site has also been a constant feature for reasons of biodiversity, screening and amenity.
- Retention of established and establishing vegetation (tall hedgerows and woodland belts) to the Site perimeters and within the Site has been a constant feature as the scheme has evolved to maintain linear wildlife corridors which also have a screening function.
- The Framework Ecological Management Plan (see Ecology Technical Paper, Appendix 15, ES Part 1) proposes a formal programme of management of existing and newly-created habitats to be set out within a Landscape and Habitat Management Plan.
- There will be amenity areas within the landscaping areas. It was decided at an early stage to create an open green space along the eastern Site edge, incorporating the gas main easement and re-routed brook. Discussion with the project ecologist has led to proposals for new habitats for wildlife within this corridor and other green open spaces, including species rich grassland, mixed native species hedgerows to act as linear corridors for wildlife, ecological ponds and SUDs features.
- It was decided at an early stage to create a channel for the diverted Silver Lane Brook and the associated ecological mitigation and landscape along the diverted brook's corridor. This will be the subject of a Landscape and Habitat Management Plan for longer term management and maintenance.
- Tree and hedgerow planting to the proposed MSA Site circulation areas to aid integration of the development into the landscape and reduce visual impact features within the Indicative Landscape Masterplan.
- It was proposed at an early stage that the entrance to the Site take the form of combined ingress and exit lanes within a wooded corridor with grass verges.

- The proposed MSA will be operational 24-hours of the day and night. The lighting designers have proposed design and specification of lighting to circulation areas which will reduce visual impact on longer distance receptors. The Lighting Assessment states "Due to the presence of local skyglow, existing artificial urban and highway lighting bordering the Proposed Development, it is considered that this area is typical of an E2 / partial E3 zone. However, due to the rural nature of the location and areas of natural conditions, on a precautionary approach the thresholds are based on E2 Zone classification (Low district brightness)."
- As part of cut and fill earthworks to provide development platforms, top soil will be stripped and stockpiled, avoiding unnecessary double-handling, ready for re-use in landscaped areas.

7. Potential Environmental Effects

7.1. In this section the Scoping predictions for potential environmental impacts are revisited, adding detail and updating as necessary, and splitting analysis into construction and operational phases. For each potential impact, worst case scenarios are considered.

The construction phase is included because, although not permanent impacts, construction impacts may be significant to visual receptors and principal viewpoint areas in the short term.

The Proposed Development

7.2. This section should be read in conjunction with the ES Part 1 Report which includes within its appendices, as identified, National and Regional Context Plans (Appendix 2), Redline plan (Appendix 3) and Parameters Plans (Appendix 5). In addition, a full description of the project is available within Section 2 of ES Part 1 Report. It is estimated that the construction period for the residential scheme will be approximately 12 months.

Construction Phase - Stage 1 Assessment of Effects

Landscape Receptors

7.3. NCA 60. Mersey Valley extends over a wide area and contains a high number of varied landscape components. It is felt that any changes at the scale of the Site as a result of the proposed Development would not be significant to the overall character of NCA 60, especially given the existing landscape context. Further consideration of effects at the NCA scale is therefore not considered in this LVIA.

7.4. The effects of lighting are considered in the landscape assessment despite the fact that the Site lies within an area highly influenced by the M62 Motorway corridor, other highways and areas of residential and employment use to the northwest and southwest. This is achieved using night-time photomontages for two longer distance views (see Figure 4.4)

Warrington Landscape Character Type (LCT) 2B extends over an irregular area of approximately 2.5km radius (see Figure 4.10), and borders on to Salford LCA: Rural Mosslands along the Glaze Brook approximately 1km from the Site. Both have substantial areas within the Study Area. The significance of effects on these Landscape Units is described in Tables 4.26 and 4.27 below. One of the key characteristics of both LCAs are the expansive views over an open exposed landscape.

Assessment of Landscape Effects on Warrington LCT 2: Mossland Landscape 2B - Holcroft & Glazebrook Moss – Susceptibility/ability to accommodate the proposed development

7.5. The Site is located wholly within LCT2B but extends over only a relatively small part of it. The Landscape Unit's (LU) characteristic features includes a mix of landscape elements including the open 'level' basin form to mossland areas, a general absence of hedgerow and hedgerow trees, predominantly expansive arable farmland with dotted farms and small-scale residential groupings, and then a visually dominant (on the smaller scale) elevated sections of a disused railway, the visually dominant (on a larger scale) former landfill site at Silver Lane (now oversoiled and planted), a small-scale employment park and a section of the M62 motorway corridor (in cutting) east of Junction 11. Generally this mix of features (larger scale landscape, open and exposed, flat, simple, uniform) results in the LU having a **lower** susceptibility to construction activities.

7.6. However the immediate Study Area i.e. within 1km radius of the Site, is a little uncharacteristic of this given the localised forms and screening effect of the two man-made hill features (former landfill site and Pestfurlong Hill) and the elevated disused railway line. The M62 Motorway corridor is in cutting for much of LCA2B, reducing its visual impact, but a level of intervisibility with adjacent areas, particularly elevated viewpoints remain. Generally this mix of features (smaller scale landscape, complexity, strong linear features and topographic features that define the backdrop but relatively busy and noisy) results in the LU having a susceptibility to construction activities which tends to be **higher.**

7.7. On average, LCT2B is assessed as having a **Medium** susceptibility, and a **Medium** ability to accommodate the proposed development.

7.8. The proposed development could at worst be regarded as a non-characteristic intrusion in the relatively modified landscape local to the Site. It is considered that the extent of additional impact that the proposed development brings and the extent to which the proposed development affects or compromises the particular characteristics of the landscape of LCT2B within 1km radius of the Site is relatively minor.

7.9. Beyond 1km radius from the Site the landscape is more consistent with the LCA characteristic of open views over level ground and occasional field edge vegetation. Moreover it is assessed that in this landscape type visual impact beyond 1km radius of the Site reduces considerably, and that the visual dominance of the former landfill site reduces. Landscape character is in part based on views and thus it is correct to assess views as part of landscape character

assessment. The baseline visual assessment indicates shorter distance views i.e. within 1km radius from Site, over farmland:

- From the north e.g. VP7 - views are over farmland
- From the east/northeast e.g. VP1 and VP19 - views are over farmland, and the key inconsistent feature (not considered a detractor) is the mound of the former landfill site
- From the south e.g. VP6 – foreground views are over the M62 Motorway corridor (considered a detractor)
- From the west (elevated land of former landfill site) e.g. VP10 - the proposed development, whilst seen in a broad panoramic view which includes distant urban areas and motorway corridor, is largely viewed within an agricultural/rural setting

The assessment indicates middle distance views i.e. beyond 1km radius from Site, over farmland:

- From the north e.g. VPB - views are over farmland, and the key inconsistent feature (not considered a detractor) is the mound of the former landfill site
- From the east/northeast e.g. VPF - views are over farmland, and the key inconsistent feature (not considered a detractor) is the distant mound of the former landfill site
- From the east e.g. VP20 - foreground views are over the M62 Motorway corridor (considered a detractor).
- From the southwest e.g. VP21 - VP7 - views are over farmland

This brief assessment of views in relation to landscape character indicates that for the majority of views, the prevalent landscape character is level, open farmland featuring field edge vegetation, and often the mound of the former landfill site. It is only from short distance views to the south and middle distance views from the east that detractors are dominant, in this case the M62 Motorway corridor.

Table 4.26 Assessment of Landscape Effects on LCT 2: Mossland Landscape 2B - Holcroft & Glazebrook Moss

Susceptibility of Receptor to Specific Change/Landscape Value	**Sensitivity**
Construction Taking the existing detracting landscape influences into account along with the areas of restored landscapes and rural context, LCT2B within the Study Area is assessed as having a **Moderate** ability to accommodate construction activity and on average **Medium** susceptibility to it. Taking the **Low to High** value of the landscape within LCT2B and its **Medium** susceptibility into account, LCT2B within the Study Area is assessed as being of **Low to High** sensitivity to construction within the Site. It is assessed that the scale of construction activity will not be unacceptable within the wider urban fringe context.	Low to High
Year 1 of Operation The landscape of LCT2B is recognised as being of mixed quality and including a wide range of landscape features which reduce its quality resulting in a range of perceptual qualities across the LU. It is felt that the proposed development will have few effects on the character of the area as a whole. Taking the **Low to High** value of the landscape and on average **Medium** susceptibility into account, LCT2B within the Study Area is assessed as being of **Low to High** sensitivity to Year 1 of operation.	Low to High
Year 15 of Operation The landscape elements of the scheme will have matured to a degree and will provide a contribution to the landscape character of the Site	Low to Medium
Size,/Scale, Geographical Extent, Duration & Reversibility of Effect	**Magnitude of Landscape Effect**
Construction Construction will take place over approximately 12 months but is regarded as temporary. Its effects will mainly be confined to the Site and its immediate vicinity, with no effects apparent within much of the LU. Overall, the magnitude of effect on LCT2B, taking the long duration and limited extent into account, will be **small.**	Small
Year 1 of Operation The proposed development will extend over a small part of the study area. It will be permanent and exert a direct and ongoing influence on the study area. Taking the influence of the existing adjacent landscape detractors (M62 Motorway corridor), the magnitude of effect on the LU is assessed as **small.**	Small
Year 15 of Operation The magnitude of effect on the LU is assessed as **small.**	Small
Significance of Landscape Effect	**Significance of Landscape Effect**
Construction The Low to High sensitivity combined with small magnitude of effect would result in a **Negligible to Moderate Adverse** significance of effect on the landscape of LCT2B.	Negligible to Moderate Adverse
Year 1 of Operation The Low to High sensitivity combined with small magnitude of effect would result in a **Negligible to Moderate Adverse** significance of effect on the landscape of LCT2B.	Negligible to Moderate Adverse
Year 15 of Operation The Low to High sensitivity combined with small magnitude of effect would result in a **Negligible to Minor Adverse** significance of effect on the landscape of LCT2B.	Negligible to Moderate Adverse

Assessment of Landscape Effects on Salford Rural Mosslands Sub Area 2 LCA – Susceptibility/ability to accommodate the proposed development

7.10. The Study Area expands northeastwards to include the Salford Rural Mosslands Sub Area 2 LCA (see Figure 4.10). The Landscape Unit's characteristic features includes a more consistent low lying, flat topography with larger fields in a simple ordered landscape, associated with

reclaimed former lowland peat bogs allowing extensive views. Generally this mix of features results in the LU having a **lower** susceptibility to construction activities.

Table 4.27 Assessment of Landscape Effects on Salford Rural Mosslands Sub Area 2 LCA

Susceptibility of Receptor to Specific Change/Landscape Value	**Sensitivity**
Construction Sub Area 2 within the Study Area is assessed as having a **Moderate** ability to accommodate construction activity and on average **Lower** susceptibility to it. Taking the **Low to High** value of the landscape within Sub Area 2 and its **Lower** susceptibility into account, Sub Area 2 within the Study Area is assessed as being of **Low to Medium** sensitivity to construction within the Site. It is assessed that the scale of construction activity will not be unacceptable within the wider urban fringe context.	Low to Medium
Year 1 of Operation The landscape of Sub Area 2 is recognised as being of mixed quality and including a wide range of landscape features which reduce its quality resulting in a range of perceptual qualities across the LU. It is felt that the proposed development will have few effects on the character of the area as a whole. Taking the **Low to High** value of the landscape and on average **Lower** susceptibility into account, Sub Area 2 within the Study Area is assessed as being of **Low to Medium** sensitivity to Year 1 of operation.	Low to Medium
Year 15 of Operation The landscape elements of the scheme will have matured to a degree and will provide a contribution to the landscape character of the Site	Low to Medium
Size,/Scale, Geographical Extent, Duration & Reversibility of Effect	**Magnitude of Landscape Effect**
Construction Construction will take place over approximately 12 months but is regarded as temporary. Its effects will mainly be confined to the Site and its immediate vicinity, with no effects apparent within much of the LU. Overall, the magnitude of effect on Sub Area 2, taking the long duration and limited extent into account, will be **small.**	Small
Year 1 of Operation The proposed development will extend over a small part of the study area. It will be permanent and exert a direct and ongoing influence on the study area. The magnitude of effect on the LU is assessed as **small.**	Small
Year 15 of Operation The magnitude of effect on the LU is assessed as **small.**	Small
Significance of Landscape Effect	**Significance of Landscape Effect**
Construction The Low to Medium sensitivity combined with small magnitude of effect would result in a **Negligible to Minor Adverse** significance of effect on the landscape of Sub Area 2.	Negligible to Minor Adverse
Year 1 of Operation The Low to Medium sensitivity combined with small magnitude of effect would result in a **Negligible to Minor Adverse** significance of effect on the landscape of Sub Area 2.	Negligible to Minor Adverse
Year 15 of Operation The Low to Medium sensitivity combined with small magnitude of effect would result in a **Negligible to Minor Adverse** significance of effect on the landscape of Sub Area 2.	Negligible to Minor Adverse

Landscape and Representative Visual Receptors

7.11. The following table correlates the sensitivity of landscape and representative visual receptors, as identified in Section 5, against the assessed magnitude of change, expressed as a positive, neutral/negligible or negative effect.

Table 4.28 Stage 1 Assessment of Construction Phase

Landscape/Visual Receptor/ Nature of Impact	Sensitivity	Description of Change	Assessed Magnitude of Change	Significance of Effect (Stage 1)
Landscape Receptors:				
National Character Area NCA 60. Mersey Valley	Low Sensitivity	The scale of construction activity will not be unacceptable within the NCA in the urban fringe context.	Negligible	Negligible
LCT 2: Mossland Landscape 2B - Holcroft & Glazebrook Moss	Medium to Low Sensitivity	Given the scale of the proposed Development, the scale of construction activity will not be unacceptable within the wider LCT2B context	Small	Minor Adverse to Negligible
Salford Rural Mosslands Sub Area 2 LCA	Medium Sensitivity	Given the scale of the proposed Development, the scale of construction activity will not be unacceptable within the wider Sub Area 2 context. The Development would result in a minor alteration of the landscape of the adjacent LU.	Small	Minor Adverse
The Application Site	Medium to Low Sensitivity	There will be a large change to the proposed Application Site over the construction period, as the proposed Application Site changes from agricultural fields to a Motorway Service Area.	Large	Range from Moderate to High Adverse
Existing Built Form - Settlements	Medium to Low Sensitivity	The scale of construction activity will be noticeable within the wider scene, however given the distance from the nearest settlements of Gorse Covert and Culcheth the scale of construction activity will not be unacceptable within the wider context.	Small	Minor Adverse to Negligible
Existing Built Form – Other Types of Development	Low Sensitivity	The scale of construction activity will be noticeable within the wider scene the scale of construction activity will not be unacceptable within the wider urban fringe context.	Small	Negligible Adverse
Topography and Landform	Medium to Low Sensitivity	The Application Site is predominantly level, rising along the western edge and in the southwestern corner. The construction works will involve the creation of development platforms set at different levels from the existing topography. To achieve these new Site levels will require the excavation, movement, temporary storage in stockpiles and re-use of earth and spoil throughout the Site.	Medium	Moderate Adverse
Vegetation including grassland, woodland and hedgerows	Medium to Low Sensitivity	A limited area of trees and scrub (including poplars) will be removed from the southwestern corner to accommodate the access road. Compensation/mitigation is described later in this Paper. The remaining Site vegetation will be retained. Existing arable crop will be changed to a range of surfaces.	Small	Minor Adverse
Access	Medium to Low Sensitivity	PRoW Footpath No 13 runs along the western boundary of the Site.	Medium	Range from Minor to Moderate Adverse
Communication	Low to Negligible Sensitivity	The Site is located adjacent to the M62 Motorway corridor and Junction 11. The B5212 Holcroft Lane runs approximately 1km to the northeast and east of the Site boundary. There are lanes off main roads serving farms and residential properties.	Small	Negligible

Landscape/Visual Receptor/ Nature of Impact	Sensitivity	Description of Change	Assessed Magnitude of Change	Significance of Effect (Stage 1)
Land Use Pattern	Medium to Low Sensitivity	The scheme proposes removing the existing land use pattern of fields and hedgerows and replacing it with a new land use.	Medium	Moderate to Minor Adverse
Surrounding farmland	Medium to Low Sensitivity	The Application Site consists predominantly of arable farmland. The construction works will see the loss of existing agricultural land, and its replacement with a construction site. This loss is possibly less severe than it would be in other locations because the Site sits at the point where the agricultural zone sits alongside the M1 Motorway corridor. There are views into this farmland from the M62 Motorway, from the PRoW to the western Site edge and from viewpoints to the north, west, south and east.	Medium	Moderate to Minor Adverse
Water Bodies and Drainage Systems	Medium to Low Sensitivity	Silver Lane Brook flows adjacent to the western Site boundary. There is also a drainage channel running to the east, north and part of the western Site boundary. The Proposal involves realignment of the Brook around the southern, eastern and northern Site edges, and creation of attenuation ponds in the northern Site area.	Large	Range from Moderate to High Adverse
Recreation and The Wider Green Space Network	Medium to Low Sensitivity	The Site lies within the Green Belt, and the PRoW running through the Site and other paths running in adjacent areas form part of the recreational offer in the area, including Gorse Covert Mounds and Silver Lane Pools LWS. There will be little change to the wider green open space network. PRoW Footpath No. 13 runs through the eastern Site area. The route will require appropriate segregation from construction areas and activities.	Medium	Minor to Moderate Adverse
Lighting	Low to Negligible Sensitivity	During construction the Site will be lit after sunset and before sunrise during the Autumn and Winter months.	Medium	Minor Adverse
Landscape Condition	Medium Sensitivity	The quality of the existing Site landscape has been assessed as Good. The construction phase will temporarily reduce landscape condition on the Site.	Medium	Moderate Adverse
Cultural Heritage/Historic Designations	Medium to High Sensitivity	Cultural Heritage will experience a Negligible magnitude of change on the Grade II* and Grade II listed buildings and other designations.	Negligible	Minor Adverse to Negligible
Environmental Designations	Low to High Sensitivity	The Construction Phase may have a minor impact on local environmental designations including Pestfurlong Hill and Silver Lane Pools (LWS)	Medium	Minor to High Adverse
Key Representative Visual Receptors:				
VP1 (R1 Residential) (R5 Recreational)	High Sensitivity	Construction and lighting may be visible in the distance, although sometimes partially or fully screened by intervening vegetation.	Small	Moderate Adverse
VP4 (R2 Recreational)	High Sensitivity	Vehicles, construction, lighting and earthworks will be clearly visible.	Large	Substantial Adverse
VP6 (R3 Recreational)	High Sensitivity	Vehicles, construction, lighting and earthworks will be clearly visible.	Large	Substantial Adverse
VP7 (R4 Recreational)	High Sensitivity	Vehicles, construction, lighting and earthworks will be clearly visible.	Large	Substantial Adverse
VP10 (R6 Recreational)	High Sensitivity	Vehicles, construction, lighting and earthworks will be clearly visible.	Large	Substantial Adverse
VP14 (R7 Recreational)	High Sensitivity	Vehicles, construction, lighting and earthworks will be clearly visible.	Large	Substantial Adverse
VP16 (R8 Places of Work)	Low Sensitivity	Vehicles, construction, lighting and earthworks will be clearly visible.	Large	Moderate Adverse

Landscape/Visual Receptor/ Nature of Impact	Sensitivity	Description of Change	Assessed Magnitude of Change	Significance of Effect (Stage 1)
VP17 (R10 Transport)	Low Sensitivity	Vehicles, construction, lighting and earthworks will be clearly visible.	Small	Negligible
Construction Related Impacts:				
Temporary Visual Impact of HGV movements during Construction		Visual impact will arise from HGV movements during the Construction period (clearing and remediation of Site in preparation for development, then construction phase). Site operations will include removal of waste products including and haulage of general construction materials to Site. The clearing, remediation and construction phases of the development are likely to generate a number of two-way HGV and lightweight vehicle movements per week accessing the Site M1 Motorway Junction 11		Minor to Moderate Adverse effect on views from the Site to the HGVs' end destination.
Temporary Visual Impact of Storage of Site Materials, Equipment, Temporary Site Structures during Construction		Construction will involve an amount of associated Site infrastructure including Site materials, equipment, temporary Site structures including Site office and welfare areas. According to the requirements of the scheme, the significance of the impacts of storage, Site equipment, and temporary structures may vary.		Minor Adverse
Temporary Visual Impact of Topsoil and Subsoil Heaps		There is likely to be a requirement for cut and fill across the Site which will result in formation of temporary soil heaps as work progresses. Topsoil from these heaps will be re-used for garden and landscaped areas.		Minor Adverse
Temporary Visual Impact of General Building Works during Construction		These may at any time include one or more of the following; scaffolding, cranes, large scale equipment etc.		Minor Adverse effect on those receptors having views of the Site (Moderate Adverse)
Temporary Visual Effect of Hoardings at Street Level during Construction		To secure the Site, fencing will be required to Site boundaries. Impact will vary depending on type of fence used.		Minor Adverse
Temporary Visual Impact of Site Lighting during Construction		There may be a requirement to light construction operations during winter months prior to the end of the working day.		Minor Adverse

Summary of Stage 1 Assessment – Construction Phase

7.12. As stated in chapter 4 of this ES Paper, an assessment for the Stage 1 of High or Substantial is considered to be a **significant effect**.

Significant Effects during the Construction phase on Landscape Receptors

7.13. During the construction phase, a significant effect has been attributed to the proposed Application Site with a Moderate to High Adverse effect. The agricultural fields will change to a construction site and the change is measured against the baseline condition. This is considered adverse due to the effect on visual amenity of the adjacent areas. The impact on

the landscape during construction will be a gradual process as phases of the proposed Development are completed. A Moderate Adverse effect is also identified for landform/Site topography. A Minor to Moderate Adverse effect is identified for access, with impact on PRoW Footpath No 13. Land Use Pattern and Surrounding Farmland will experience a Moderate to Minor Adverse effect with loss of agricultural land. As the Site is part of the wider green space network, with recreational links passing through the Site, these elements will also experience Minor to Moderate Adverse effects during construction as will Environmental Designations. Landscape Condition will experience Moderate Adverse Impacts. These temporary adverse effects are not unusual for a site during the construction phase.

Significant Effects during the Construction phase on Visual Receptors

7.14. During the construction phase it is assessed that visual receptors (recreational) closely adjacent to the Site of which VP4, VP6, VP7, VP10 and VP14 are representative and will experience Substantial Negative effects. Residents, walkers on PRoWs and transport receptors further from the Site boundary may experience Moderate Adverse effects including those of which VP1 are representative. People working outdoors may experience Moderate Adverse effects including those of which VP16 is representative.

Construction Phase - Stage 2 Assessment of Effects

7.15. An assessment of the anticipated environmental impacts for the landscape and visual receptors during construction has then been made using the Stage 2 Methodology. Section 4.53 above (Determining the Significance of Effects (Stage 2) states that in the context of the second stage assessment, an assessment of Moderate, Substantial or High is considered to be a significant effect for the Stage 2 Methodology, as determined using the significance matrix in Section 6 of the Environmental Statement part 1 Report.

7.16. The Environmental Impact is assessed against the Receptor Value (International to Local), correlating in the Significance of effect. A predicted confidence level of the assessment has then been ascribed.

