PEEL HALL, WARRINGTON

Landscape and Visual Impact Assessment

Outline application for a new residential neighbourhood including C2 and C3 uses; local centre including food store up to 2000m^2, A1-A5 (inclusive) and D1 use class units of up to 600m^2 total (with no single unit of more than 200m^2) and family restaurant/ pub of up to 800m^2 (A3/ A4 use); site for primary school; open space including sports pitches with ancillary facilities; means of access and supporting infrastructure at Peel Hall, Warrington.

for

APPENDICES

SATNAM MILLENNIUM LIMITED

March 2020 UPDATE

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APPENDIX 1

LANDSCAPE AND VISUAL ASSESSMENT METHODOLOGY

A 1.0 Introduction

A 1.1 The format and methodology for the Landscape and Visual Impact Assessment (LVIA) has been carried out in general accordance with the recommendations contained within the

- 'The Guidelines for Landscape and Visual Impact' (GLVIA) 3rd Edition published jointly in 2013 by The Landscape Institute and The Institute of Environmental Management and Assessment
  and
- Landscape Institute Advice Note 01/2009. Use of photography and photomontage in landscape and visual assessment.

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

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

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

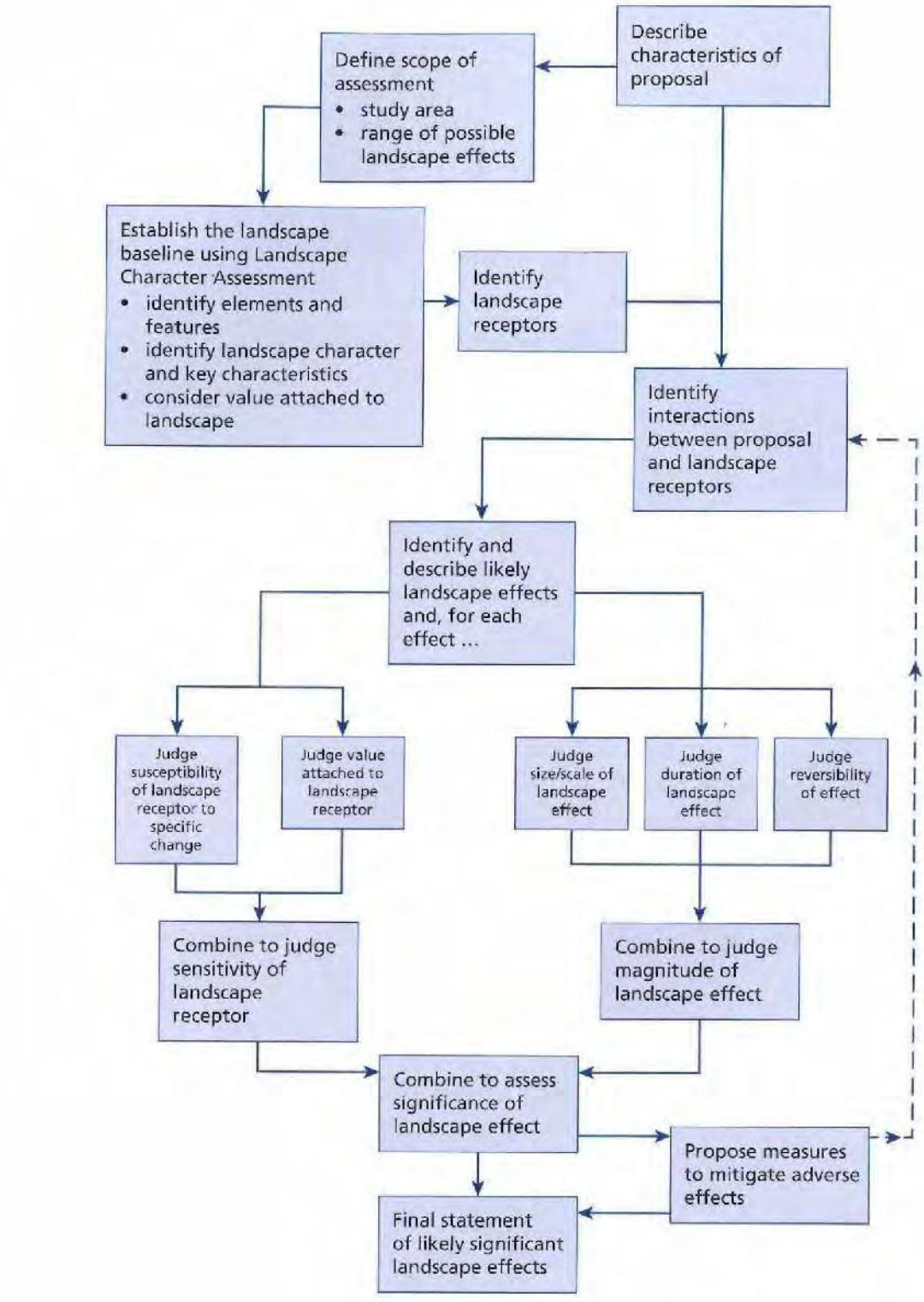
A 1.4 The assessment processes detailed are carried out for construction effects and for operational effects including the residual effects after mitigation. In some cases, particularly for EIA, the possible links between landscape and visual effects and effects identified in other topics i.e. noise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