Table 4.29 Construction Phase Stage 2 Assessment of Effects

Landscape/Visual Receptor - Nature of Impact	Receptor Value	Significance of effect (Stage 1)	Significance of effect (Stage 2)	Confidence Level
Landscape Receptors:				
National Character Area NCA 60. Mersey Valley	National	Negligible	Negligible	High

Landscape/Visual Receptor - Nature of Impact	Receptor Value	Significance of effect (Stage 1)	Significance of effect (Stage 2)	Confidence Level
LCT 2: Mossland Landscape 2B - Holcroft & Glazebrook Moss	County	Minor Adverse to Negligible	Negligible to Minor Adverse	High
Salford Rural Mosslands Sub Area 2 LCA	County	Minor Adverse	Minor Adverse	High
The Application Site	Local/ Neighbourhood	Range from Moderate to High Adverse	Minor Adverse	High
Existing Built Form – Settlements	Local/ Neighbourhood	Minor Adverse to Negligible	Negligible to Minor Adverse	High
Existing Built Form – Other Types of Development	Local/ Neighbourhood	Negligible Adverse	Negligible	High
Landform/Topography	Local/ Neighbourhood	Negligible Adverse	Negligible	High
Vegetation including grassland, woodland and hedgerows	Local/ Neighbourhood	Minor Adverse	Minor Adverse	High
Access	Local/ Neighbourhood	Range from Minor to Moderate Adverse	Minor Adverse	High
Communication	Local/ Neighbourhood	Negligible Adverse	Negligible	High
Land Use Pattern	Local/ Neighbourhood	Moderate to Minor Adverse	Minor Adverse	High
Surrounding farmland	Local/ Neighbourhood	Moderate to Minor Adverse	Minor Adverse	High
Water Bodies and Drainage Systems	Local/ Neighbourhood	Range from Moderate to High Adverse	Minor Adverse	High
Recreation and The Wider Green Space Network	Borough	Minor to Moderate Adverse	Minor Adverse	High
Lighting	Local/ Neighbourhood	Minor Adverse	Minor Adverse	High
Landscape Condition	Local/ Neighbourhood	Moderate Adverse	Minor Adverse	High
Cultural Heritage/Historic Designations	National	Minor Adverse to Negligible	Moderate Adverse to Negligible	High
Environmental Designations	Borough	Minor to High Adverse	Moderate Adverse	High
Visual Receptors:				
VP1 (R1 Residential) (R5 Recreational)	Local/ Neighbourhood	Moderate Adverse	Minor Adverse	High
VP4 (R2 Recreational)	Local/ Neighbourhood	Substantial Adverse	Moderate Adverse	High
VP6 (R3 Recreational)	Local/ Neighbourhood	Substantial Adverse	Moderate Adverse	High
VP7 (R4 Recreational)	Local/ Neighbourhood	Substantial Adverse	Moderate Adverse	High

Landscape/Visual Receptor - Nature of Impact	Receptor Value	Significance of effect (Stage 1)	Significance of effect (Stage 2)	Confidence Level
VP10 (R6 Recreational)	Local/ Neighbourhood	Substantial Adverse	Moderate Adverse	High
VP14 (R7 Recreational)	Borough	Substantial Adverse	Moderate Adverse	High
VP16 (R8 Places of Work)	Local/ Neighbourhood	Moderate Adverse	Minor Adverse	High
VP17 (R10 Transport)	County	Negligible	Negligible	High
Construction Related Impacts:				
Temporary Visual Impact of HGV movements during Construction	Local/ Neighbourhood	Minor to Moderate Adverse	Minor Adverse	High
Temporary Visual Impact of Storage of Site Materials, Equipment, Temporary Site Structures during Construction	Local/ Neighbourhood	Minor Adverse	Minor Adverse	High
Temporary Visual Impact of Topsoil and Subsoil Heaps	Local/ Neighbourhood	Minor Adverse	Minor Adverse	High
Temporary Visual Impact of General Building Works during Construction	Local/ Neighbourhood	Minor Adverse	Minor Adverse	High
Temporary Visual Effect of Hoardings at Street Level during Construction	Local/ Neighbourhood	Minor Adverse	Minor Adverse	High
Temporary Visual Impact of Site Lighting during Construction	Local/ Neighbourhood	Minor Adverse	Minor Adverse	High

Summary of Stage 2 Assessment – Construction Phase

Significant impacts during the Construction phase on Landscape Receptors

7.17. When Receptor Values are applied as part of the Stage 2 assessment, the majority of landscape receptors assessed are identified as experiencing Minor Adverse significance of effect with the exception of Cultural Heritage/Historic and Environmental Designations, relating to the grade II* listed Holcroft Hall, which are assessed as experiencing Moderate Adverse to Negligible effects. This prediction is largely as a result of the National sensitivity value of the receptors. It is considered that the proposed development will in fact have very little impact on these properties and this is supported by Photomontage Photoviewpoint VPD, representing the view from the Public Right of Way immediately north of Holcroft Hall. The photomontage indicates that whilst the indicative Facilities Building (massing model) is visible in this view it is a very minor feature of the view, therefore the author deems the impact on this landscape receptor is able to be reduced to Negligible, and therefore not significant.

Significant impacts during the Construction phase on Visual Receptors

7.18. With application of Receptor Values, representative receptors VP4 (R2 Recreational PRoW), VP6 (R3 Recreational PRoW), VP7 (R4 Recreational PRoW), VP10 (R6 Recreational permissive bridleway) and VP14 (R7 Recreational permissive path in LWS) are assessed as experiencing a Moderate Adverse effect during construction phase. As described in chapter 4 of this paper, an assessment of Moderate Adverse is considered to be a significant effect for the Stage 2 Methodology.

Representative receptors VP4, VP6 and VP7 have been allocated a Local/Neighbourhood receptor value. Users of these PROWs which link to each other are moving at either walking or running pace through the wider landscape, having sequential short and longer distance views over landscape elements, including fields, the M62 Motorway corridor and urban areas as they progress. Whilst the impact on a single view in time, as captured by the photoviews, is significant, the view for these receptors is constantly changing.

VP 14, allocated a Borough Value represents the view from Pestfurlong Hill recognised locally as a viewing point. Whilst the view north over the Site from the summit (VP13) is currently obscured by vegetation and therefore not represented by a photomontage, VP14 taken from below the summit indicates views over the Site. It is possible that future management of vegetation on Pestfurlong Hill may, in the future, open up views from the summit over the Site.

7.19. The confidence level has been assessed as 'High' owing to the field based and desktop analysis which has been undertaken.

Operational Phase - Stage 1 Assessment of Effects

7.20. In the context of a development of the Site as a Motorway Services Area (MSA) the operational phase is considered to be a permanent phase of people working at, servicing, visiting and staying at the MSA.

Stage 1 Assessment of Operational Phase

7.21. An assessment of the anticipated environmental impacts for the landscape and visual receptors during the operational phase of the scheme has been made using the Stage 2 Methodology. See Environmental Statement Part 1 for the Significance Matrix.

7.22. The Environmental Impact is assessed against the Receptor Value (International to Local), correlating in the Significance of effect. A predicted confidence level of the assessment has then been ascribed.

Table 4.30 Stage 1 Magnitude of change and effects to receptors – Operational Phase

Landscape/Visual Receptor/ Nature of Impact	Sensitivity	Description of Change	Assessed Magnitude of Change	Significance of Effect (Stage 1)
Landscape Receptors:				
National Character Area NCA 60. Mersey Valley	Low Sensitivity	There will be no discernible change to the character of NCA 60. Mersey Valley.	Negligible	Negligible Adverse
LCT 2: Mossland Landscape 2B - Holcroft & Glazebrook Moss	Medium to Low Sensitivity	There will be a minor change to the landscape character of LCT 2: Mossland Landscape 2B - Holcroft & Glazebrook Moss	Small	Minor Adverse to Negligible
Salford Rural Mosslands Sub Area 2 LCA	Medium Sensitivity	There will be no discernible change to the character of Salford Rural Mosslands Sub Area 2 LCA	Small	Minor Adverse
The Application Site	Medium to Low Sensitivity	The proposed Application Site will change from agricultural fields to a Motorway Service Area (MSA)	Large	Range from Moderate to High Adverse
Existing Built Form - Settlements	Medium to Low Sensitivity	There will be no discernible change to the character of nearby settlements	Small	Minor Adverse to Negligible
Existing Built Form – Other Types of Development	Low Sensitivity	There will be no discernible change to the character of nearby employment areas	Small	Negligible Adverse
Topography and Landform	Medium to Low Sensitivity	On completion of development of the Site, and with establishment of trees including woodland areas, hedgerows and grassland, development platforms created to accommodate the scheme will become less visually obtrusive.	Medium	Range from Minor to Moderate Adverse
Vegetation including grassland, woodland and hedgerows	Medium to Low Sensitivity	The indicative scheme includes the retention of 0.55 hectares of trees and scrub vegetation, removal of 0.16 hectares of trees and scrub vegetation, and the planting 2.29 hectares of trees and scrub vegetation and 800 linear metres of hedge, all incorporating majority native species, to be managed for both wildlife and screening purposes.	Small	Minor Adverse to Negligible
Access	Medium to Low Sensitivity	PRoW Footpath No 13 will follow a realigned route along the western Site boundary to accommodate the proposed development.	Small	Minor Adverse to Negligible
Communication	Low to Negligible Sensitivity	There will be no discernible change to the alignment of local roads. There will be works to the M62 Junction 11 to extend the existing spur to form an access to the proposed MSA	Small	Negligible
Land Use Pattern	Medium to Low Sensitivity	The scheme proposes removing the existing land use pattern of fields and hedgerows and replacing it with a new land use.	Medium	Moderate to Minor Adverse
Surrounding farmland	Medium to Low Sensitivity	The Site will be changed from farmland to MSA, but there will be no discernible change to adjacent farmland to the east.	Small	Minor Adverse to Negligible
Water Bodies and Drainage Systems	Medium to Low Sensitivity	The completed scheme will see realignment of Silver Lane Brook and creation of new attenuation ponds within the Site. The new watercourse and ponds will be designed by a landscape/ecology team to create a variable stream bed which will establish over time to enhance visual and biodiversity value.	Small	Minor Positive

Landscape/Visual Receptor/ Nature of Impact	Sensitivity	Description of Change	Assessed Magnitude of Change	Significance of Effect (Stage 1)
Recreation and The Wider Green Space Network	Medium to Low Sensitivity	The proposed development will include publicly accessible space including footpaths, areas of maintained grassland and species-rich grassland and play area. Previously there was no public access to the Site except via PRoW Footpath No. 13.	Small	Minor Positive
Lighting	Low to Negligible Sensitivity	The proposed development including buildings and circulation spaces will be lit. Previously the Site has been unlit. Lighting to buildings and circulation spaces will be designed to minimise light spill into adjacent areas. Set against the backdrop of the M62 Motorway Corridor the MSA will become part of the wider lit motorway corridor.	Medium	Minor Adverse
Landscape Condition	Medium Sensitivity	The landscape areas within the Site will be changed in character from an agricultural field to an MSA with extensive paved circulation and car and HGV parking areas and areas of woodland and grassland. The new landscape will be maintained and managed to a high formal standard where this is appropriate to use, and areas of landscape which are maintained for biodiversity.	Medium	Moderate Adverse
Cultural Heritage/Historic Designations	Medium to High Sensitivity	The proposed MSA will have negligible impact on the Grade II* and Grade II listed buildings and other designations.	Negligible	Negligible to Minor Adverse
Environmental Designations	Low to High Sensitivity	The proposed MSA will have a minor impact on the landscape of local environmental designations including Pestfurlong Hill and Silver Lane Pools (LWS)	Small	Negligible to Moderate Adverse
Key Representative Visual Receptors:				
VP1 (R1 Residential) (R5 Recreational)	High Sensitivity	The proposed MSA facilities building and hotel may be visible over intervening vegetation.	Small	Moderate Adverse
VP4 (R2 Recreational)	High Sensitivity	There will be change to the view for walkers and cyclists on PRoW Footpath No. 13. Trees will be established to screen the proposed vehicle parking area. The proposed MSA facilities building and hotel will be visible through these trees. Circulation spaces with vehicle parking will be visible to the rear of the building.	Large	Substantial Adverse*
VP6 (R3 Recreational)	High Sensitivity	There will be change to the view for walkers and cyclists on Silver Lane PRoW. Trees will be planted to the southern Site perimeter, but there will be views through to the fuel filling station, HGV parking areas and MSA facilities building and hotel.	Large	Substantial Adverse *
VP7 (R4 Recreational)	High Sensitivity	There will be change to the view for walkers and cyclists on PRoW Footpath No. 13. Trees will be planted to the northern Site perimeter, but there will be views through to the MSA facilities building and hotel, vehicle parking area and green open areas in the northeast of the Site.	Large	Substantial Adverse *
VP10 (R6 Recreational)	High Sensitivity	There will be change to the view for walkers and cyclists on the permissive bridleway. Trees will be planted to the eastern Site perimeter, but there will be views from this elevated position through to the MSA facilities building and hotel, vehicle parking area and green open areas in the north of the Site and beyond.	Large	Substantial Adverse*
VP14 (R7 Recreational)	High Sensitivity	There will be change to the view for walkers on Pestfurlong Hill LWS. Trees will be planted to the southern Site perimeter, but there will be views from this elevated position through to the fuel filling station and HGV parking areas, and to the MSA facilities building and hotel and green open areas in the north of the Site.	Large	Substantial Adverse*
VP16 (R8 Places of Work)	Low Sensitivity	There will be change to the view for those working outside. Trees will be planted to the northern Site perimeter, but there will be views through to the MSA facilities building and hotel, vehicle parking area and green open areas in the northeast of the Site.	Large	Moderate Adverse

Landscape/Visual Receptor/ Nature of Impact	Sensitivity	Description of Change	Assessed Magnitude of Change	Significance of Effect (Stage 1)
VP17 (R10 Transport)	Low Sensitivity	There will be glimpse views through proposed planting along the southern boundary of the fuel filling station.	Small	Negligible

*It should be noted that Stage 1 significant effects will reduce with time as intervening vegetation establishes.

Summary of Stage 1 Assessment - Operational Phase

Stage 1 - Significant Effects during the Operational Phase on Landscape Receptors

7.23. During the operational phase, a significant effect has been identified to the proposed Application Site with a Moderate to High Adverse effect. Aspects experiencing a Minor to Moderate Adverse effect include landform/topography and Land Use Pattern with change of use from existing land use pattern of fields and replacement with a new land use. A Moderate Adverse impact is predicted for Landscape Condition, again owing to change in character from an agricultural field to an MSA with extensive paved circulation and vehicle parking areas, but with areas of woodland and grassland. A Moderate Adverse impact is also predicted for impacts on Pestfurlong Hill LWS, in terms of views north over the Site owing to change in character from an agricultural field to an MSA.

7.24. Waterbodies and drainage systems experience a Minor Positive effect with proposals for SUDs features and wildlife ponds within the MSA. A similar Minor Positive effect is predicted as access is allowed into the MSA and the Site's contributions to the wider green space network (management and maintenance of woodland, creation of new footpaths) are put into place.

Stage 1 - Significant Effects during the Operational Phase on Visual Receptors

7.25. During the operational phase it is assessed that visual receptors (recreational) closely adjacent to the Site of which VP4, VP6, VP7, VP10 and VP14 are representative will experience Substantial Adverse effects. Residents, walkers on PRoWs and transport receptors further from the Site boundary may experience Moderate Adverse effects including those of which VP1 are representative. People working outdoors may experience Moderate Adverse effects including those of which VP16 is representative. It should be noted that Stage 1 significant effects will reduce with time as intervening vegetation establishes, as indicated by photomontages within Appendix 4.3 of this paper.

Operational Phase – Stage 2 Assessment

7.26. An assessment of the anticipated environmental impacts for the landscape and visual receptors on completion of the proposed Application Site (operational) has been assessed using the Stage 2 Significance Matrix (refer to Environmental Statement Part 1 Report). The Environmental Impact is assessed against the Receptor Value (International to Local), correlating in the Significance of Effect. A predicted confidence level of the assessment has then been ascribed.

Table 4.31 Stage 2 Operational Phase Potential Environmental Impacts

Landscape/Visual Receptor - Nature of Impact	Receptor Value	Significance of effect (Stage 1)	Significance of effect (Stage 2)	Confidence Level
Landscape Receptors:				
National Character Area NCA 60. Mersey Valley	National	Negligible Adverse	Negligible	High
LCT 2: Mossland Landscape 2B - Holcroft & Glazebrook Moss	County	Minor Adverse to Negligible	Minor Adverse to Negligible	High
Salford Rural Mosslands Sub Area 2 LCA	County	Minor Adverse	Minor Adverse	High
The Application Site	Local/ Neighbourhood	Range from Moderate to High Adverse	Minor Adverse	High
Existing Built Form – Settlements	Local/ Neighbourhood	Minor Adverse to Negligible	Minor Adverse to Negligible	High
Existing Built Form – Other Types of Development	Local/ Neighbourhood	Negligible Adverse	Minor Adverse	High
Landform/Topography	Local/ Neighbourhood	Range from Minor to Moderate Adverse	Minor Adverse	High
Vegetation including grassland, woodland and hedgerows	Local/ Neighbourhood	Minor Adverse to Negligible	Minor Adverse	High
Access	Local/ Neighbourhood	Minor Adverse to Negligible	Minor Adverse	High
Communication	Local/ Neighbourhood	Negligible	Negligible	High
Land Use Pattern	Local/ Neighbourhood	Moderate to Minor Adverse	Minor Adverse	High
Surrounding farmland	Local/ Neighbourhood	Minor Adverse to Negligible	Minor Adverse	High
Water Bodies and Drainage Systems	Local/ Neighbourhood	Minor Positive	Minor Benefit	High
Recreation and The Wider Green Space Network	Borough	Minor Positive	Minor Benefit	High
Lighting	Local/ Neighbourhood	Minor Adverse	Minor Adverse	High

Landscape/Visual Receptor - Nature of Impact	Receptor Value	Significance of effect (Stage 1)	Significance of effect (Stage 2)	Confidence Level
Landscape Condition	Local/ Neighbourhood	Moderate Adverse	Minor Adverse	High
Cultural Heritage/Historic Designations	National	Negligible to Minor Adverse	Negligible to Moderate Adverse	High
Environmental Designations	Borough	Negligible to Moderate Adverse	Negligible to Minor Adverse	High
Visual Receptors:				
VP1 (R1 Residential) (R5 Recreational)	Local/ Neighbourhood	Moderate Adverse	Minor Adverse	High
VP4 (R2 Recreational)	Local/ Neighbourhood	Substantial Adverse	Moderate Adverse	High
VP6 (R3 Recreational)	Local/ Neighbourhood	Substantial Adverse	Moderate Adverse	High
VP7 (R4 Recreational)	Local/ Neighbourhood	Substantial Adverse	Moderate Adverse	High
VP10 (R6 Recreational)	Local/ Neighbourhood	Substantial Adverse	Moderate Adverse	High
VP14 (R7 Recreational)	Borough	Substantial Adverse	Moderate Adverse	High
VP16 (R8 Places of Work)	Local/ Neighbourhood	Moderate Adverse	Minor Adverse	High
VP17 (R10 Transport)	County	Negligible	Negligible	High

Summary of Stage 2 Assessment - Operational Phase

7.27. The confidence level has been assessed as 'High' owing to the field based and desktop analysis which has been undertaken.

Stage 2 - Significant Effects during the Operational Phase on Landscape Receptors

7.28. During the operational phase, a significant effect has been identified to Cultural/Historic Designations, with Negligible to Moderate Adverse impact on the Grade II* and Grade II listed buildings and other designations within the Study Area. This prediction is largely as a result of the National sensitivity value of the receptors. It is considered that the proposed development will in fact have very little impact on these properties and this is supported by Photomontage Photoviewpoint VPD, representing the view from the Public Right of Way immediately north of Holcroft Hall. The photomontage indicates that whilst the indicative Facilities Building (massing model) is visible in this view it is a very minor feature of the view, therefore the author deems the impact on this landscape receptor is able to be reduced to Negligible, and therefore not significant.

7.29. Minor benefits are predicted for Water Bodies and Drainage Systems and for Recreation and The Wider Green Space Network.

Stage 2 - Significant Effects during the Operational Phase Visual Receptors

7.30. During the operational phase it is assessed that visual receptors (recreational) closely adjacent to the Site of which VP4, VP6, VP7, VP10 and VP14 are representative will experience significant (Moderate Adverse) effects.

As stated above, the experience and expectations of walkers and runners moving through the landscape on PROWs and having a Local/Neighbourhood receptor value (represented by VP4, VP6 and VP7) are potentially different from those who have ascended to the summit of Pestfurlong Hill, represented by VP14.

8. Proposed Mitigation

8.1. This section explains proposed mitigation measures, splitting measures into construction and operational phases. Where mitigation measures are inherent in the design, this is identified. Where any mitigation measures have been discussed, requested by the LPA or others or raised at the scoping stage, this is acknowledged and it is shown how these comments have been addressed.

8.2. Mitigation measures have been introduced to reduce the impact on receptors with 'significant effects' (Refer to Figure 4.14 Landscape Mitigation and Green Space Strategy. These measures include tree planting (including street tree planting) and hedgerow planting.

General Mitigation Principles

General principles for mitigation of effects within the proposed indicative scheme will include the following:

1 Retention of key Site characteristics e.g. trees, hedgerows where practicable. Tree Protection Plans will be required to be prepared prior to construction works commencing in accordance with BS5837:2012. During the construction phase it is important that specific responsibility for protecting and maintaining existing vegetation is identified.

2 Mitigation planting (trees, scrub and hedgerows) will be implemented both in advance of construction phases and during construction phases.

3 The heights and scale of the development have been established by the Parameters Plan), and are 'typical' for an MSA development.

4 The Indicative Site Plan takes into account topography, and considers appropriate orientation of properties.

5 The indicative scheme has sought to reflect local design characteristics through urban form and materials.

6 The indicative scheme has also sought to use existing public footpaths and local footpaths to connect the Application Site to the surrounding area.

Mitigation of loss of existing vegetation (see Figure 4.13)

8.3. The Indicative Landscape Masterplan and the Biodiversity Offsetting Report indicate that approximately 0.57 hectares of woodland vegetation will be retained within the Site to be enhanced through additional planting, maintenance and management for both habitat and screening purposes.

The Indicative Landscape Masterplan indicates that in excess of 2 hectares of tree and scrub vegetation will be planted within the Site. This will include the 1.61 hectares of mixed plantation woodland indicated within the Biodiversity Offsetting Report, smaller tree and scrub groups within and on the perimeter of car park areas. These will be maintained and managed for both habitat and screening purposes.

Tree Growth Rates

Much of the proposed mitigation is centred on tree planting in woodland blocks, small groups, screening belts, or as formal single trees to circulation areas. The following should be borne in mind when considering issues of mitigation through planting:

- A typical standard tree, such as a lime, planted when approximately 4 to 5m high in an urban situation (including restricted root growth and rainwater, impoverished soil nutrients and possible salt spray in the winter months) will take approximately two years to establish before increasing in height, then up to ten years to reach a height of approximately 8m.

- A belt of native mixed deciduous and coniferous trees planted as transplants and whips into acceptable soil strata will attain a height of 5m+ in 10 years and approximately 8m+ in 20 years. Initial screening can be slightly increased by introducing a percentage of larger stock when planting.

- Certain species establish and grow considerably faster than others. Examples of this would be poplar and birch species over slower growing oak and beech.

Future Management and Maintenance

There is mature vegetation on the Site that requires continued monitoring and arboricultural assessment. To ensure the successful establishment of trees, hedges, shrubs and amenity landscape a detailed landscape management plan should be written outlining the necessary works over a 15 year Period. The Framework Ecological Management Plan (see Ecology Technical Paper, Appendix 15, ES Part 1) describes future management of the new peatland habitat zone, brook realignment zone, existing tree lines, new woodlands and new meadows.

Construction Phase Mitigation

Common to mitigation for all receptors during the construction stage is consideration of location of materials storage, cabins, vehicle parking areas and plant storage, particularly in relation to properties with front elevation views to the Application Site. Also avoidance of erection of solid hoardings around construction areas and restriction of lighting where this is practicable. These actions should be detailed in the Construction Management Plan. Good public relations and timely notification of specific construction events will also assist in reducing impacts and adverse reactions to the construction activity. The following table outlines these and similar mitigation actions:

Table 4.32 Mitigation of Construction Impacts

Impact	**Description of Proposed Mitigation**
Visual Impact of HGV movements removing waste and haulage of general construction materials on receptors outside the Site	The mitigation suggests restricting HGV movements, so that movements take place during regular working hours only.
Visual impact of storage of Site materials, Site equipment, as well as temporary Site structures including Site office, welfare areas	Where possible, the storage of materials and other such construction goods will avoid higher elevated parts of the Site.
Visual impact of temporary soil heaps	Soil heaps to be located away from elevated areas. Maximum soil heap heights to be agreed.
Visual impact from general building works	Mitigation will include restrictions on the timing of construction works to reduce visual impact (construction works to take place during regular working hours only). Particularly tall equipment should, where possible, be dismantled or removed from Site as soon as no longer required. As previously mentioned, the location of storage areas will be chosen to lessen visual impact from key viewpoints.
Visual impact of hoardings on receptors outside the Site	The Site will benefit from well-maintained solid hoardings painted in an appropriate shade. Where deemed appropriate, use security fencing rather than hoarding as being more appropriate to more rural boundaries.

Impact	Description of Proposed Mitigation
Visual impact of Site lighting during normal working hours on receptors outside the Site	Site lighting during the hours of darkness, within normal working hours, to be kept to the minimum required for safe and efficient working.

Specific Mitigation

The following table describes mitigation for specific visual receptors:

Table 4.33 Mitigation for Specific Visual Receptors

Walkers on PRoW Footpath No. 13 have open views into the application lands. This path will be realigned as part of the development, and it is proposed to establish trees and scrub along the northern part of this routes to increase the early screening effect. This vegetation will take a number of years to establish to such an extent that views into the Site will be partially screened from the footpath, as indicated by Photomontage Photoviewpoint 04 (Year 15).
Walkers on Pestfurlong Hill currently have limited views through existing vegetation to the Site, as indicated by VP14. It is possible that future management of vegetation particularly around the summit of Pestfurlong Hill could create more open views from the summit over the Site. It is proposed to establish trees and scrub to the southern Site boundary to increase the early screening effect. This vegetation will take a number of years to establish to such an extent that views into the Site will be partially screened, as indicated by Photomontage Photoviewpoint 14 (Year 15).

9. Potential Residual Effects Potential Residual Effects

9.1. The following section will assess the potential residual impacts of implementing the mitigation measures either during the construction phase and/or during the operation phase.

Overview

9.2. Residual landscape and visual effects impacts are those that will remain after mitigation measures are implemented. A significant residual effect for the Stage 2 assessment is Moderate, High or Substantial. It should be noted that the construction phase is a temporary/short term phase (approximately 12 months).

Potential Residual Impact – Construction Phase

9.3. The overall potential residual impact of the proposal in terms of landscape and visual issues during the construction phase is highlighted in the table below:

Table 4.34 Construction Phase Residual Impacts

Landscape/Visual Receptor - Nature of Impact	Significance of effect (Stage 2)	Confidence Level	Mitigation	Residual Impact Significance
Landscape Receptors:				
National Character Area NCA 60. Mersey Valley	Negligible	High	No further mitigation proposed	Remains Negligible
LCT 2: Mossland Landscape 2B - Holcroft & Glazebrook Moss	Negligible to Minor Adverse	High	No further mitigation proposed	Remains Negligible to Minor Adverse
Salford Rural Mosslands Sub Area 2 LCA	Minor Adverse	High	No further mitigation proposed	Remains Minor Adverse
The Application Site	Minor Adverse	High	Retention and enhancement of existing vegetation where feasible and early establishment of proposed vegetation. Security fencing rather than hoardings is also proposed to these more rural boundaries.	Remains Minor Adverse
Existing Built Form – Settlements	Negligible to Minor Adverse	High	No further mitigation proposed	Remains Negligible to Minor Adverse
Existing Built Form – Other Types of Development	Negligible	High	No further mitigation proposed	Remains Negligible
Landform/Topography	Negligible	High	Timely completion of excavations and early removal of stock piles for re-use to complete development platforms. Where possible the construction works will avoid placing stockpiled materials, equipment etc. on areas of the Site which are at a higher elevation as well as those areas close to sensitive visual receptors	Remains Negligible

Landscape/Visual Receptor - Nature of Impact	Significance of effect (Stage 2)	Confidence Level	Mitigation	Residual Impact Significance
Vegetation including grassland, woodland and hedgerows	Minor Adverse	High	Appropriate protection (to BS5837: 2005 - Trees in relation to construction) is to be afforded to the trees and hedgerows to be retained within the Site (and at any other points where existing trees and hedgerows are in close proximity to the development). Planting of proposed new trees, woodland and hedgerows within the scheme.	Remains Minor Adverse
Access	Minor Adverse	High	PRoW Footpath No. 13 will require appropriate segregation from construction areas and activities.	Remains Minor Adverse
Communication	Negligible	High	No further mitigation proposed	Remains Negligible
Land Use Pattern	Minor Adverse	High	No further mitigation proposed	Remains Minor Adverse
Surrounding farmland	Minor Adverse	High	No further mitigation proposed	Remains Minor Adverse
Water Bodies and Drainage Systems	Minor Adverse	High	Early management and maintenance of all new water bodies, in accordance with Landscape and Ecological Management Plan	Remains Minor Adverse
Recreation and The Wider Green Space Network	Minor Adverse	High	Early management and maintenance of all new landscape, in accordance with Landscape and Ecological Management Plan	Remains Minor Adverse
Lighting	Minor Adverse	High	No further mitigation proposed	Remains Minor Adverse
Landscape Condition	Minor Adverse	High	No further mitigation proposed	Remains Minor Adverse
Cultural Heritage/Historic Designations	Negligible to Moderate Adverse	High	No further mitigation proposed	The author deems that significance is reduced to Negligible. This is supported following assessment of photomontage Photoviewpoint VPD.
Environmental Designations	Moderate Adverse	High	Regular and ongoing monitoring of positive and negative effects on surrounding areas. Liaison and agreement with relevant authorities.	Remains Moderate Adverse
Key Representative Visual Receptors:				
VP1 (R1 Residential) (R5 Recreational)	Minor Adverse	High	Construction stage planting of screening vegetation both within Site and on boundary with PRoW.	Remains Minor Adverse
VP4 (R2 Recreational)	Moderate Adverse	High	Construction stage planting of screening vegetation both within Site and on Site perimeters.	Remains Moderate Adverse
VP6 (R3 Recreational)	Moderate Adverse	High	Construction stage planting of screening vegetation both within Site and on Site perimeters.	Remains Moderate Adverse

Landscape/Visual Receptor - Nature of Impact	Significance of effect (Stage 2)	Confidence Level	Mitigation	Residual Impact Significance
VP7 (R4 Recreational)	Moderate Adverse	High	Construction stage planting of screening vegetation both within Site and on Site perimeters.	Remains Moderate Adverse
VP10 (R6 Recreational)	Moderate Adverse	High	Construction stage planting of screening vegetation both within Site and on Site perimeters.	Remains Moderate Adverse
VP14 (R7 Recreational)	Moderate Adverse	High	Construction stage planting of screening vegetation both within Site and on Site perimeters.	Remains Moderate Adverse
VP16 (R8 Places of Work)	Minor Adverse	High	Construction stage planting of screening vegetation both within Site and on Site perimeters.	Remains Minor Adverse
VP17 (R10 Transport)	Negligible	High	No further mitigation proposed	Remains Negligible
Construction Related Impacts:				
Temporary Visual Impact of HGV movements during Construction	Minor Adverse	High	Construction stage planting of screening vegetation both within Site and on boundary with PRoW.	Remains Minor Adverse
Temporary Visual Impact of Storage of Site Materials, Equipment, Temporary Site Structures during Construction	Minor Adverse	High	Construction stage planting of screening vegetation both within Site and on boundary with PRoW.	Remains Minor Adverse
Temporary Visual Impact of Topsoil and Subsoil Heaps	Minor Adverse	High	Construction stage planting of screening vegetation both within Site and on boundary with PRoW.	Remains Minor Adverse
Temporary Visual Impact of General Building Works during Construction	Minor Adverse	High	Construction stage planting of screening vegetation both within Site and on boundary with PRoW.	Remains Minor Adverse
Temporary Visual Effect of Hoardings at Street Level during Construction	Minor Adverse	High	Construction stage planting of screening vegetation both within Site and on boundary with PRoW.	Remains Minor Adverse
Temporary Visual Impact of Site Lighting during Construction	Minor Adverse	High	Construction stage planting of screening vegetation both within Site and on boundary with PRoW.	Remains Minor Adverse

Potential Residual Impact – Operational Phase

9.4. The overall potential residual impact of the proposal in terms of landscape and visual issues during the operational phase is highlighted in Table 4.35 below.

9.5. Phasing/timing of development has a considerable impact on visual impact assessment. Early development and completion, including tree planting, of circulation and amenity areas will ensure vegetation can establish in order to fully perform its purpose i.e. to help mitigate the impacts of the proposals during operational phases.

Table 4.35 Operational Phase Residual Impacts

Landscape/Visual Receptor - Nature of Impact	Significance of effect (Stage 2)	Confidence Level	Mitigation	Residual Impact Significance Year 1	Residual Impact Significance Year 15
Landscape Receptors:					
National Character Area NCA 60. Mersey Valley	Negligible	High	Appropriate maintenance and management of new and existing woodland, tree groups, individual trees, hedgerows and groundcover planting.	Remains Negligible	Remains Negligible
LCT 2: Mossland Landscape 2B - Holcroft & Glazebrook Moss	Minor Adverse to Negligible	High	Appropriate maintenance and management of new and existing woodland, tree groups, individual trees, hedgerows and groundcover planting.	Remains Minor Adverse to Negligible	Remains Minor Adverse to Negligible
Salford Rural Mosslands Sub Area 2 LCA	Minor Adverse	High	Appropriate maintenance and management of new and existing woodland, tree groups, individual trees, hedgerows and groundcover planting.	Remains Minor Adverse	Remains Minor Adverse
The Application Site	Minor Adverse	High	Appropriate maintenance and management of new and existing woodland, tree groups, individual trees, hedgerows and groundcover planting.	Remains Minor Adverse	Reduces further as vegetation, particularly woodland, within the Site establishes to increase screening of views into the Site.
Existing Built Form – Settlements	Minor Adverse to Negligible	High	No further mitigation proposed	Minor Adverse to Negligible	Minor Adverse to Negligible
Existing Built Form – Other Types of Development	Minor Adverse	High	No further mitigation proposed	Remains Minor Adverse	Remains Minor Adverse
Landform/Topography	Minor Adverse	High	Appropriate maintenance and management of new and existing woodland, tree groups, individual trees, hedgerows and groundcover planting to integrate new landform into the surrounding landscape character	Remains Minor Adverse	Reduces further as vegetation, particularly woodland within the Site establishes
Vegetation including grassland, woodland and hedgerows	Minor Adverse	High	Appropriate maintenance and management of new and existing woodland, tree groups, individual trees, hedgerows and groundcover planting.	Remains Minor Adverse	Reduces further as vegetation, particularly woodland within the Site establishes.
Access	Minor Adverse	High	No further mitigation proposed	Remains Minor Adverse	Remains Minor Adverse
Communication	Negligible	High	No further mitigation proposed	Remains Negligible	The new road layout will be assimilated into the existing Communication network.
Land Use Pattern	Minor Adverse	High	Appropriate maintenance and management of new and existing woodland, tree groups, individual trees, hedgerows and groundcover planting.	Remains Minor Adverse	Remains Minor Adverse

Landscape/Visual Receptor - Nature of Impact	Significance of effect (Stage 2)	Confidence Level	Mitigation	Residual Impact Significance Year 1	Residual Impact Significance Year 15
Surrounding farmland	Minor Adverse	High	Appropriate maintenance and management of new and existing woodland, tree groups, individual trees, hedgerows and groundcover planting.	Remains Minor Adverse	The adverse effect will reduce further as woodland on the perimeter and within the Site establishes.
Water Bodies and Drainage Systems	Minor Benefit	High	Continuing management and maintenance of all new water bodies, in accordance with Landscape and Ecological Management Plan	Remains Minor Benefit	Remains Minor Benefit
Recreation and The Wider Green Space Network	Minor Benefit	High	Continuing management and maintenance of all new landscape, in accordance with Landscape and Ecological Management Plan	Remains Minor Benefit	Remains Minor Benefit
Lighting	Minor Adverse	High	Detailed design of lighting scheme to avoid excessive light spill into adjacent areas	Remains Minor Adverse	Remains Minor Adverse
Landscape Condition	Minor Adverse	High	Continuing management and maintenance of all new landscape, in accordance with a detailed Landscape and Ecological Management Plan and the Framework Ecological Management Plan.	Remains Minor Adverse	The adverse effect will reduce further with continuing establishment and management of all new landscape.
Cultural Heritage/Historic Designations	Negligible to Moderate Adverse	High	Appropriate maintenance and management of new and existing woodland, tree groups, individual trees, hedgerows and groundcover planting.	Remains Negligible to Moderate Adverse	The author deems that significance is reduced to Negligible. This is supported following assessment of photomontage Photoviewpoint VPD.
Environmental Designations	Negligible to Minor Adverse	High	Regular and ongoing monitoring of positive and negative effects on surrounding areas. Continuing liaison with relevant authorities.	Remains Negligible to Minor Adverse	Remains Negligible to Minor Adverse
Key Representative Visual Receptors:					
VP1 (R1 Residential) (R5 Recreational)	Minor Adverse	High	Continuing management and maintenance of all new vegetation, in accordance with Landscape and Ecological Management Plan	Remains Minor Adverse	The adverse effect will reduce further as vegetation establishes to the eastern site perimeter.
VP4 (R2 Recreational)	Moderate Adverse	High	Continuing management and maintenance of all new vegetation, in accordance with Landscape and Ecological Management Plan	Remains Moderate Adverse	Reduction to Minor Adverse effect as proposed tree planting to the west of the Facilities Building establishes to screen view of the building from this PRoW into the Site (see Photomontage Photoviewpoint VP4 (15 Years)).
VP6 (R3 Recreational)	Moderate Adverse	High	Continuing management and maintenance of all new vegetation, in accordance with Landscape and Ecological Management Plan	Remains Moderate Adverse	Reduction to Minor Adverse effect as proposed woodland vegetation planted to the southern Site boundary establishes to screen views from this PRoW into the Site (see

Landscape/Visual Receptor - Nature of Impact	Significance of effect (Stage 2)	Confidence Level	Mitigation	Residual Impact Significance Year 1	Residual Impact Significance Year 15
					Photomontage Photoviewpoint VP6 (15 Years)).
VP7 (R4 Recreational)	Moderate Adverse	High	Continuing management and maintenance of all new vegetation, in accordance with Landscape and Ecological Management Plan	Remains Moderate Adverse	Reduction to Minor Adverse effect as proposed woodland vegetation planted to the northern Site edge establishes to screen views from this PRoW into the Site (see Photomontage Photoviewpoint VP7 (15 Years)).
VP10 (R6 Recreational)	Moderate Adverse	High	Continuing management and maintenance of all new vegetation, in accordance with Landscape and Ecological Management Plan	Remains Moderate Adverse	Reduction to Minor Adverse effect as proposed woodland vegetation planted to the west of the Facilities Building, Service Yard and northern car park establishes to screen views from this PRoW into the Site (see Photomontage Photoviewpoint VP10 (15 Years)).
VP14 (R7 Recreational)	Moderate Adverse	High	Continuing management and maintenance of all new vegetation, in accordance with Landscape and Ecological Management Plan	Remains Moderate Adverse	Reduction to Minor Adverse effect as proposed woodland vegetation planted to the southern site perimeter establishes to screen views from this PRoW into the Site (see Photomontage Photoviewpoint VP4 (15 Years)).
VP16 (R8 Places of Work)	Minor Adverse	High	Continuing management and maintenance of all new vegetation, in accordance with Landscape and Ecological Management Plan	Remains Minor Adverse	The adverse effect will reduce further as vegetation establishes to the northern site perimeter.
VP17 (R10 Transport)	Negligible	High	Continuing management and maintenance of all new vegetation, in accordance with Landscape and Ecological Management Plan	Remains Minor Adverse	The adverse effect will reduce further as vegetation establishes to the southern site perimeter.

Summary of Residual Impact Assessment – Construction Phase and Operational Phase

9.6. The assessment identifies that mitigation during the Construction Phase (lasting approximately 12 months) is largely restricted to good Site practices including location of materials storage, cabins, vehicle parking areas, plant storage and restriction of lighting.

Minor benefits have been identified relating to Water Bodies and Drainage Systems (creation of new water bodies) and Recreation and The Wider Green Space Network (The proposed development will include publicly accessible space including footpaths, areas of maintained

grassland, species-rich grassland and a play area. Previously there was no public access to the Site except via PRoW Footpath No. 13).

By year 15 mitigation will be achieved through the continuing establishment, management and maintenance of both existing and proposed screening vegetation (woodland and smaller tree groups) both within the Site and to the Site perimeters. The latter will help to blend the development into the existing area where it will be less obviously identifiable in the field of view. It should be noted that lack of adequate, in particular early stage maintenance and management of tree and hedgerow stock may lead to failure of plants necessitating removal and replacement.

10. Additive Impacts (Cumulative Impacts and their Effects)

10.1. For the purposes of this ES we define the additive cumulative effects as:

> ***'Those that result from additive impacts (cumulative) caused by other past, present or reasonably foreseeable actions together with the project itself'***

10.2. The developments that are likely to have a cumulative impact when considered with the proposed development have been scoped during the preparation of this ES. These are also shown geographically on the Cumulative Developments Plan included at Appendix 14 of the ES Part 1 Report. See also Figure 4.15 for 'Approximate Timeline of Cumulative Developments'.

10.3. This section identifies the cumulative developments being considered in addition to those that have been discounted and gives the reason for this. It also refers to what has been agreed through the scoping process in terms of the cumulatives to be considered. References to receptors are included and how these have been defined as well as the human activities (sources) that have or will affect the receptors. 'Source-pathway-receptor' links are identified. The likely significance of effects is stated and which tools have been used to determine these. An assessment of both the construction and operational phases is included as well as decommissioning where relevant. Any uncertainties or limitations in the assessment are identified.

10.4. The Guidelines for Landscape and Visual Assessment 2002 edition defined cumulative landscape and visual effects as those that 'result from additional changes to the landscape or visual amenity caused by the proposed development in conjunction with other developments (associated with or separate to it), or actions that occurred in the past, present or are likely to occur in the foreseeable future.'

10.5. The Guidelines for Landscape and Visual Assessment 2013 edition further defines cumulative effects as follows

- Cumulative effects as the additional changes caused by a proposed development in conjunction with other similar developments, or as the combined effect of a set of developments, taken together.

- **Cumulative landscape effects** as effects that can impact on either the physical fabric or character of the landscape, or any special values attached to it.
- **Cumulative visual effects** as effects that can be caused by combined visibility, which occurs when 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.

10.6. It is important to be able to view the MSA Development proposals within a framework of these other proposals. This section assesses any short, medium and long term landscape and visual impact effects which the development of some or all of these designations might have on the study area.

10.7. Schedule 4 of the EIA Regulations 2011 requires that cumulative effects of a development are considered within an EIA. The Department of Communities and Local Government published a consultation draft of 'Environmental Impact Assessment: A Guide to Good Practice and Procedures' June 2006. ***This identified 2 different types of cumulative impacts.*** Type 1 is looking at the combined effects of a *single development* on a particular receptor while Type 2 is concerned with the *combined effects* of committed developments (those with planning approval sites with a pending planning application or sites that are being consulted on) within the study area. It is this Type 2 cumulative impact that is considered in the following section.

10.8. The assessment of cumulative effects has been carried out to address potential likely significant effects. It does not attempt to comprehensively catalogue every conceivable effect generated by the proposal, as this would be too complex.

10.9. Cumulative impacts are described here to assess impacts of the proposals when viewed in the context of the wider environment.

Description/Assumptions of Other Known Developments

10.10. Other known developments have been identified as part of this Environmental Assessment.

10.11. Cumulative effects on two schemes have not been considered from a landscape and visual impact assessment as they lie within Birchwood Technology Park, within the urban area and remote from the Site.

10.12. Known developments in the vicinity of the proposed Application Site that **are** being considered for cumulative impacts for the above reasons include the following:

- HS2 (adjacent to and within the Site, including access and utility works)

10.13. This paper assesses cumulative impacts arising from one proposed scheme, HS2. The assessment will look at cumulative impacts arising in the short, medium and long term ~~i.e., within the first five years 2019-2025, 2025-2030 and 2030+~~. It should be noted that there is limited information available in respect of HS2 to inform the assessment. The assessment is based on information which is currently available and is set out in Section 9 of the ES Part 1 Addendum (Interaction of Effects and Cumulative Impact), supported by a series of plans, included at ES Part 1 Report, Appendix 14a-14f.

10.14. Table 4.36 Cumulative Development

	Possible Cumulative Development and Status	**Details and Status**	**Considered within this Technical Paper**
1	HS2 (adjacent to and within the Site)	Land safeguarded for the HS2 route Government consultation. Current programme: • ~~Advanced works commence Quarter 4 **2022**~~ **Enabling Works 2025-2027** • Development commence ~~Quarter 4 **2024**~~ **2025-2035/2040** • ~~Commissioning Quarter 4 **2031** to Quarter 3 **2033**~~ Operational 2035/2040	Yes

10.15. Following ~~submission of an outline application~~, ~~its~~ determination of the outline planning application and subsequent approval of reserved matters and condition discharge submissions, it is anticipated that MSA development could commence on Site in ~~Quarter 4 **2021** (i.e. Autumn/Winter 2021)~~ Quarter 3 2023- Quarter 4 2024 taking ~~12 months~~ around 24 months ~~or so~~, before the opening of the MSA in ~~Quarter 4 **2022** (i.e. Autumn/Winter 2022).~~2025.

10.16. Table 4.36 above indicates that HS2 ~~Advanced~~ Enabling Works commence ~~Quarter 4 **2022**~~ **2025,** ~~coinciding with **completion** of the MSA~~ after virtual or full completion of the MSA. High Speed Rail (Crewe to Manchester and West Midlands to Leeds) Working Draft ES: Vol 1 page 82 notes that works required in advance of the main construction programme would generally include:

- advance Site access works

- further detailed Site investigations and surveys – e.g. ground investigations, topographical surveys
- further detailed environmental surveys
- advanced mitigation works including, where appropriate, the remediation of contamination, the translocation of species and/or habitats, creation of habitats, visual screening planting, surveys, investigation of archaeology and built heritage.

10.17. ~~Figure 4.17~~ Map CT-05-327 Appendix 14c of the ES part 1 Report indicates a satellite construction compound located north of the M62 and a rail compound to the east of the M62 and north the proposed HS2 route ~~Site~~. High Speed Rail (Crewe to Manchester and West Midlands to Leeds) Working Draft ES: Vol 1 page 86 notes that Satellite construction compounds would generally be smaller providing office accommodation for construction personnel. Depending on the nature and extent of works to be managed from these compounds they may include local storage for plant and materials, welfare facilities and vehicle parking for construction personnel. Satellite construction compounds would typically require between approximately 0.5 and 3ha of land and would typically support up to 150 construction personnel at peak times.

Assessment of ~~Construction Stage~~ Cumulative/Combined Impacts – Short Term (0-5yrs)

10.18. There would be very limited cumulative construction effects for the MSA with HS2, as construction is likely to be virtually or fully completed before any work construction work commences on HS2. ~~Landscape Effects during MSA construction phase are assessed as follows:~~

~~Advance~~Enabling works for HS2 are predicted to commence ~~autumn/winter 2022~~ in 2025. At this point it is predicted that construction phase for MSA will be virtually or fully complete. It is therefore unlikely that the proposed cumulative development when assessed in combination with the proposed MSA will alter the predicted effect on landscape and visual receptors in the short term.

Assessment of MSA Operational Stage Cumulative/Combined Impacts – Medium Term (6-11yrs) and Long Term (11+yrs)

10.19. HS2 Development commences ~~Quarter 4 2024~~ 2025, within the medium-term timeframe, with Commissioning predicted ~~to be Quarter 4 2031 to Quarter 3 2033~~ 2035-2040. By ~~2024~~ 2025 at commencement of construction, the MSA will be operational.

10.20. High Speed Rail (Crewe to Manchester and West Midlands to Leeds) Working Draft ES: Vol 1 page 84 notes that following the advance construction works, the main construction works along and adjoining the route of the Proposed Scheme would generally be of two broad types; civil engineering and railway systems installation. These are predicted to commence ~~Quarter 4 (Autumn and Winter) 2024~~ 2025. At this point the MSA will be in operational phase.

10.21. Passing the Site, the HS2 would be on an embankment. High Speed Rail (Crewe to Manchester and West Midlands to Leeds) Working Draft ES: Vol 1 page 92 notes that earthworks would include the bulk excavation of material and placing of that material to create the route of the Proposed Scheme (see Figure 4.22 below). Embankments may be built in stages, commencing early in the construction programme, to allow settlement to occur. Embankments would typically be constructed in the following sequence:

- vegetation would be removed, and surface water drainage installed where required;
- topsoil and subsoil would be stripped, with temporary material stockpiles being appropriately located and sloped to enable surface water runoff and subsequent re-soiling work;
- excavation to the required formation level meeting design requirements and
- installation of required granular starter layer providing a suitable platform for construction;
- spreading, levelling and compacting of excavated material in layers over the area required;
- installation of slope drainage, where necessary, to manage surface water runoff and prevent siltation of waterways or water-bodies;
- trimming and re-soiling of slopes to the required profile; and
- placing of subsoil and topsoil to the required depth, which would be determined by the proposed use (e.g. as grassland, planted with trees and shrubs or returned to agriculture).

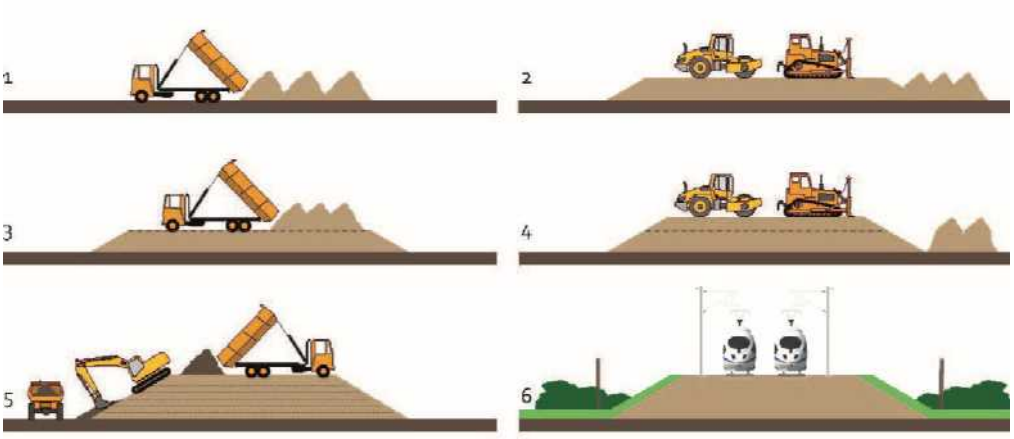

Figure 4.22 Source: High Speed Rail (Crewe to Manchester and West Midlands to Leeds) Working Draft ES: Vol 1

10.22. High Speed Rail (Crewe to Manchester and West Midlands to Leeds) Working Draft ES: Vol 1 page 95 notes that site haul routes would be on designated temporary roads within the area of land required for construction…along the line of the route of the Proposed Scheme, or running parallel to it. Using site haul routes would reduce the need for construction vehicles to use the existing public highway network, thereby reducing traffic related impacts on the road network and local communities. Site haul routes would generally be no wider than 10m (including land for any associated infrastructure, such as signalling). Where a site haul route crosses a public highway or PRoW, the crossing points would be safely managed by either temporary traffic signals, roundabouts or manned control points.