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

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

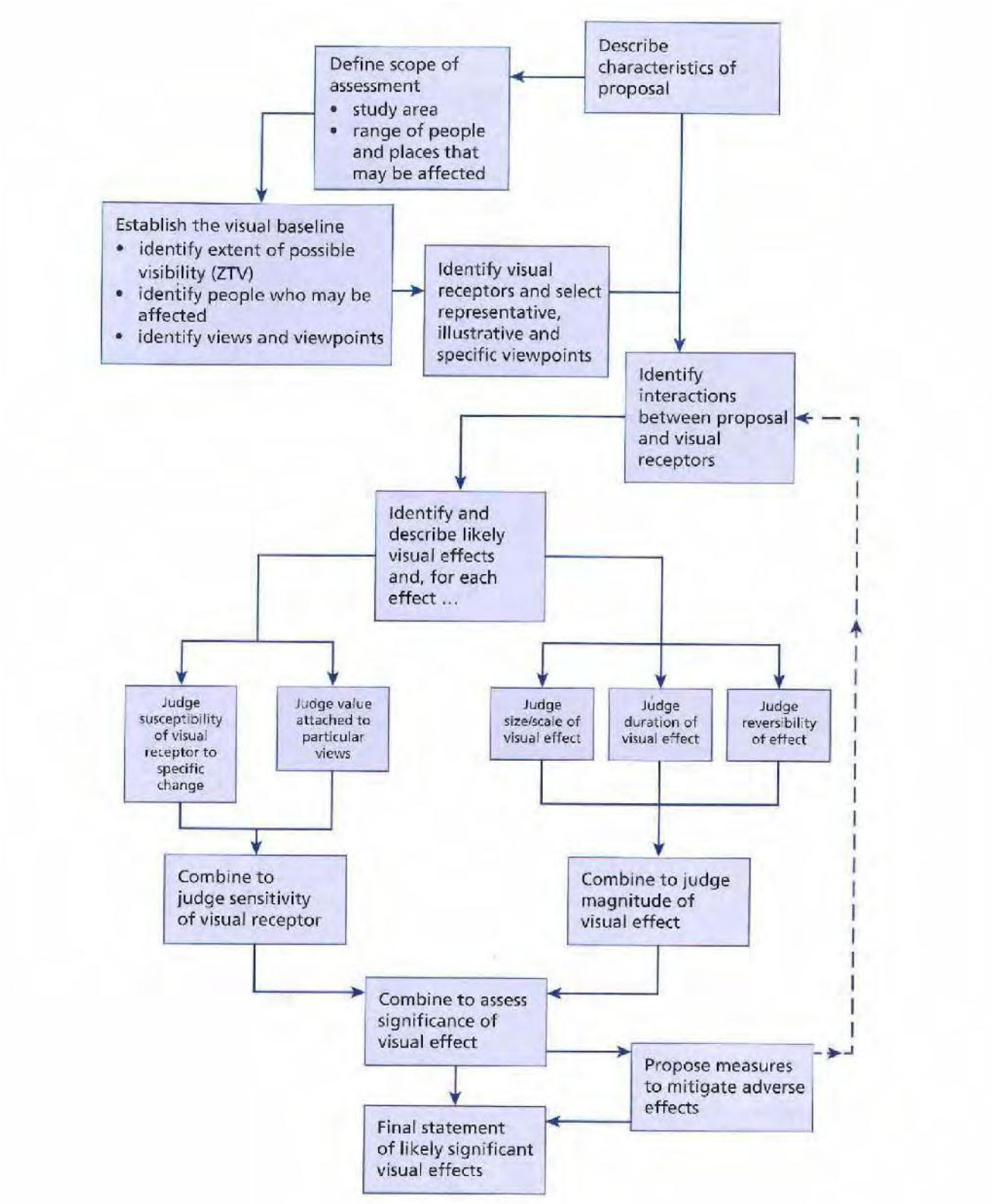
is defined as the landscape within 1.5 -2.0 kilometers of the LVIA study area, beyond which the site is deemed to be indistinguishable in the landscape with insignificant effects.