10.23. The HS2 development works adjacent to the Site also include creation of a viaduct over the M62, diversion of Silver Lane Brook through a culvert under the embankment, diversion/realignment of Footpath No. 13 through an underbridge in the embankment to the north of the Site, creation of a second underbridge to accommodate a non-designated path to the east of the Site, establishment of new hedgerows along that non-designated path, creation of a balancing pond north of the embankment to the north of the Site and diversion of a drainage ditch at the north of the Site.

10.24. The ES Part 1 Report Section 9 sets out the detail of the works in relation to HS2 in relation to the MSA site. This details the engagement has been ongoing between the Applicant's consultant team and the HS2 team through the determination of the Planning Application and beyond, in order to understand and agree how the Warrington MSA Project and the HS2 Project can come forward together without prejudicing the delivery of HS2. Through

agreement by both parties to a legal agreement and appropriate planning conditions, the HS2 team confirmed that their previous holding objection could be removed as the HS2 team was satisfied that the objectives of the Safeguarding Directions were not compromised (letter dated 29 July 2021, Appendix 14d of the ES part 1 Report). Subsequently, a Statement of Common Ground has also been agreed with HS2, confirming their position with regards to the two developments being able to come forward without prejudicing HS2 (Appendix 14e of the ES Part 1 report).

10.25. The plans at Appendix 14f of the ES part 1 Report form the basis of the ES cumulative assessment.

10.26. The HS2 works would involve the need for an HS2 construction access along the southern boundary of the Application Site for access between J11 M62 Motorway and the HS2 construction compound to the east and beyond the Application Site (referred to in HS2 documents as M62 West Viaduct North Satellite Compound). The plans at Appendix 14f of the ES Part 1 Report show a zone in which HS2 would construct their construction access route within, and alongside the Application Proposals. This would follow the proposed access into the MSA and run through an area for the Silver Lane Brook diversion and landscape area between the main MSA site and the M62. This work is likely to temporarily delay the establishment of the landscape treatment within this area. As an area of land between the MSA site and the M62 Motorway, it is not an area of particular landscape sensitivity.

10.27. The earlier scheme drawings for HS2 suggested the need for a northern construction access on the northern part of the MSA site. Through discussions with HS2 Ltd, they have confirmed that they do not require the northern construction access or land to the northern part of the MSA Site for construction or mitigation as shown within their Safeguarding plans (Appendix 14 e of the ES Part 1 Report)

10.28. There would also be the need for a Utility Construction Zone and the Utility Connection Zone are required for works associated with the diversion of the gas main that runs north-south to the eastern extent of the Application Site. This diversion is to be an early element of HS2's enabling works and is assumed will take 12 months in 2025. This work would be accommodated within the proposed landscape areas and parking zone. It has been agreed with HS2 that the required compound would be located on the parking areas (which will have already been constructed by then). There would be two temporary crossing points over the

diverted Brook and the landscape area would be temporarily affected. This is likely to delay any planting in the area, by 2-3 years.

~~10.29. Table 4.37 below assesses visual impacts arising from cumulative developments during operation, in addition to views of the Site, in the Short Term (0 to 5 years).~~

10.30. Landscape Effects during MSA operational phase, arising from HS2 advanced works and development are assessed as follows:

- Individually it is unlikely that proposed HS2 construction phase when assessed in combination with the operational MSA will alter the predicted effect on National Character Area NCA 60. Mersey Valley.
- There is the potential for the significance of effect on LCT 2: Mossland Landscape 2B - Holcroft & Glazebrook Moss and Salford Rural Mosslands Sub Area 2 LCA, having County receptor values, to increase above Minor Adverse during the MSA operational phase/HS2 construction phase.
- Significance of landscape effect on the Application Site during MSA operational phase/HS2 construction phases is likely to remain Minor Adverse given the local sensitivity value.
- Proposed HS2 construction phase adjacent to the Site will be noticeable from the nearest settlements of Culcheth and Gorse Covert and that Magnitude of Change experienced will increase to Medium or High. Significance of effect is predicted to remain Minor Adverse in the local context.
- There are likely to be considerable changes in levels arising from HS2 development, however, significance of effect is predicted to remain Minor Adverse in the local context.
- HS2 construction phase will impact on existing tree cover within the landscape surrounding the Site, however, cumulative effects on vegetation (grassland, woodland and hedgerows) are likely to remain Minor Adverse in the local context, reducing as new vegetation establishes.
- PRoW Footpath No. 13, 27 and 28 will be further affected by HS2 construction phase, however, significance of effect will remain Minor Adverse in the local context.

- Effect on land use pattern and on surrounding farmland arising from the operational MSA in combination with adjacent HS2 construction phase will be significant but will remain Minor Adverse in the local context.
- Water bodies and drainage systems including Silver Lane Brook and Silver Lane Pools will be significantly affected by HS2 construction phase. Significance of effect is predicted to reduce from Minor Benefit to an Adverse impact in the local context.
- Effect on recreation and on the wider green space network is likely to reduce from Minor Benefit to an Adverse impact during the MSA operational phase/HS2 construction phases. On completion of developments it is predicted that this will improve again
- Adverse effect on cultural heritage/historic designations could potentially increase above Moderate Adverse during MSA operational phase/HS2 construction phases.
- Effect on environmental designations could potentially increase above Moderate Adverse during MSA operational phase/HS2 construction phases.

10.31. Table 4.37 below assesses visual impacts arising from cumulative developments during operation, in addition to views of the Site, in the Short Term (0 to 5 years). Predicted visual effects are as follows.

Comment on Cumulative Impact:

- VP4, VP6, VP7, VP10, VP14 and VP16 will experience views from within 500m of the Site boundary of the construction phase HS2 works in addition to views of the operational MSA.
- VP1 will experience views from within 1km of the Site boundary of the construction phase HS2 works. It is likely that the latter will screen views from the northeast and east of the proposed MSA.

Changes to Residual Impact Significance arising from Cumulative Development:

10.32. Table 4.22 below assesses Changes to Residual Impact Significance arising from Cumulative Development in the Short, Medium and Long Term.

Table 4.22 Changes to Residual Impact Significance arising from Cumulative Development:

Visual Receptor	**Receptor Value**	**Residual Impact Significance Year 1**	***Changes to Residual Impact Significance***	**Residual Impact Significance Year 15**	***Changes to Residual Impact Significance***
VP1 (R1 Residential) (R5 Recreational)	Local/ Neighbourhood	Remains Minor Adverse	Unlikely to change given Local/ Neighbourhood Receptor Value	Reduces as vegetation establishes	Unlikely to change given Local/ Neighbourhood Receptor Value. Vegetation establishing adjacent to HS2 embankments
VP4 (R2 Recreational)	Local/ Neighbourhood	Remains Moderate Adverse	Unlikely to change given Local/ Neighbourhood Receptor Value	Reduction to Minor Adverse effect as vegetation including tall hedgerows and woodland both to the Site perimeter and internally establishes to screen views from this PRoW into the Site.	Unlikely to change given Local/ Neighbourhood Receptor Value. Vegetation establishing adjacent to HS2 embankments
VP6 (R3 Recreational)	Local/ Neighbourhood	Remains Moderate Adverse	Unlikely to change given Local/ Neighbourhood Receptor Value	Reduction to Minor Adverse effect as vegetation including tall hedgerows and woodland both to the Site perimeter and internally establishes to screen views from this PRoW into the Site.	Unlikely to change given Local/ Neighbourhood Receptor Value. Vegetation establishing adjacent to HS2 embankments
VP7 (R4 Recreational)	Local/ Neighbourhood	Remains Moderate Adverse	Unlikely to change given Local/ Neighbourhood Receptor Value	Reduction to Minor Adverse effect as vegetation including tall hedgerows and woodland both to the Site perimeter and internally establishes to screen views from this PRoW into the Site.	Unlikely to change given Local/ Neighbourhood Receptor Value. Vegetation establishing adjacent to HS2 embankments
VP10 (R6 Recreational)	Local/ Neighbourhood	Remains Moderate Adverse	Unlikely to change given Local/ Neighbourhood Receptor Value	Reduction to Minor Adverse effect as vegetation including tall hedgerows and woodland both to the Site perimeter and internally establishes to screen views from this PRoW into the Site.	Unlikely to change given Local/ Neighbourhood Receptor Value. Vegetation establishing adjacent to HS2 embankments

VP14 (R7 Recreational)	Borough	Remains Moderate Adverse	Unlikely to change given Local/ Neighbourhood Receptor Value	Reduction to Minor Adverse effect as vegetation including tall hedgerows and woodland both to the Site perimeter and internally establishes to screen views from this PRoW into the Site.	Unlikely to change given Local/ Neighbourhood Receptor Value. Vegetation establishing adjacent to HS2 embankments
VP16 (R8 Places of Work)	Local/ Neighbourhood	Remains Minor Adverse	Unlikely to change given Local/ Neighbourhood Receptor Value	Reduces as vegetation establishes	Unlikely to change given Local/ Neighbourhood Receptor Value. Vegetation establishing adjacent to HS2 embankments
VP17 (R10 Transport)	County	Remains Negligible	Unlikely to change given Receptor sensitivity	Reduces as vegetation establishes	Unlikely to change given Receptor sensitivity

Summary of Cumulative Effects

Advance works for HS2 are predicted to commence ~~autumn/winter 2022~~ 2025. At this point it is predicted that the construction phase for MSA will be virtually or fully complete. ~~It is likely that the proposed cumulative development when assessed in combination with the MSA construction phase will alter the predicted effect on landscape and visual receptors lying to the northeast and east in the short term owing to the screening effect of HS2~~. It is unlikely that the proposed cumulative development when assessed in combination with the MSA construction phase will alter the predicted effect on landscape and visual receptors. ~~to the south and west in the short term.~~

Landscape Effects – Medium and Long Term

10.33. In comparison with the assessment of only the Development it is predicted that

- Existing Minor Adverse significance of effect for LCT 2: Mossland Landscape 2B - Holcroft & Glazebrook Moss and Salford Rural Mosslands Sub Area 2 LCA, having County receptor values, could increase above Minor Adverse during the MSA operational phase/HS2 construction phase.

- Effects on water bodies and drainage systems recreation, and on the wider green space network, could reduce from Minor Benefit to an Adverse impact in the local context.

Visual Effects – Medium and Long Term

10.34. At operation stage in comparison with the assessment of only the MSA development it is predicted that residual impact significance of effect is likely to change for landscape and visual receptors located to the northeast and east of the Site owing to the screening effect of HS2, and unlikely to change for landscape and visual receptors located to south and west of the Site.

11. Conclusion

11.1. The proposed development will change the existing arable fields to a Motorway Services Area incorporating green open spaces, retained hedgerows and woodland and new hedgerows and woodland. In most part important trees, scrub and hedgerows will be retained and enhanced where feasible, as part of a comprehensive landscape infrastructure planting strategy. The latter actions and establishment of new trees within circulation spaces, hedgerows and species-rich grassland with scrub will help soften the proposed built form and assimilate development into the wider landscape context.

11.2. There will be a large change to the nature of the proposed Application Site.

11.3. Section 2.6 of this paper refers to Paragraph ~~170~~ 174 of the NPPF (NPPF~~19~~21), which states that 'the planning system should contribute to and enhance the natural local environment by protecting and enhancing valued landscapes'. This paper accepts that the absence of a formal landscape designation does not necessarily imply that a landscape is of lower value, the landscape of the Site and of the study area may well have value for people who walk, cycle or birdwatch within the local area. This paper adopts a methodology for assessment of landscape value which rates landscapes as being 'of local importance' and 'widely used by the local community' as being of 'Moderate' or even 'Good' value, regardless of designation, although 'Good' is generally attributed to landscapes which have been designated for their landscape value.

11.4. Mitigation measures have been introduced to reduce the impact on receptors with 'significant' and lesser effects at construction and operational stages. These measures will include retention of existing vegetation, where feasible, including trees and hedgerows, their enhancement (as visual screens and wildlife habitats) through additional planting and appropriate management and maintenance of these features. General design principles applied through the masterplan to further help assimilate the development into the surrounding landscape during operation include location of open space, play space, infrastructure planting and orientation of the proposed MSA buildings.

11.5. There are residual visual effects deemed significant at the construction stage:

- Cultural Heritage/Historic Designations, Environmental Designations owing to their National and Borough receptor values, and representative receptors (VP4, VP10 and VP14) owing to proximity of receptors to the proposed development.

11.6. Residual visual effects deemed significant at the operational stage are as follows:

- Cultural Heritage/Historic Designations remain owing to their National receptor values and representative receptors (VP4, VP10 and VP14) owing to proximity of receptors to the proposed development. It is predicted that residual impact for these visual receptors will reduce in significance by year 15 if not earlier as internal vegetation establishes.

11.7. It should be noted that if proposed vegetation is not appropriately managed and maintained during the life of the scheme it is possible that this significant residual effect could continue.

11.8. Cumulative landscape and visual effects can be defined as those that result from additional changes to the landscape or visual amenity caused by the proposed development in conjunction with other developments (associated with or separate to it), or actions that occurred in the past, present or are likely to occur in the foreseeable future. It is assessed that the largest landscape effects arising from possible cumulative development both in the short and medium term will be on LCT 2: Mossland Landscape 2B - Holcroft & Glazebrook Moss and Salford Rural Mosslands Sub Area 2 LCA and on effects on water bodies and drainage systems, recreation and the wider green space network. At operational stage in comparison with the assessment of only the MSA development it is predicted that residual impact significance of effect is likely to change for landscape and visual receptors located to the northeast and east of the Site owing to the screening effect of HS2, but unlikely to change for receptors to the south and west of the Site.

12. Appendices

Appendix 4.1 – Scoping Survey of Potential Receptor Viewpoints

EXTRA MSA GROUP | M62 J11 WARRINGTON SERVICES

Scoping Survey of Potential Receptor Viewpoints

Extra MSA Group
Motorway Service Area -
M62 J11 Warrington Services
Environmental Statement Part 2 –Landscape Technical Paper 4

NOTE: All numbered views (e.g. VP2) were taken 30 November 2018, and all lettered views (e.g. VPA) were taken 1st April 2019. During both surveys tree foliage was largely absent, illustrating the extent of winter visual impacts.

Document Reference				
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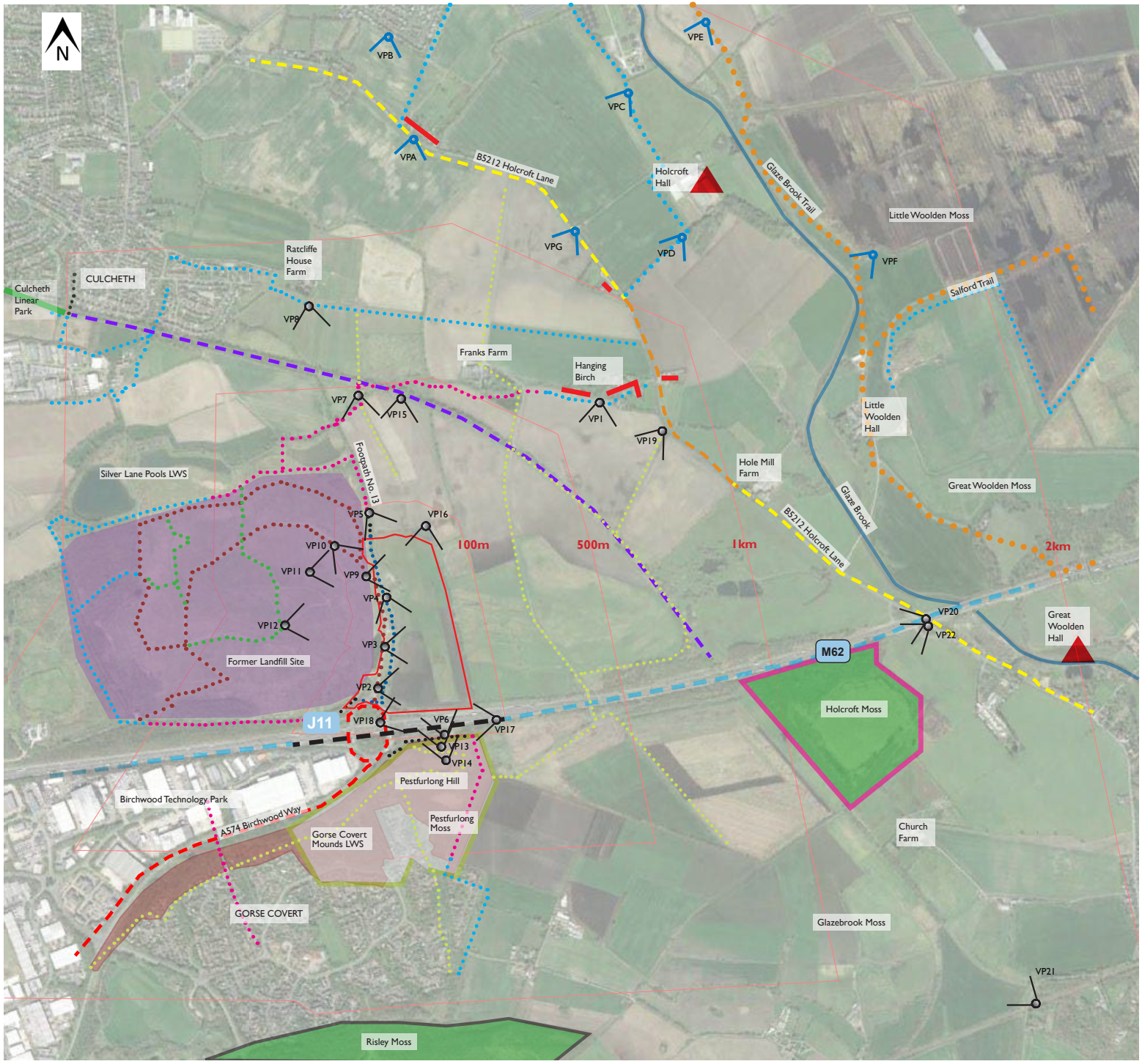
Revision Letter	1(J)			
Revision Reference	**Date of Revision**	**Nature of Revision**	**Author**	**Checked By**
1(J)	22 August 2019	Planning Issue	AMS	DJ

SCOPING STAGE - POTENTIAL RECEPTOR VIEWPOINTS

Figure 4.1 - Scoping Stage: Potential Receptor Viewpoints Mapped on Aerial Photograph



KEY

- Proposed Application Boundary
- Offsets from Application Boundary
- Potential receptor Viewpoints identified in LVIA Scoping (VP7)
- Potential receptor Viewpoints identified following Scoping feedback/ZTV update (VPA)

Residential receptors

- R1 - properties with front, rear or side elevations facing site, within 1.5km (representative view is VP1)

Recreation receptors

- R2 - Public Right of Way within the Site (VP2, 3,4 and 5)
- R3 - Public Right of Way within 100m of Site Boundary (VP5 and 6)
- R4 - Public Right of Way within 500m of Application Boundary (VP8)
- R5- Public Rights of Way within 2km of Application Boundary (VP2 and 8,VPC,VPD,VPE)
- R6 - Permissive Bridleway and Footpath on former (restored) landfill site within 1000m of Application Boundary (VP9, 10, 11 and 12)
- R7 - Non-designated access track within 500m of Application Boundary (VP13 and 14)

Place of work receptors

- R8 - Elevated disused railway line within 1km of Application Boundary (VP15)
- R9 - No Places of Work receptors have been identified as having views of the site, other than land and buildings included under Recreation Receptors above, and adjacent agricultural land (VP16,VPF)

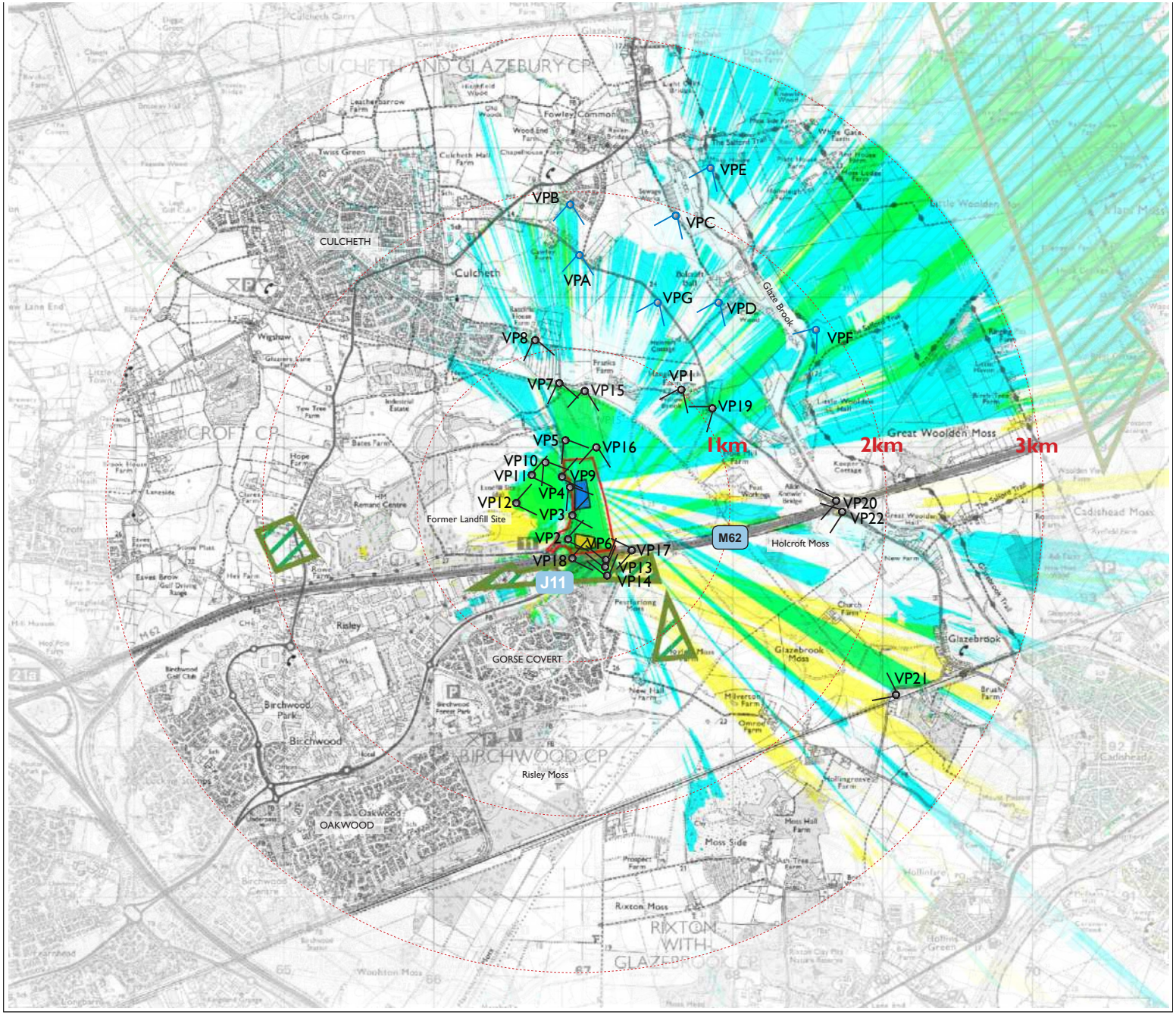
Transport receptors

- R10 - M1 Motorway and slip roads within 100m of Application Site boundary (VP16)
- R11- M1 Motorway and slip roads within 1km of Application Site boundary (no views included)
- R12 - A-Roads within 500m of the Application Site boundary (VP18)
- R13 - B-Roads within 1km of the Application Site boundary (VP19)
- R14 - B-Roads within 2km of the Application Site boundary (VP20 and 21)
- R15 - Holcroft Moss SSSI

Source of Aerial Photography is Google Earth Pro. Please refer to Photoviews.

spawforths

Figure 4.2a - Scoping Stage - ZTV Analysis of 3km Study Area: Parameter Heights indicating Potential Receptors



Areas where Hotel & Facilities are Visible

Areas where Fuel Filling Station is Visible

Additional visibility when Hotel & Facilities and Fuel Filling Station are Visible

Areas where LiDAR DSM data coverage is incomplete and bare earth (OS Terrain5 data) was used

KEY

Proposed Application Boundary

KEY

Offsets from Application Boundary

Potential receptor Viewpoints identified in LVIA Scoping

VP7

Potential receptor Viewpoints identified following Scoping feedback/ZTV update

VPA

Source:
The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the development (modelled at 6.5m and 15m ridge heights) is potentially visible from the surrounding area (1.6m high receptor).
The plan has been prepared using GIS computer software (MapInfo) and (Environment Agency) 2m resolution DSM LiDAR data and as such does take into account built form and vegetation present within the landscape. Field verification is required to refine the accuracy of the ZTV.

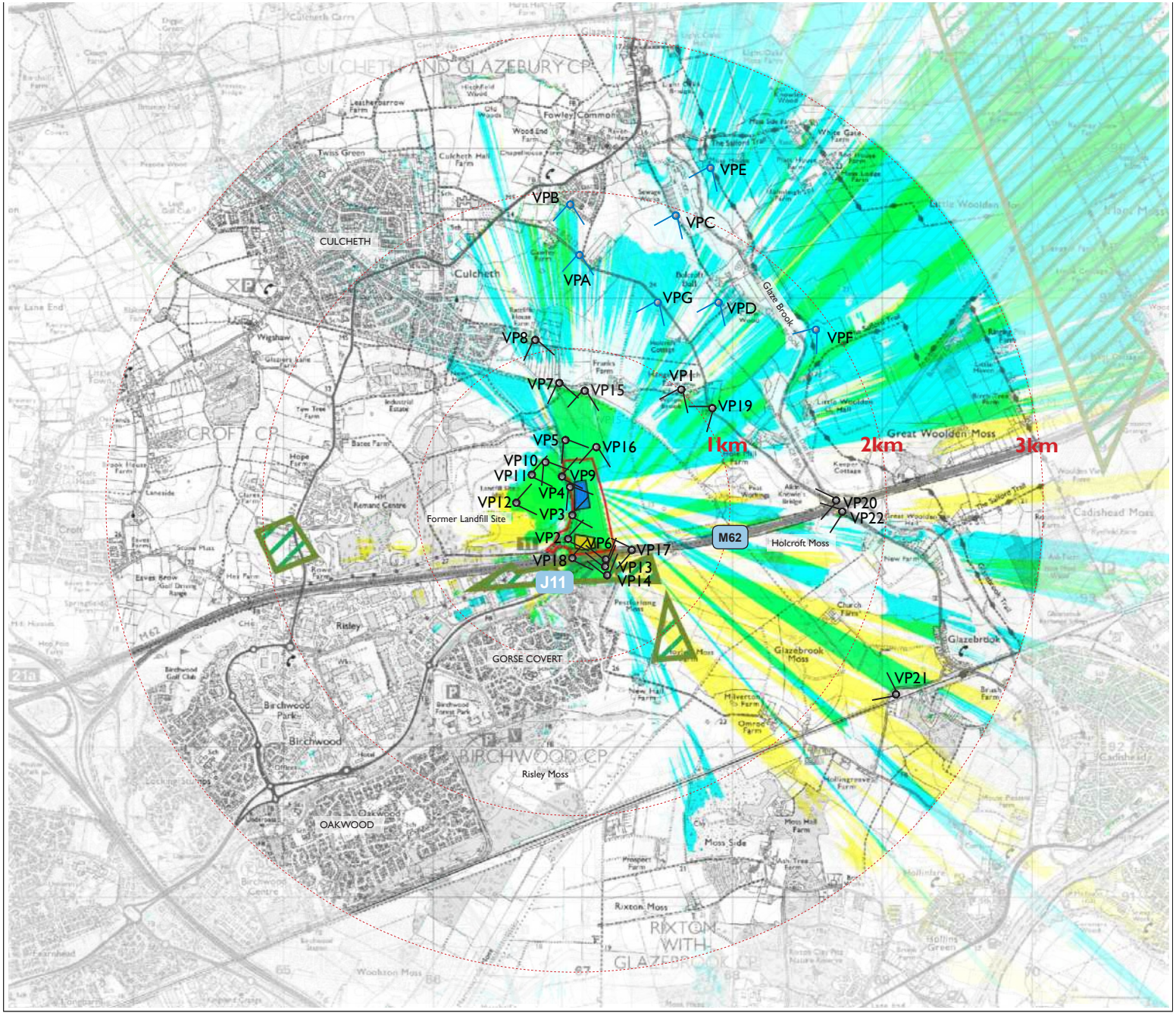
N

0 1km

Project Details	Risley Motorway Services
Title	ZTV Analysis - Parameter Heights
Scale	as shown
Drawing Ref	THL/02b
Date	June 2019
Checked	AP

troopers hill
Swallow Barn Kingrove Farm Chipping Sodbury Bristol BS37 6DY
t 01454 323348 e info@troopershill.co.uk www.troopershill.co.uk
Troopers Hill Limited Registered in England & Wales Number 6595309 Registered Office 10 Butlers Close St George Bristol BS5 8AW

Figure 4.2b - Scoping Stage - ZTV Analysis of 3km Study Area: Parameter Heights plus Contingency indicating Potential Receptors



Areas where Hotel & Facilities are Visible

Areas where Fuel Filling Station is Visible

Additional visibility when Hotel & Facilities and Fuel Filling Station are Visible

Areas where LiDAR DSM data coverage is incomplete and bare earth (OS Terrain5 data) was used

KEY

Proposed Application Boundary

KEY

Offsets from Application Boundary

Potential receptor Viewpoints identified in LVIA Scoping

VP7

Potential receptor Viewpoints identified following Scoping feedback/ZTV update

VPA

Source:
The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the development (modelled at 8.5m and 17m ridge heights) is potentially visible from the surrounding area (1.6m high receptor).
The plan has been prepared using GIS computer software (MapInfo) and (Environment Agency) 2m resolution DSM LiDAR data and as such does take into account built form and vegetation present within the landscape. Field verification is required to refine the accuracy of the ZTV.

N

0 1km

Project Details	Risley Motorway Services
Title	ZTV Analysis - Parameter Heights + Contingency
Scale	as shown
Drawing Ref	THL/03b
Date	June 2019
Checked	AP

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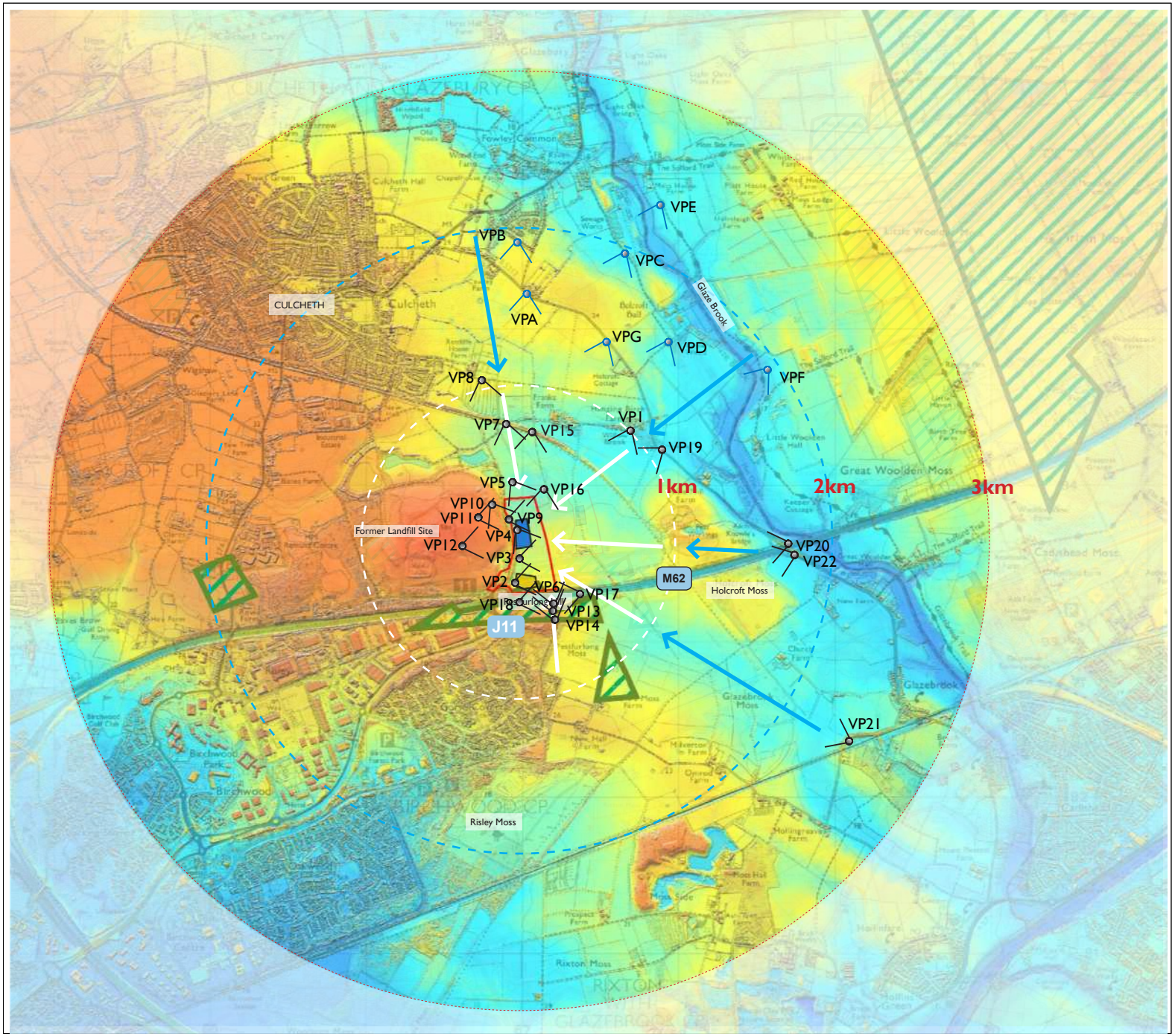
Figure 4.3 - Scoping Stage: Topography Analysis indicating 3km Study Area



Hotel & Facilities

Fuel Filling Station

Height

105m

30m

20m

15m

5m

Z-units : Metres (AOD)

Areas where LiDAR DSM data coverage is incomplete and bare earth (OS Terrain5 data) was used

KEY

Proposed Application Boundary

KEY

Offsets from Application Boundary

Potential receptor Viewpoints identified in LVIA Scoping

VP7

Potential receptor Viewpoints identified following Scoping feedback/ZTV update

VPA

Source:
The plan has been prepared using GIS computer software (MapInfo) and (Environment Agency) 2m resolution DSM LiDAR data and as such does take into account built form and vegetation present within the landscape.

N

0 1km

Project Details	Risley Motorway Services
Title	Topography Analysis
Scale	as shown
Drawing Ref	THL/01
Date	December 2018
Checked	AP

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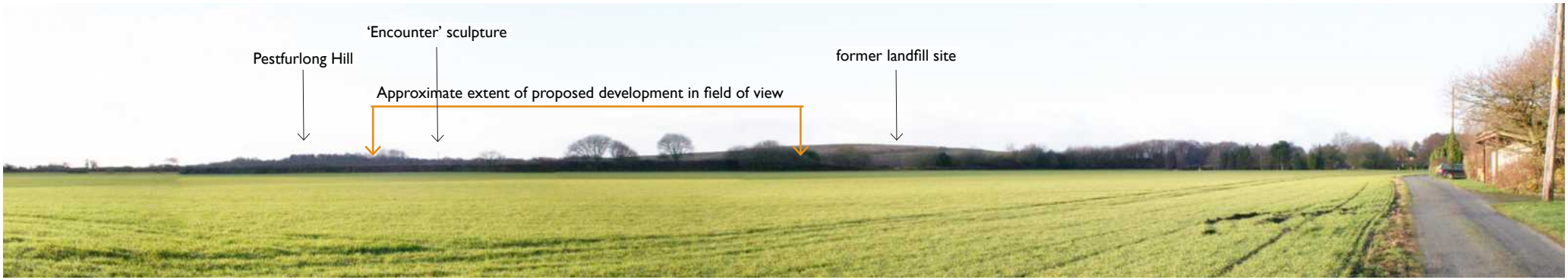
spawforths

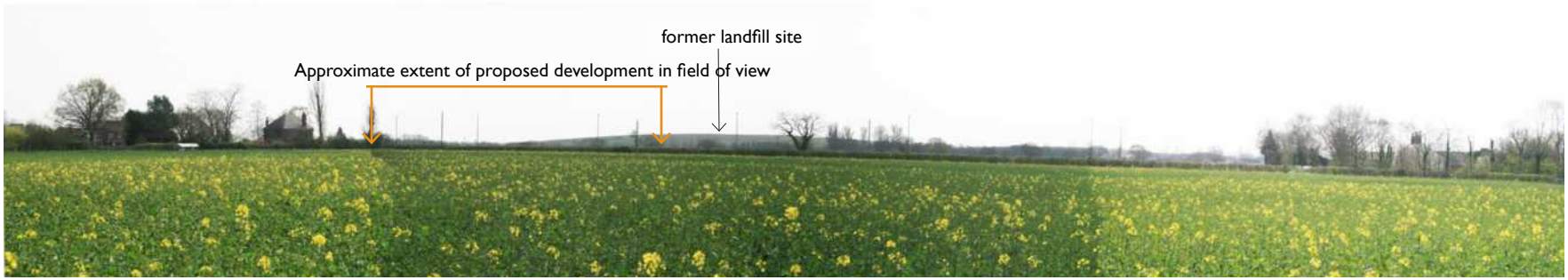
RESIDENTIAL RECEPTORS

R1 (properties with front, rear or side elevations facing site, within 1.5km) - **representative viewpoint VP1**



VP1 View southwest from location adjacent to Hanging Birch Farm indicating potential view from residential properties

VPA View southwest through gap in roadside hedge south of layby in Holcroft Lane, Culcheth, adjacent to residential properties



VPB View southwest towards the Site from path to the rear of dwellings on Churchill Ave, Culcheth

RECREATION RECEPTORS (Footpaths, Parks etc)

R2 (Footpaths within Application Boundary) - **representative viewpoints VP2, VP3 and VP4**

VP2 Looking east over the Site from the existing parking area, elevated above the site lands

VP3 Looking east over Site from access track at eastern edge of former landfill site

VP4 View south along Public Right of Way through Site

R3 (Public Rights of Way within 100m of Application Boundary) - **representative viewpoints VP5 AND VP6**

VP5 Looking southeast from footpath towards northern Site boundary

VP6 Looking north towards Site from Silver Lane/PROW to south of M62 and immediately north of Pestfurlong Hill

R4 (Public Rights of Way within 500m of Application Boundary) - **representative viewpoint VP7**

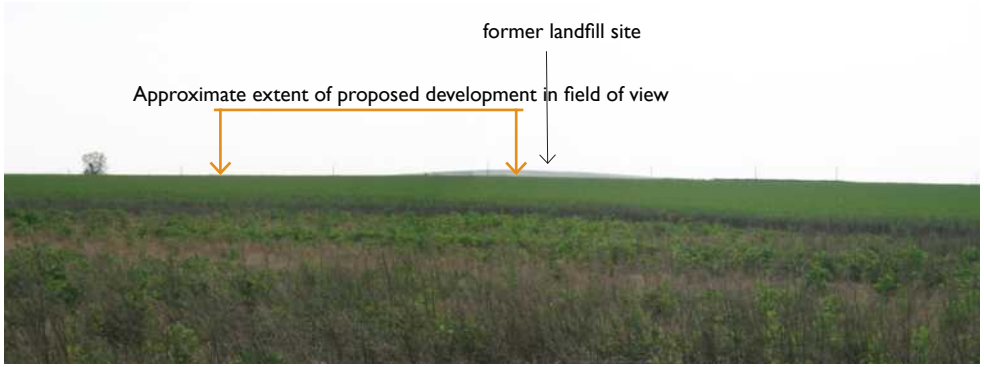
VP7 Looking south from the PROW towards the northern Site boundary

R5 (Public Rights of Way within 2km of Application Boundary) - **representative viewpoints VP1 and VP8**

SEE VP1 ABOVE

VP1 View southwest from PROW adjacent to Hanging Birch Farm

VP8 View south from PROW east of Culcheth, indicating the screening effect of the disused railway



VPC View southwest towards Site from PROW northwest of Holcroft Hall indicating intervening landform

VPD View southwest towards Site from PROW immediately south of Holcroft Hall

VPE View southwest towards Site from Glazebrook Timberland Trail east of sewage works and north of Holbrook Hall

spawforths

R6 (Landfill Site Access Track or Grass Area within 500m of Application Boundary) - **representative viewpoints VP9, VP10, VP11 and VP12**

VP9 View east from permissive bridleway/landfill site access track over Site

VP10 Looking southeast from permissive bridleway/landfill site access track over Site

VP11 View east from landfill site over Site

VP12 Looking east from permissive footpath on landfill site over Site

R7 (Non-designated track within 500m of Application Boundary) - **representative viewpoint VP13 and VP14**

VP13 Looking north from elevated point on Pestfurlong Hill, adjacent to interpretation board, through intervening trees and over Site

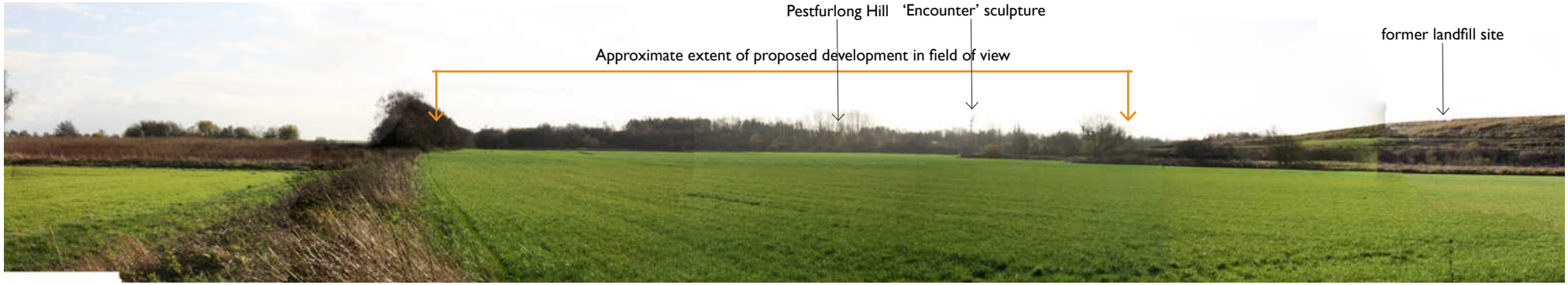
VP14 Looking north towards site from track on northern footpath approach to Pestfurlong Hill

PLACES OF WORK RECEPTORS

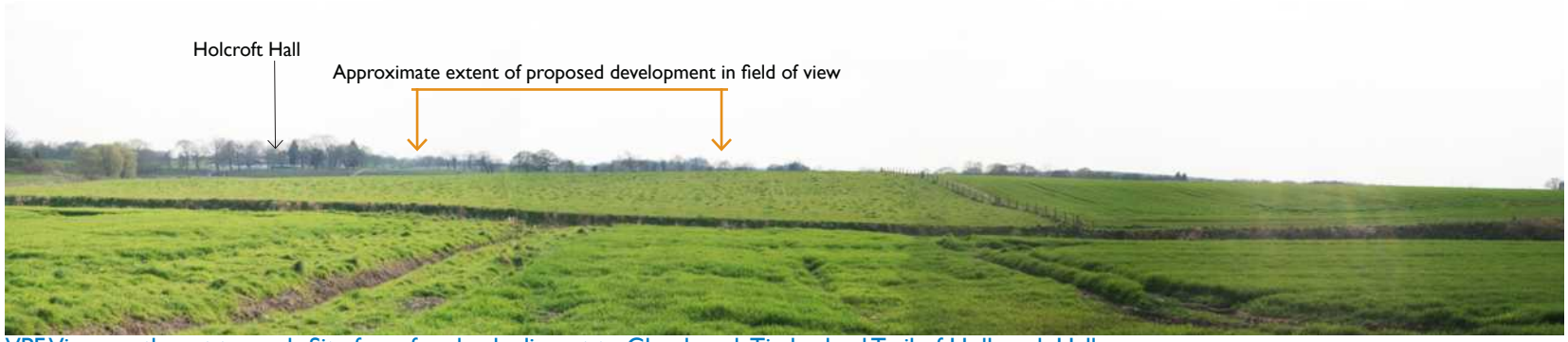
R8 (Elevated disused railway line within 1km of Application Boundary) - **representative viewpoint VP15**

VP15 Looking south over Site from elevated disused railway line

R9 (Places of Work Receptors) - **representative viewpoints VP16 (farmland),VPF (farmland),VP15 (disused railway line)**



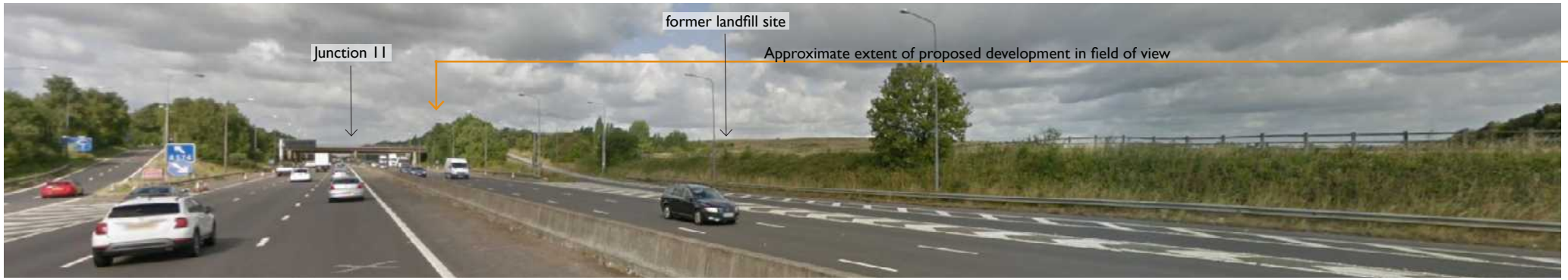
VP16 Looking south from field at the northeast site corner along the eastern Site edge



VPF View southwest towards Site from farmland adjacent to Glazebrook Timberland Trail of Holbrook Hall

TRANSPORT RECEPTORS

R10 (M62 Motorway and slip roads within 100m of Application Site boundary) - **representative viewpoints VP17**



VP17 Looking west along M62 Motorway and towards southern Site boundary (photograph taken August 2018 - Source: Google Maps)

R12 (Motorway Bridge Roundabout within 500km of Application Site boundary) - **representative viewpoints VP18**

VP18 Looking east along M62 Motorway from J11 motorway bridge (pedestrian footpath)

R13 (B-roads within 1km of Application Site boundary) - **representative viewpoints VP19**

VP19 Looking south over Site from side of B5212 Holcroft Lane

R14 (B-roads within 2km of Application Site boundary) - **representative viewpoints VP20 and VP21**

VP20 Looking west along M62 Motorway from B5212 Holcroft Lane motorway bridge towards Site

VP21 View northwest towards Site from railway bridge southwest of Glazebrook

VPG View southwest towards Site from Holcroft Lane at entrance to Holcroft Hall Farm

R15 (Holcroft Moss SSSI) - **representative viewpoints VP22**

VP22 Indicating dense woodland to northern edge of Holcroft Moss, effectively prohibiting views towards the Site

R16 (Private access road within 2km of Site boundary) - **representative viewpoints VP1**

SEE VP1 ABOVE

VP1 View southwest from private access road adjacent to Hanging Birch Farm

Appendix 4.2 – LVIA Mapping

APPENDIX 4.2

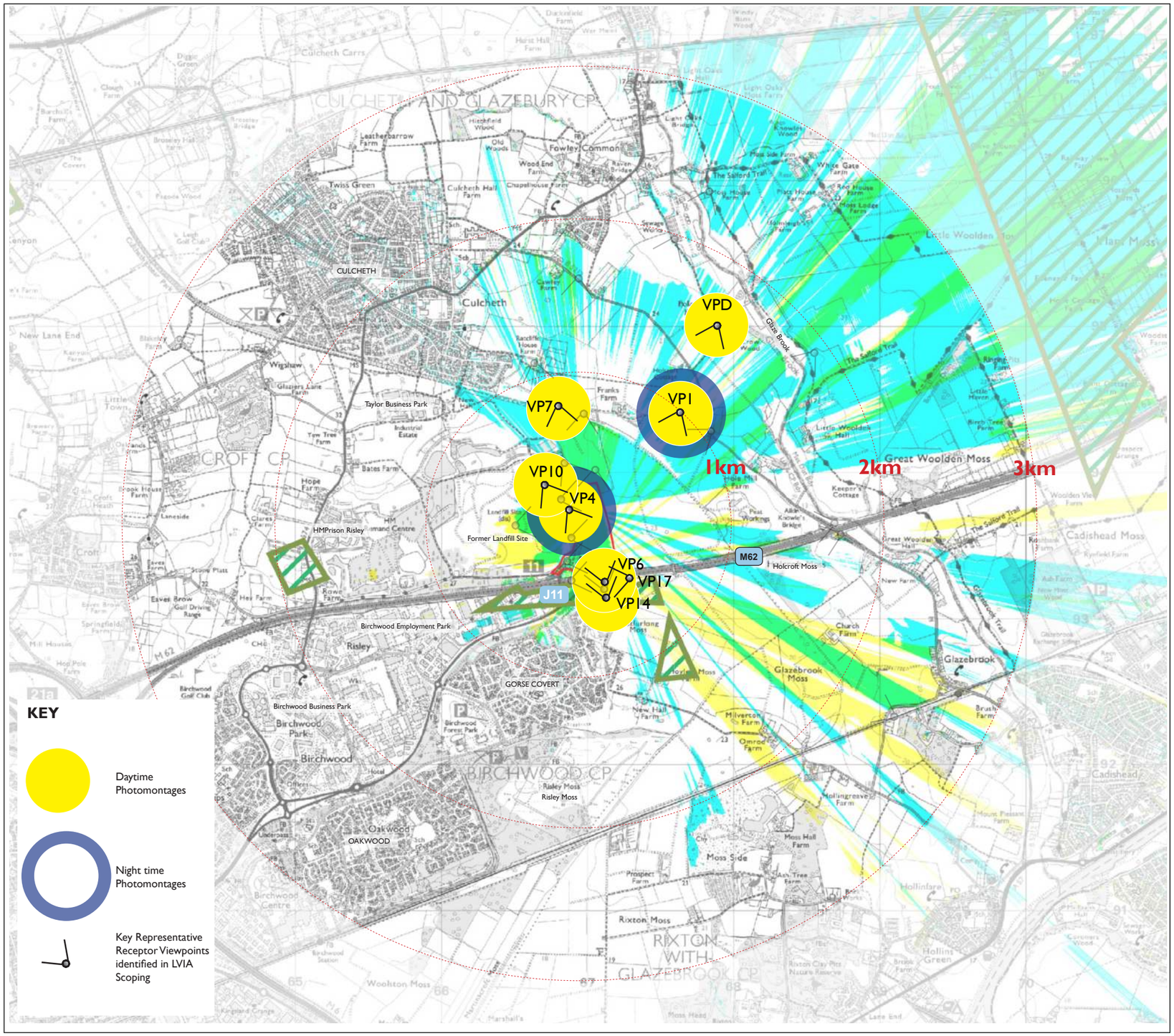
LVIA Mapping

Extra MSA Group
Motorway Service Area -
M62 J11 Warrington Services
Environmental Statement Part 2 - Landscape Technical Paper 4

Please note that the plans contained within this report are not to scale

Document Reference				
Report Author	Spawforths			
Report Date	12 April 2019			
Project Number	P4151			
Document Reference	P0-MP-SPA-RP-4151-1RP-0007-LVIA_Graphics_APPENDIX_4.2.indd			
Revision Letter	1(D)			
Revision Reference	**Date of Revision**	**Nature of Revision**	**Author**	**Checked By**
1(D)	22 August 2019	Planning Issue	AMS	DJ

Figure 4.4 - ZTV ANALYSIS of 3km Study Area: Selected Key Representative Receptors & Photomontage Locations



KEY

- Areas where Hotel & Facilities are Visible
- Areas where Fuel Filling Station is Visible
- Additional visibility when Hotel & Facilities and Fuel Filling Station are Visible
- Areas where LiDAR DSM data coverage is incomplete and bare earth (OS Terrain5 data) was used

KEY

- Daytime Photomontages
- Night time Photomontages
- Key Representative Receptor Viewpoints identified in LVIA Scoping

Source:
The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the development (modelled at 6.5m and 15m ridge heights) is potentially visible from the surrounding area (1.6m high receptor).
The plan has been prepared using GIS computer software (MapInfo) and (Environment Agency) 2m resolution DSM LiDAR data and as such does take into account built form and vegetation present within the landscape. Field verification is required to refine the accuracy of the ZTV.

Project Details	Risley Motorway Services
Title	ZTV Analysis - Parameter Heights
Scale	as shown
Drawing Ref	THL/02b
Date	June 2019
Checked	AP

troopers hill
Swallow Barn Kingrove Farm Chipping Sodbury Bristol BS37 6DY
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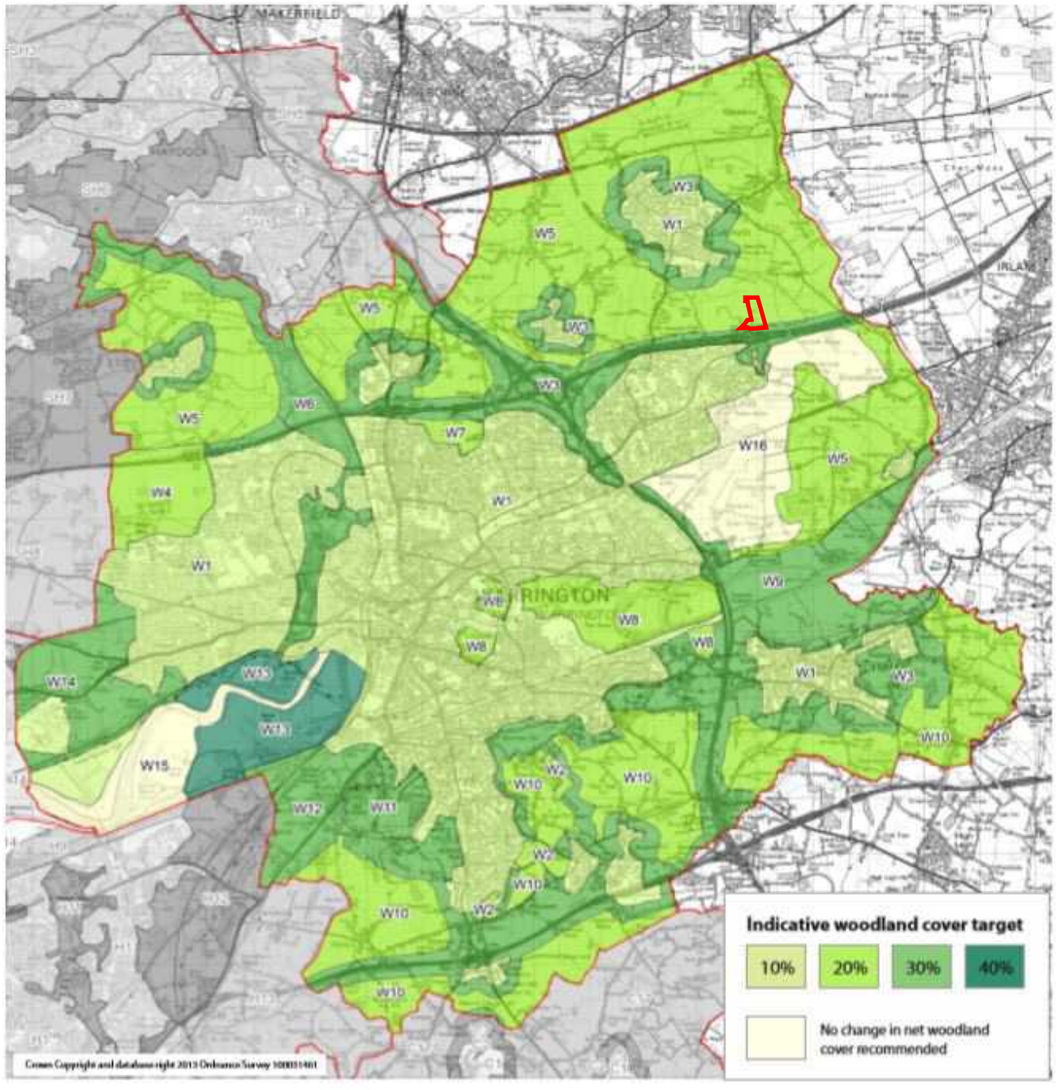
Figure 4.5 - Mersey Forest Plan - Indicative Woodland Areas



KEY

Application Site

Figure 4.6 - Heritage Landscape Areas Map

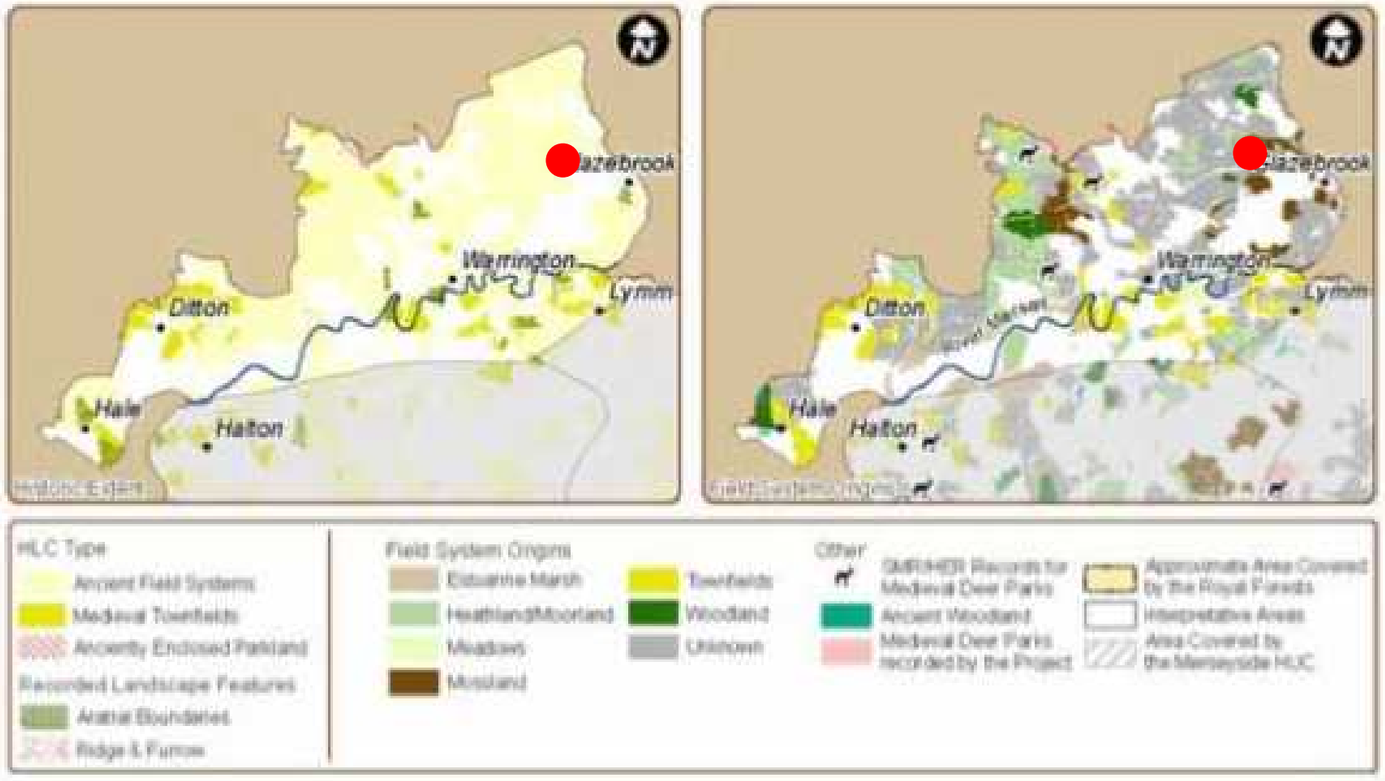


Figure 36: Area L

KEY

Application Site

Figure 4.7 - WBC Core Strategy Interactive Map indicating Green Belt

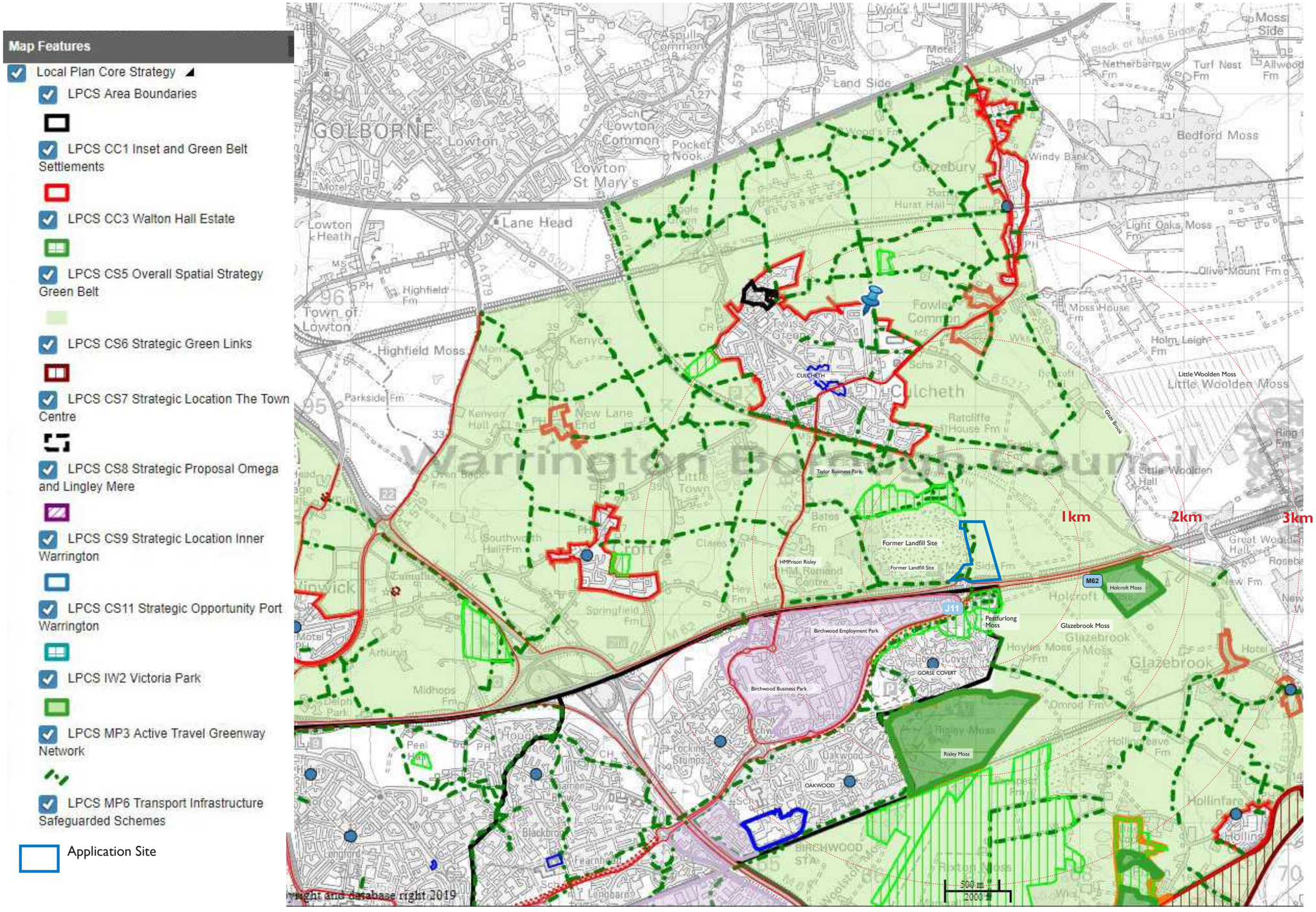


Figure 4.8 - WBC Core Strategy Interactive Map: Heritage Layers

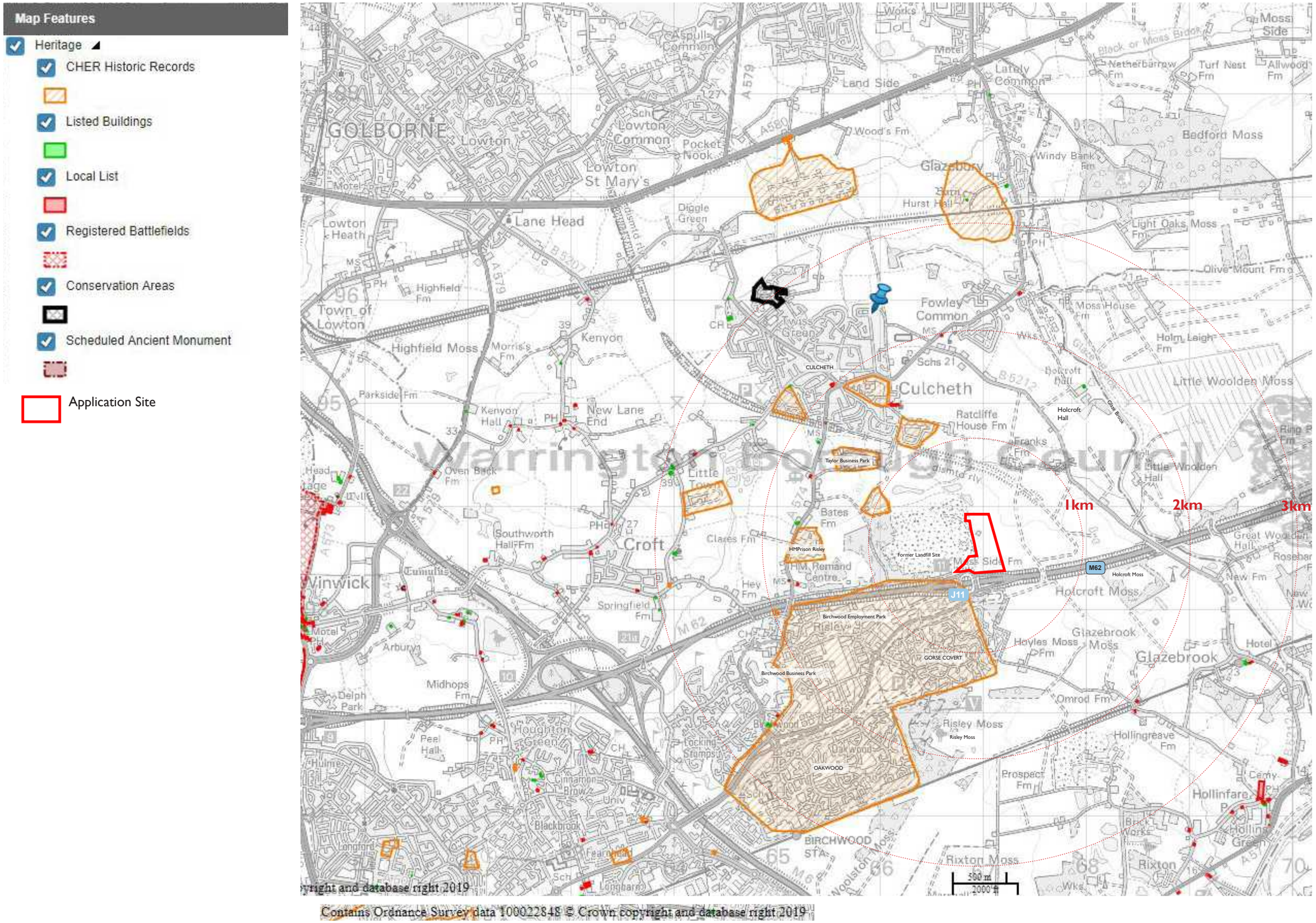


Figure 4.9 - WBC Core Strategy Interactive Map: Natural Environment Layers

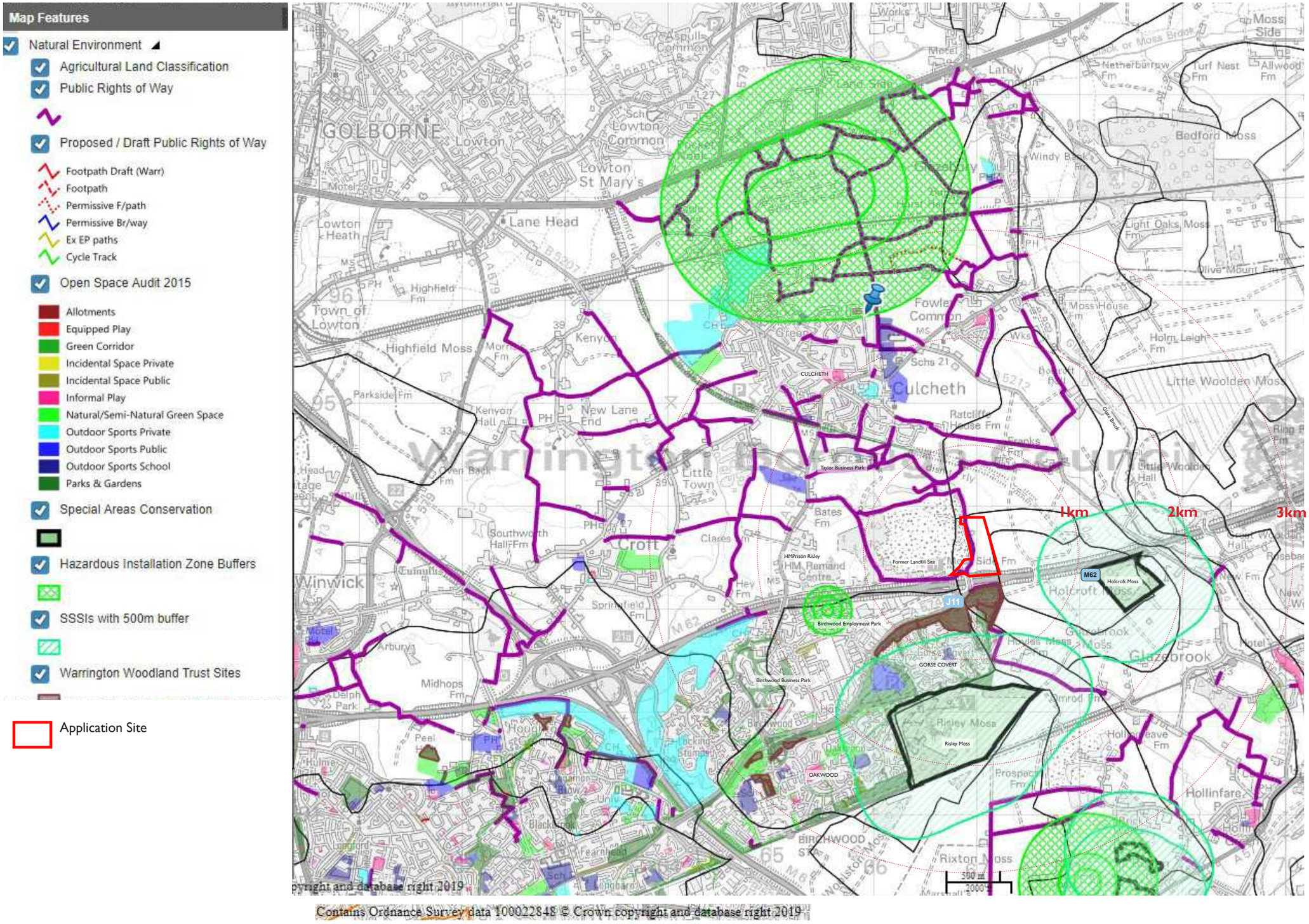
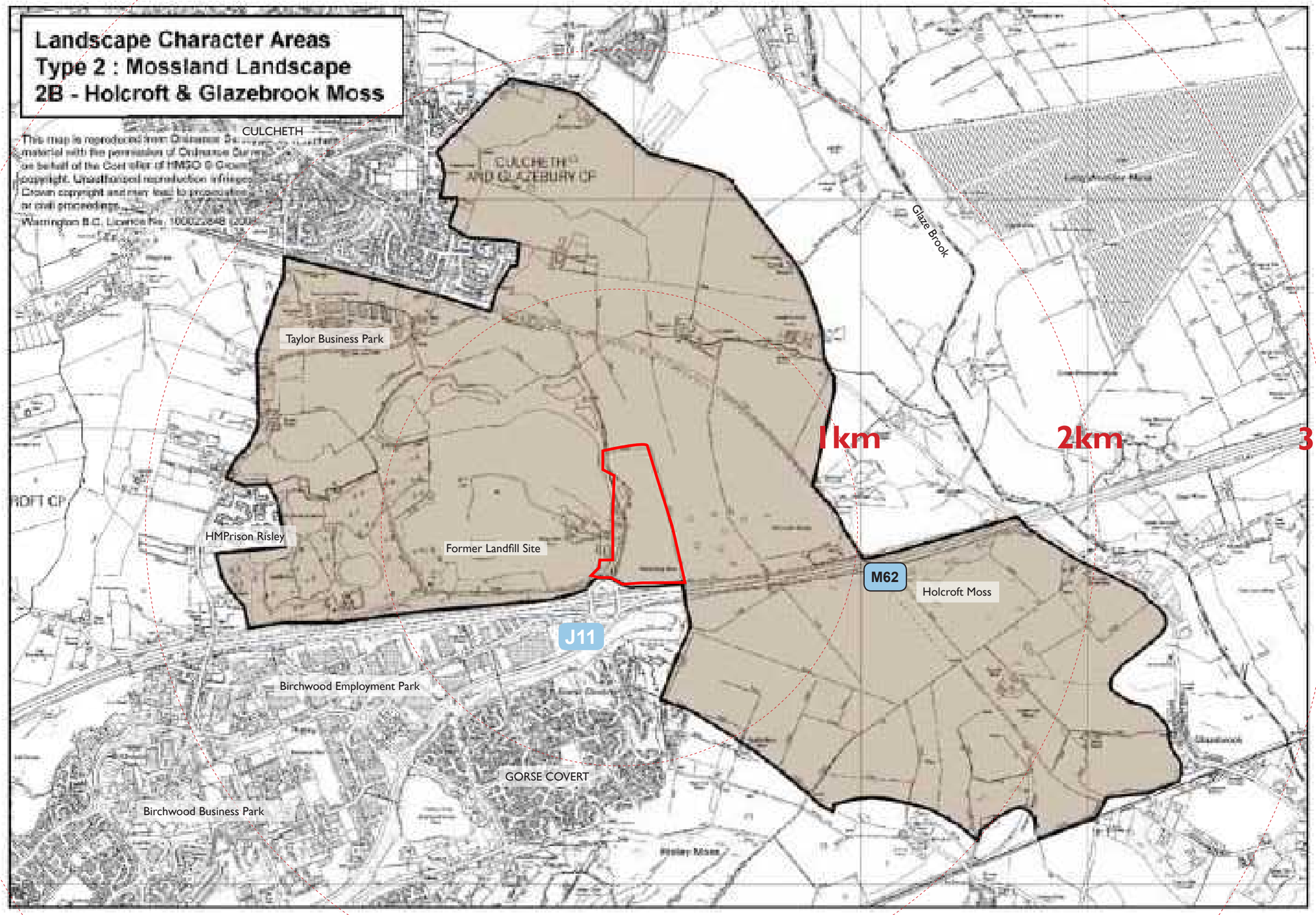
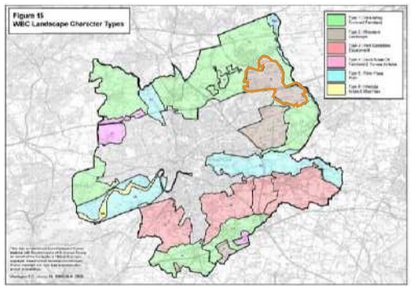


Figure 4.10 - Warrington Landscape Character Type (LCT) 2: Mossland Landscape 2B - Holcroft & Glazebrook Moss Map



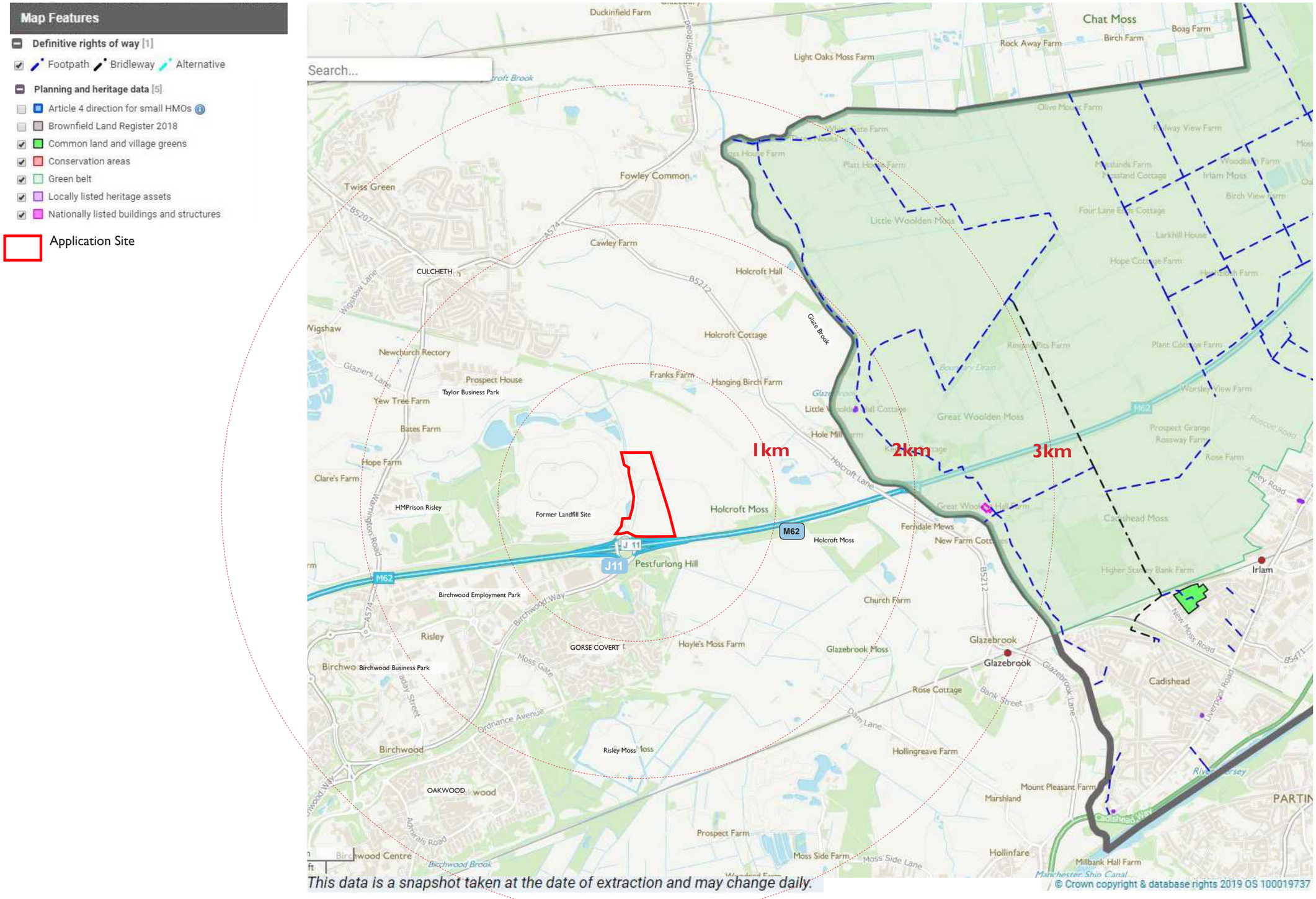


Inset Map - WBC Landscape Character Types

KEY

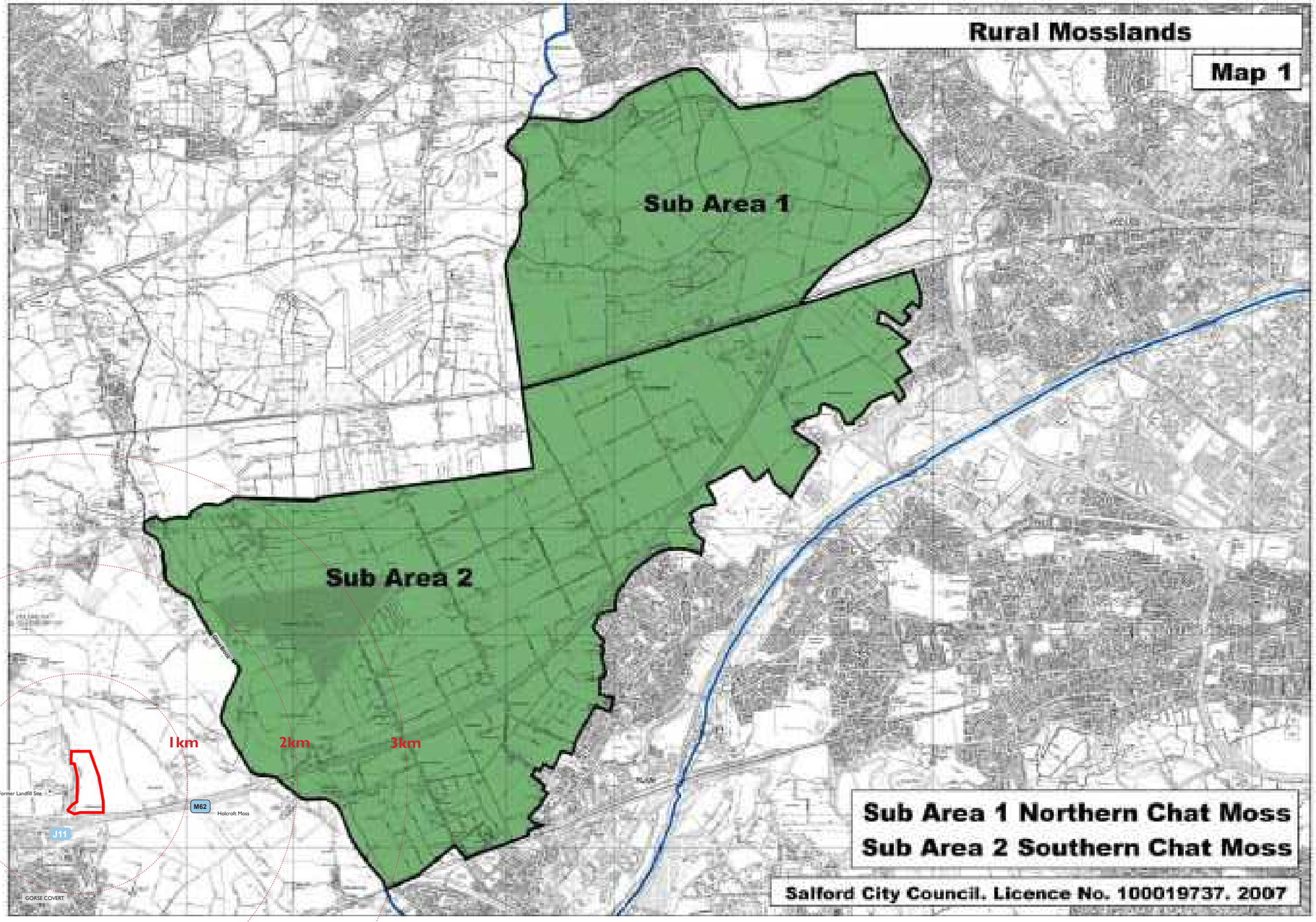
Application Site

Figure 4.11 - Salford City Council Interactive Map



This data is a snapshot taken at the date of extraction and may change daily.

Figure 4.12 - Salford Landscape Character Map: Rural Mosslands



KEY

Application Site

Figure 4.13 - Net Calculations Vegetation Loss and Gain Plan

KEY

Application Boundary

TREES/SCRUBBY VEGETATION

EXISTING VEGETATION TO BE RETAINED
0.57 hectares established mixed native tree and/or scrub

EXISTING VEGETATION TO BE REMOVED
0.53 hectares established mixed native tree and/or scrub

PROPOSED MITIGATION PLANTING

807 linear metres native species hedge incorporating standard trees to car park areas

2.29 hectares mixed native tree and/or scrub in small and large groups and belts

Please note that all measurements are approximate and subject to detailed design

Figure 4.14 - Indicative Landscape Masterplan - Source: SLR Consulting

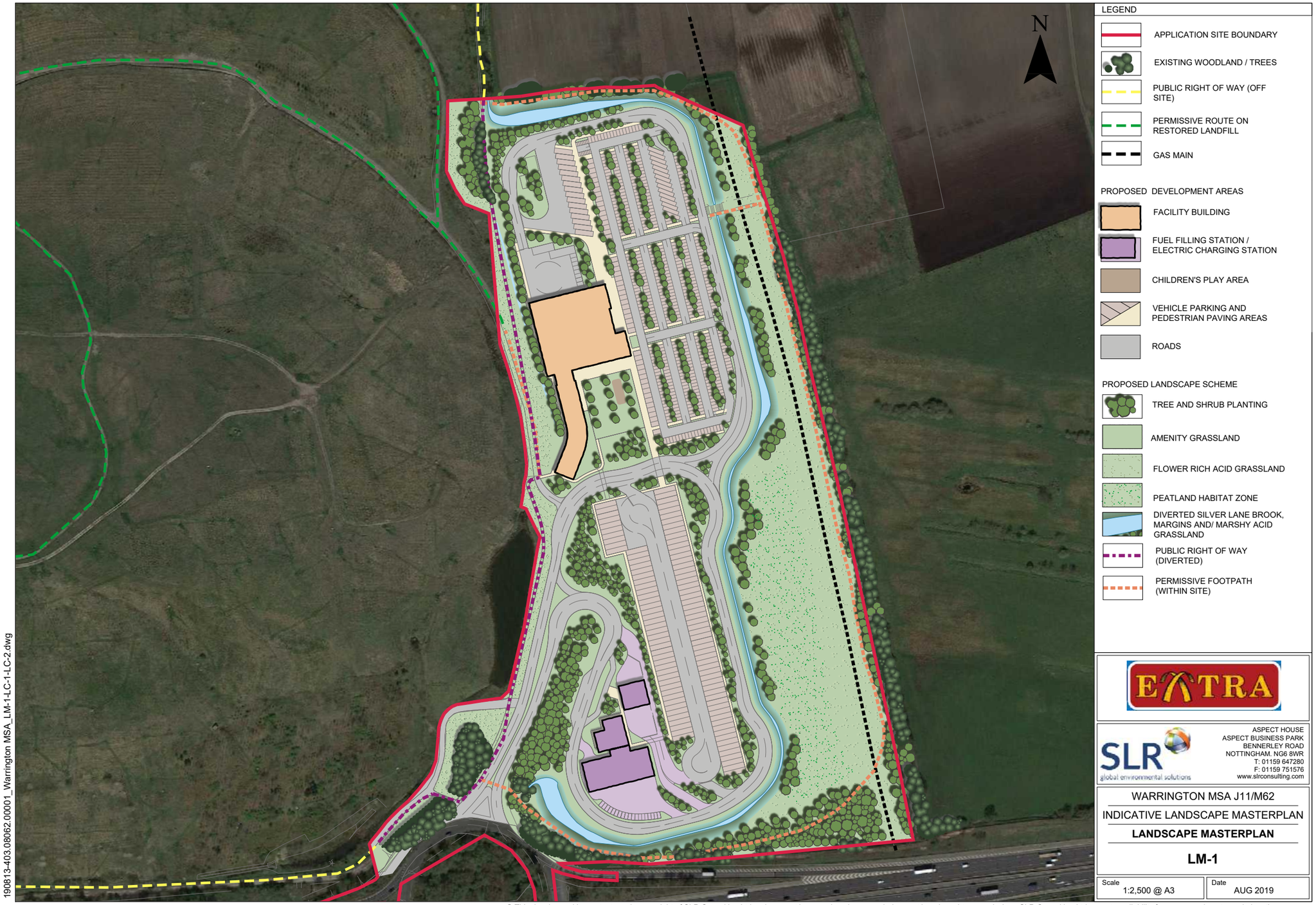


Figure 4.15 - HS2 Map CT-05-326b Construction Phase MA05 Risley to Bamfurlong

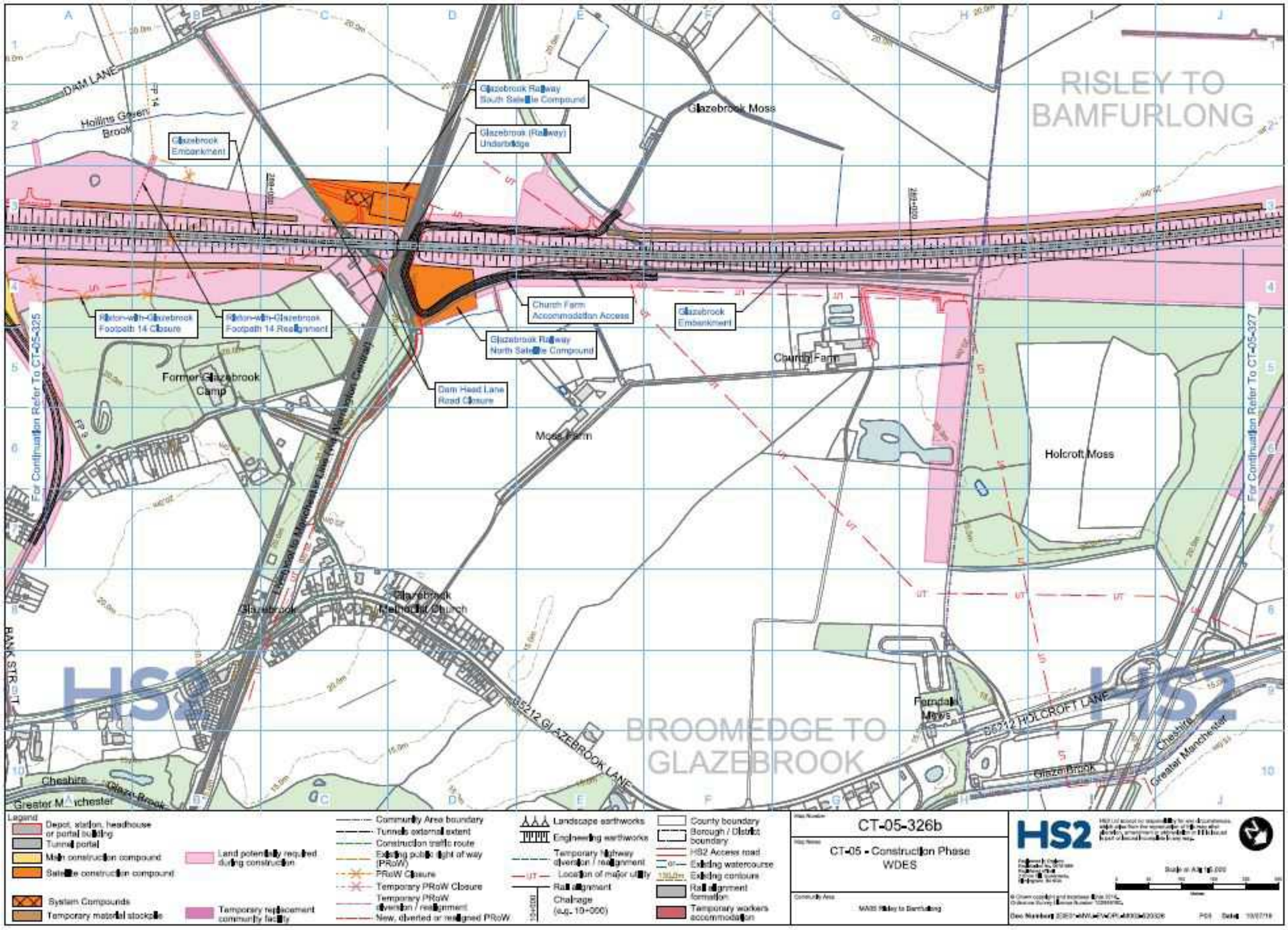


Figure 4.16 - HS2 Map CT-06-326b Proposed Scheme MA05 Risley to Bamfurlong

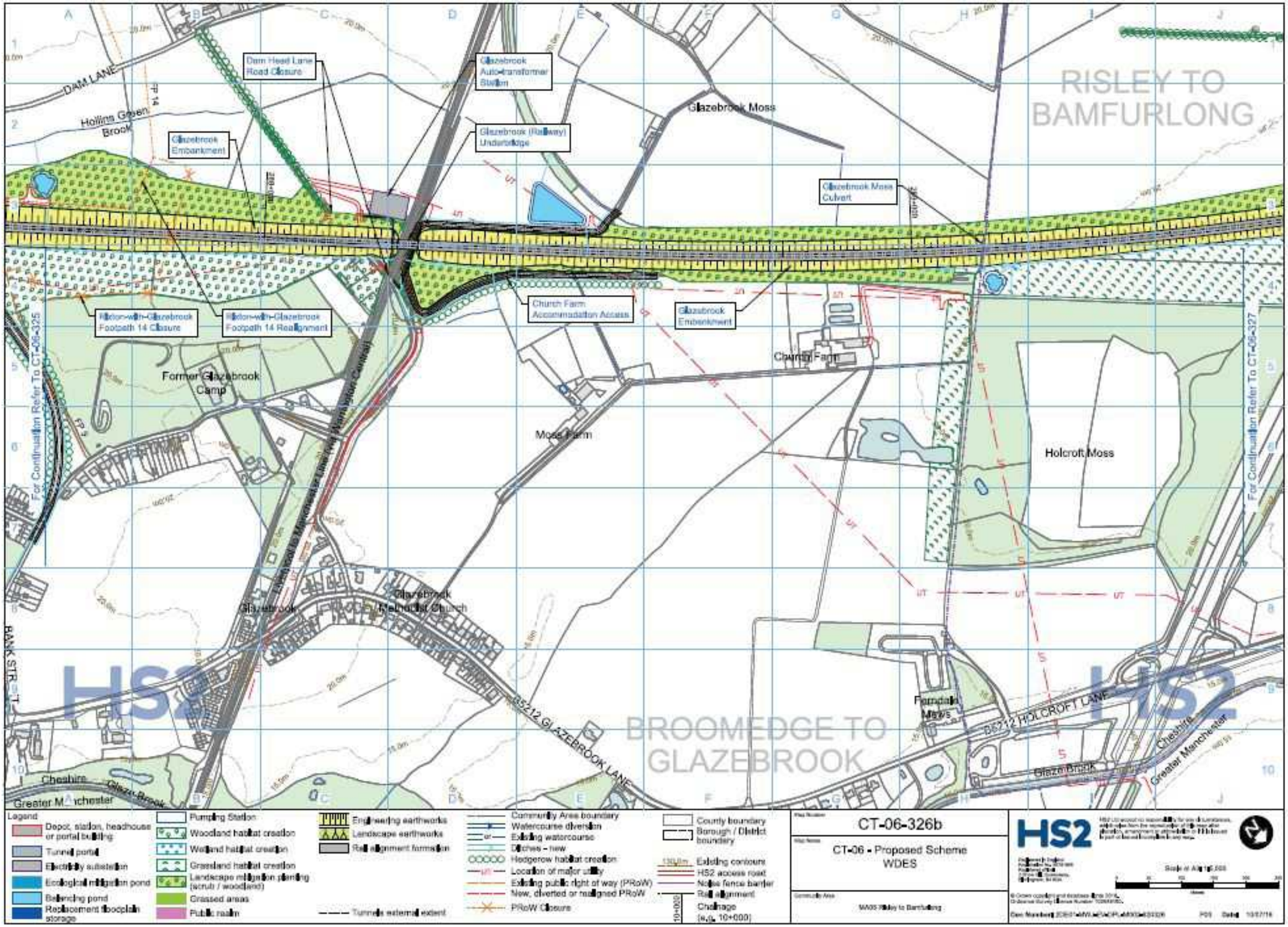


Figure 4.17 - HS2 Map CT-05-327 Construction Phase MA05 Risley to Bamfurlong

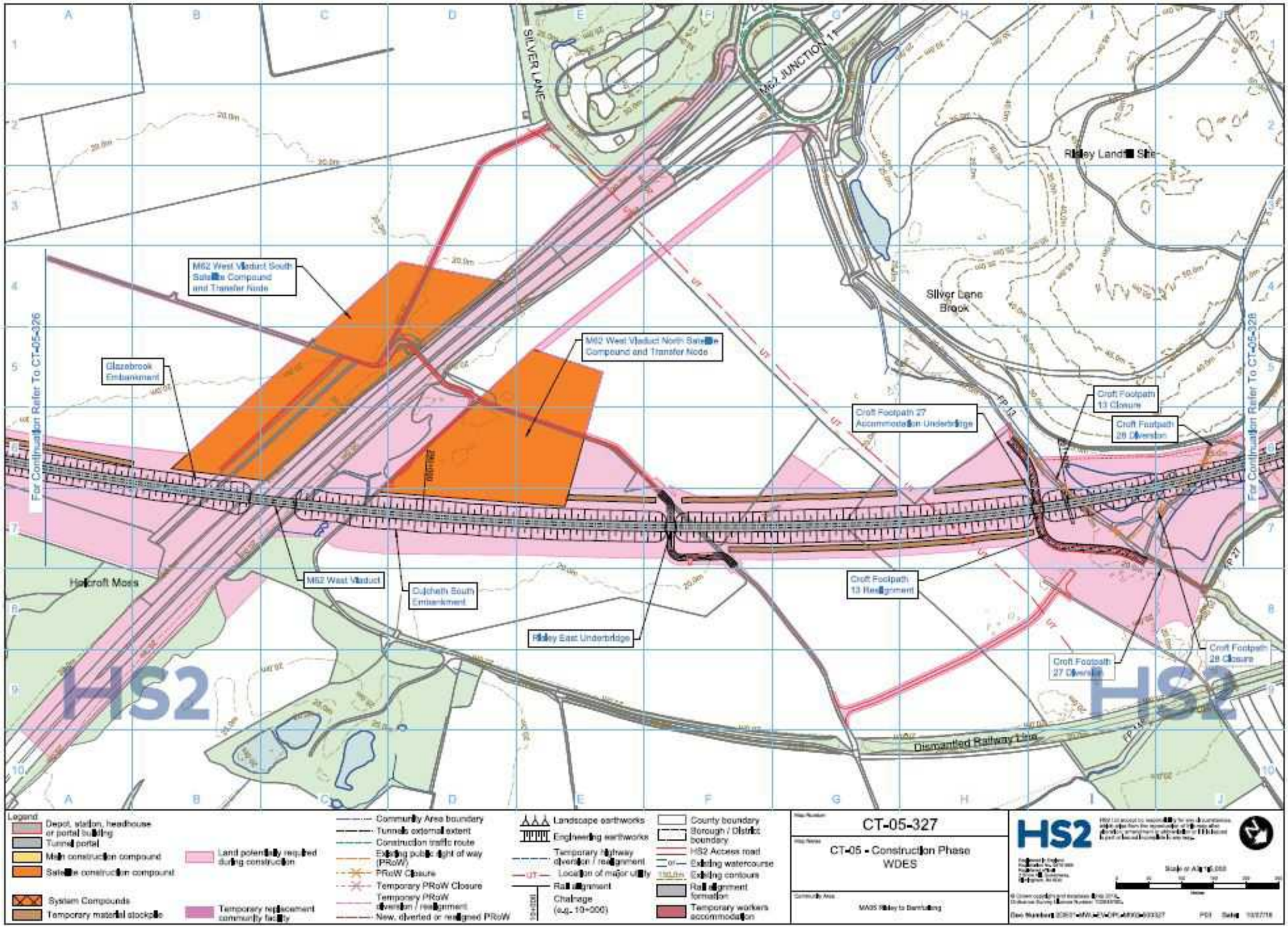


Figure 4.18 - HS2 Map CT-06-327 Proposed Scheme MA05 Risley to Bamfurlong

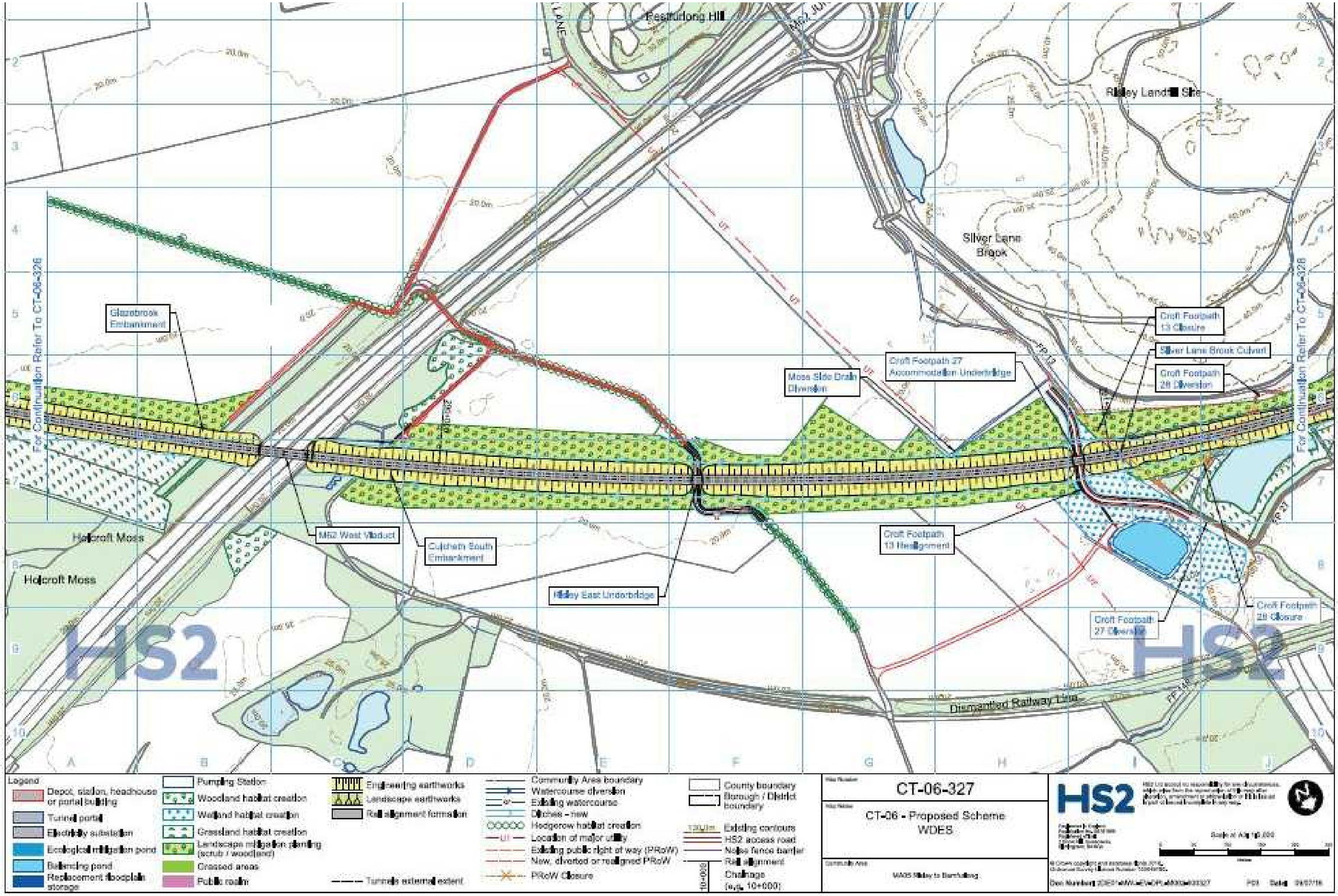


Figure 4.19 - HS2 Map CT-05-328 Construction Phase MA05 Risley to Bamfurlong

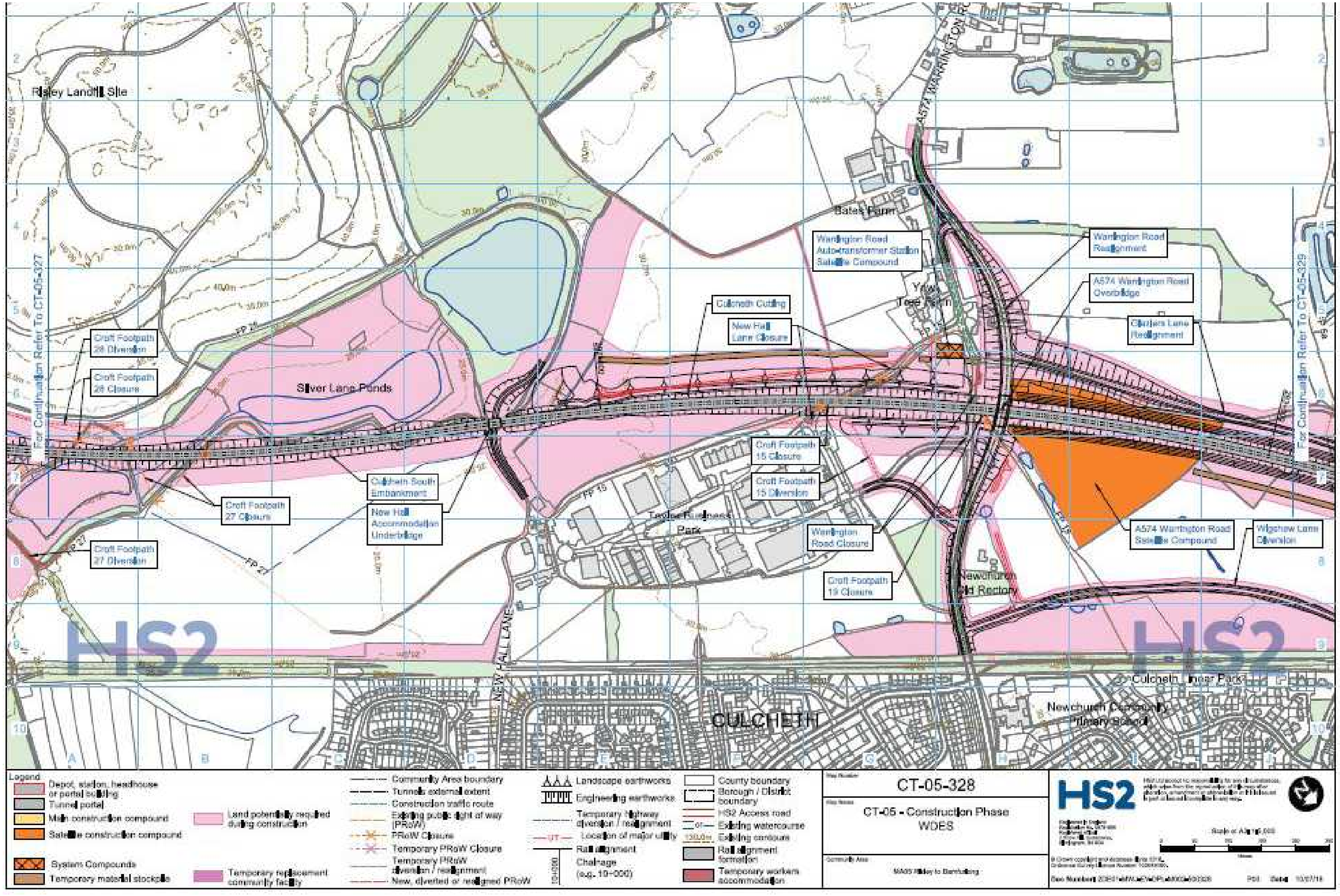
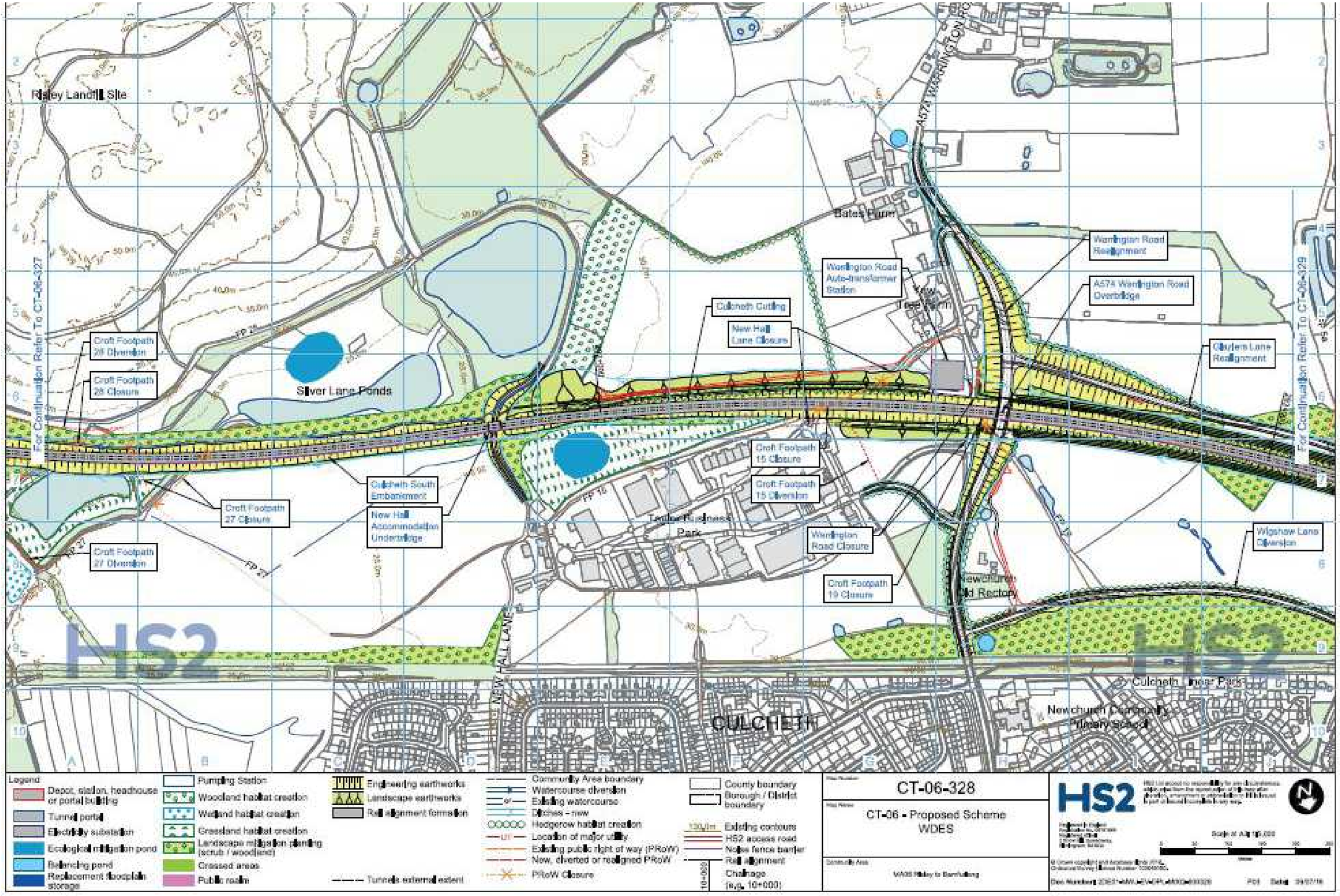


Figure 4.20 - HS2 Map CT-06-328 Proposed Scheme MA05 Risley to Bamfurlong



Appendix 4.3 – Daytime and selected Nighttime Photomontages indicating Mitigation at Year 1 and Year 15

Photoviewpoint 01 - Existing View

troopers hill
Braeside, Cotswold Close, Bourne, Brimscombe, Stroud, Gloucestershire GL5 UA
t 01454 323348 e info@troopershill.co.uk www.troopershill.co.uk

Note: This is a composite image made up of 50mm equivalent photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspective viewing, this image should be viewed at a comfortable arms length when printed at full size (420mm x 841mm).

Date:	21 August 2019
Drawing Number:	C1
Drawn by:	MP
Checked by:	AP

Project title:	**Warrington MSA J11/M62**
Client:	
Drawing Title:	**Photomontage Viewpoint 01**

Photoviewpoint 01 - Proposed View (Year 01)

Photoviewpoint 01 - Proposed View (Year 15)

troopers hill

Braeside, Cotswold Close, Bourne, Brimscombe, Stroud, Gloucestershire GL5 UA
t 01454 323348 e info@troopershill.co.uk www.troopershill.co.uk

*Proposed Buildings represent the 'massing model' and are not indicative of final external materials

Note: This is a composite image made up of 50mm equivalent photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspective viewing, this image should be viewed at a comfortable arms length when printed at full size (420mm x 841mm).

Date: 21 August 2019
Drawing Number:
Drawn by: MP
Checked by: AP

Project title: **Warrington MSA J11/M62**
Client:
Drawing Title: **Photomontage Viewpoint 01**

Photoviewpoint 01 - Proposed View (Year 01 + Parameters)

Photoviewpoint 01 - Proposed View (Year 15 + Parameters)

troopers hill
Braeside, Cotswold Close, Bourne, Brimscombe, Stroud, Gloucestershire GL5 UA
t 01454 323348 e info@troopershill.co.uk www.troopershill.co.uk

*Proposed Buildings represent the 'massing model' and are not indicative of final external materials
*Dashed line indicates the zone within which the Facilities Building and the Fuel Filling Station could be located

Note: This is a composite image made up of 50mm equivalent photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspective viewing, this image should be viewed at a comfortable arms length when printed at full size (420mm x 841mm).

Date: 21 August 2019
Drawing Number:
Drawn by: MP
Checked by: AP

Project title: **Warrington MSA J11/M62**
Client:
Drawing Title: **Photomontage Viewpoint 01**

Photoviewpoint 01 Night - Existing View

troopers hill
Braeside, Cotswold Close, Bourne, Brimscombe, Stroud, Gloucestershire GL5 UA
t 01454 323848 e info@troopershill.co.uk www.troopershill.co.uk

Note: This is a composite image made up of 50mm equivalent photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspective viewing, this image should be viewed at a comfortable arms length when printed at full size (420mm x 841mm).

Date:	21 August 2019
Drawing Number:	C1
Drawn by:	MP
Checked by:	AP

Project title:	**Warrington MSA J11/M62**
Client:	
Drawing Title:	**Photomontage Viewpoint 01 Night**

Photoviewpoint 01 Night - Proposed View (Year 01)

Photoviewpoint 01 Night - Proposed View (Year 15)

troopers hill
Braeside, Cotswold Close, Bourne, Brimscombe, Stroud, Gloucestershire GL5 1JA
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Date: 21 August 2019
Drawing Number:
Drawn by: MP
Checked by: AP

Project title: **Warrington MSA J11/M62**
Client:
Drawing Title: **Photomontage Viewpoint 01 Night**

Photoviewpoint 04 - Existing View

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Date:	21 August 2019
Drawing Number:	C1
Drawn by:	MP
Checked by:	AP

Project title:	**Warrington MSA J11/M62**
Client:	
Drawing Title:	**Photomontage Viewpoint 04**

Photoviewpoint 04 - Proposed View (Year 01)

Photoviewpoint 04 - Proposed View (Year 15)

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Date:	21 August 2019
Drawing Number:	
Drawn by:	MP
Checked by:	AP

Project title:	**Warrington MSA J11/M62**
Client:	
Drawing Title:	**Photomontage Viewpoint 04**

Photoviewpoint 04 - Proposed View (Year 01 + Parameters)

Photoviewpoint 04 - Proposed View (Year 15 + Parameters)

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Date:	21 August 2019
Drawing Number:	
Drawn by:	MP
Checked by:	AP

Project title:	**Warrington MSA J11/M62**
Client:	
Drawing Title:	**Photomontage Viewpoint 04**

Photoviewpoint 04 - Existing View

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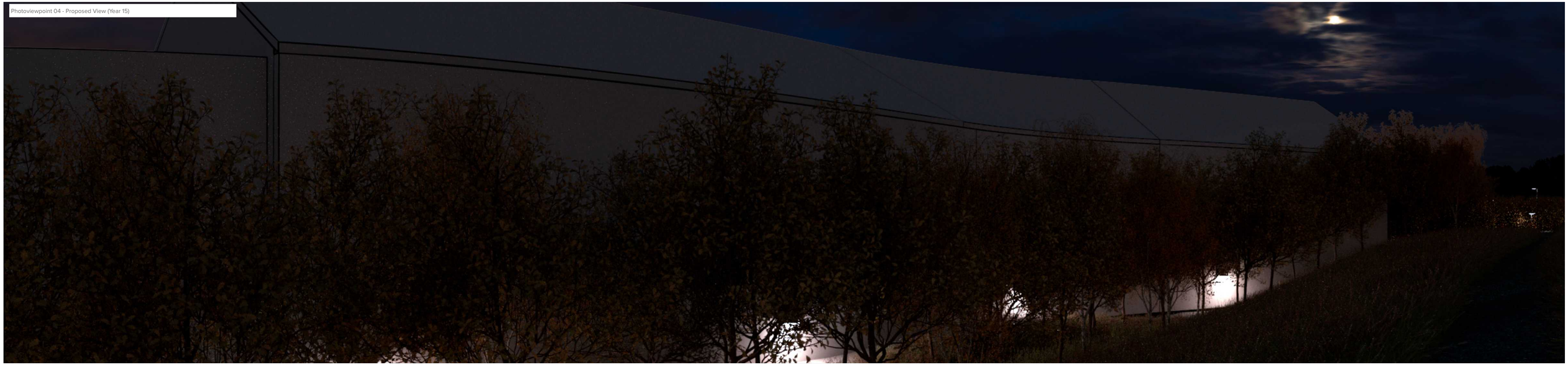
Date:	21 August 2019
Drawing Number:	C1
Drawn by:	MP
Checked by:	AP

Project title:	**Warrington MSA J11/M62**
Client:	
Drawing Title:	**Photomontage Viewpoint 04**

Photoviewpoint 04 - Proposed View (Year 01)

Photoviewpoint 04 - Proposed View (Year 15)



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Date: 21 August 2019
Drawing Number:
Drawn by: MP
Checked by: AP

Project title: **Warrington MSA J11/M62**
Client:
Drawing Title: **Photomontage Viewpoint 04**

Photoviewpoint 06 - Existing View

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Date:	21 August 2019
Drawing Number:	C1
Drawn by:	MP
Checked by:	AP

Project title:	**Warrington MSA J11/M62**
Client:	
Drawing Title:	**Photomontage Viewpoint 06**

Photoviewpoint 06 - Proposed View (Year 01)

Photoviewpoint 06 - Proposed View (Year 15)

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Date:	21 August 2019
Drawing Number:	
Drawn by:	MP
Checked by:	AP

Project title:	**Warrington MSA J11/M62**
Client:	
Drawing Title:	**Photomontage Viewpoint 06**

Photoviewpoint 06 - Proposed View (Year 01 + Parameters)

Photoviewpoint 06 - Proposed View (Year 15 + Parameters)

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Date: 21 August 2019
Drawing Number:
Drawn by: MP
Checked by: AP

Project title: **Warrington MSA J11/M62**
Client:
Drawing Title: **Photomontage Viewpoint 06**

Photoviewpoint 07 - Existing View

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Date:	21 August 2019
Drawing Number:	C1
Drawn by:	MP
Checked by:	AP

Project title:	**Warrington MSA J11/M62**
Client:	
Drawing Title:	**Photomontage Viewpoint 07**

Photoviewpoint 07 - Proposed View (Year 01)

Photoviewpoint 07 - Proposed View (Year 15)

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Date:	21 August 2019
Drawing Number:	
Drawn by:	MP
Checked by:	AP

Project title:	**Warrington MSA J11/M62**
Client:	
Drawing Title:	**Photomontage Viewpoint 07**

Photoviewpoint 07 - Proposed View (Year 01 + Parameters)

Photoviewpoint 07 - Proposed View (Year 15 + Parameters)

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Date:	21 August 2019
Drawing Number:	
Drawn by:	MP
Checked by:	AP

Project title:	**Warrington MSA J11/M62**
Client:	
Drawing Title:	**Photomontage Viewpoint 07**

Photoviewpoint 10 - Existing View

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Date:	21 August 2019
Drawing Number:	C1
Drawn by:	MP
Checked by:	AP

Project title:	**Warrington MSA J11/M62**
Client:	
Drawing Title:	**Photomontage Viewpoint 10**

Photoviewpoint 10 - Proposed View (Year 01)

Photoviewpoint 10 - Proposed View (Year 15)

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Date: 21 August 2019
Drawing Number:
Drawn by: MP
Checked by: AP

Project title: **Warrington MSA J11/M62**
Client:
Drawing Title: **Photomontage Viewpoint 10**

Photoviewpoint 10 - Proposed View (Year 01 + Parameters)

Photoviewpoint 10 - Proposed View (Year 15 + Parameters)

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Drawing Number:	
Drawn by:	MP
Checked by:	AP

Project title:	**Warrington MSA J11/M62**
Client:	
Drawing Title:	**Photomontage Viewpoint 10**

Photoviewpoint 14 - Existing View

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Date:	21 August 2019
Drawing Number:	C1
Drawn by:	MP
Checked by:	AP

Project title:	**Warrington MSA J11/M62**
Client:	
Drawing Title:	**Photomontage Viewpoint 14**

Photoviewpoint 14 - Proposed View (Year 01)

Photoviewpoint 14 - Proposed View (Year 15)

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Date: 21 August 2019
Drawing Number:
Drawn by: MP
Checked by: AP

Project title: **Warrington MSA J11/M62**
Client:
Drawing Title: **Photomontage Viewpoint 14**

Photoviewpoint 14 - Proposed View (Year 01 + Parameters)

Photoviewpoint 14 - Proposed View (Year 15 + Parameters)

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Drawing Number:	
Drawn by:	MP
Checked by:	AP

Project title:	**Warrington MSA J11/M62**
Client:	
Drawing Title:	**Photomontage Viewpoint 14**

Photoviewpoint G - Existing View

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Date:	21 August 2019
Drawing Number:	C1
Drawn by:	MP
Checked by:	AP

Project title:	**Warrington MSA J11/M62**
Client:	
Drawing Title:	**Photomontage Viewpoint G**

Photoviewpoint G - Proposed View (Year 01)

Photoviewpoint G - Proposed View (Year 15)

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Checked by: AP

Project title: **Warrington MSA J11/M62**
Client:
Drawing Title: **Photomontage Viewpoint G**

Photoviewpoint G - Proposed View (Year 01 + Parameters)

Photoviewpoint G - Proposed View (Year 15 + Parameters)

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Project title: **Warrington MSA J11/M62**
Client:
Drawing Title: **Photomontage Viewpoint G**

Photoviewpoint G - Existing View

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Client:	
Drawing Title:	**Photomontage Viewpoint G**

Photoviewpoint G - Proposed View (Year 01)

Photoviewpoint G - Proposed View (Year 15)

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Checked by: AP

Project title: **Warrington MSA J11/M62**
Client:
Drawing Title: **Photomontage Viewpoint G**

Photoviewpoint G - Proposed View (Year 01 + Parameters)

Photoviewpoint G - Proposed View (Year 15 + Parameters)

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Drawing Number:	
Drawn by:	MP
Checked by:	AP

Project title:	**Warrington MSA J11/M62**
Client:	
Drawing Title:	**Photomontage Viewpoint G**

Appendix 4.4 Deleted Text Table

Warrington Motorway Service Area

J11, M62

ES Addendum

Text Deleted from Original ES Technical Paper 4 - Landscape

Section Number / Paragraph Number / Table number / Figure Number in Original Paper	Text Deleted from Original ES	Reason
Figure Numbers 4.15-4.20	Deleted	Updated by the plans at ES Part 1 Report, Appendix 14c
Paragraph 2.5	February 2019	Update to 2021 version of NPPF
Paragraph 2.5	83, 91, 92, 96,98,127,170,171,	Update to paragraph numbers in 2021 NPPF
Paragraph 5.31	170	Update to paragraph number in 2021 NPPF
Paragraph 10.13	i.e., within the first five years 2019-2025, 2025-2030 and 2030+	Text for dates deleted as no longer up to date and referenced to work within the site added
Paragraph 10.14 Table 4.36	Advanced works commence Quarter 4, Quarter 4 2024, Commissioning Quarter 4 2031 to Quarter 3 2033	Text for dates deleted as no longer up to date
Paragraph 10.15	submission of an outline application	Text deleted as an application has now been made.
Paragraph 10.15	in Quarter 4 2021 (i.e. Autumn/Winter 2021), Quarter 4 2022 (i.e. Autumn/Winter 2022).	Text for dates deleted as no longer up to date
Paragraph 10.16	Advanced, Quarter 4 2022, coinciding with completion of the MSA	Dates and text updated for latest timings for HS2

Paragraph 10.17	Figure 4.17	Reference updated to latest plan
Paragraph 10.18	Landscape Effects during MSA construction phase are assessed as follows, Advance, Autumn/winter 2022	Text updated following latest timing for HS2
Paragraph 10.19	Quarter 4 2024, to be Quarter 4 2031 to Quarter 3 2033, 2024	Text updated following latest timing for HS2
Paragraph 10.20	Quarter 4 (Autumn and Winter) 2024	Text updated following latest timing for HS2
Paragraph 10.29	Table 4.37 below assesses visual impacts arising from cumulative developments during operation, in addition to views of the Site, in the Short Term (0 to 5 years).	Text deleted as no longer required
Paragraph 10.32	It is likely that the proposed cumulative development when assessed in combination with the MSA construction phase will alter the predicted effect on landscape and visual receptors lying to the northeast and east in the short term owing to the screening effect of HS2….. to the south and west in the short term.	Text deleted as no longer relevant with revised timing.
Paragraph 11.3	170	Paragraph number updated to 2021 version of NPPF