Figure 1: Assessment of Landscape Effects



Reference: Fig 5.1 GVLIA, p. 71

Figure 2: Assessment of Visual Effects



Reference: Fig 6.1 GVLIA, p. 99

A 2.0 Description of the development proposals

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

A 3.0 Scope of Study Area and Zone of Theoretical Visibility

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

A 4.0 Zone of Visual Influence

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

A 5.0 Site survey and field work

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

Photographs

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

A 6.0 Baseline and Character Assessment

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

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

They are used to identify and describe:

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

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

A 7.0 Predicting, describing, assessing Landscape Effects

Establishing value of the landscape

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

A 7.2 Factors that influence value may include:

Landscape quality (condition) including the extent to which typical character is represented in individual areas and the intactness of the landscape;
Scenic quality and the appeal to the senses;
Rarity of features or elements;
Representativeness and whether the landscape contains particular characters of the wider area which are considered important examples;
Conservation interests such as ecological interest, archaeological or historical interest etc. which have value or protection in their own right;
Recreational value where the experience of the landscape is important;
Perceptual aspects such as wildness or tranquility
Associations as with artists or events in history etc.

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

Susceptibility to change

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

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

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

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

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

Landscape sensitivity

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

Landscape Effects

A. 7.7 Landscape effects may include:

- The degree of change in and/or partial or complete loss of elements, features, or aesthetic or perceptual characteristics that contribute to the character and distinctiveness of the existing landscape resource;
- The addition of new elements or features that will influence the character and distinctiveness of the landscape;
- The combined effect of these to changes in overall character.

A 7.8 Effects may be beneficial, neutral or adverse and a judgment is made taking account of:

- the degree to which the proposals fit with existing character;
- the contribution to the landscape the development may make in its own right, even if in contrast to that character.

Magnitude of change

A 7.9 *Size or Scale*

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

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

A 7.10 *Geographical Factors*

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

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

A 7.11 *Duration and Reversibility of the Landscape Effects*

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

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

Magnitude of landscape effect

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

Significance of landscape effect

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

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

A 8.0 Predicting, describing, assessing Visual Effects

Baseline Visual Assessment

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

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

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

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

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

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

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

Sequential views along routes are also considered where appropriate.

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

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

Susceptibility of visual receptors to change

A 8.5 The susceptibility of different receptors to changes in views and visual amenity is mainly a function of:

- The occupation or activity of people experiencing the view at a particular location;
- The extent to which their attention or interest may be focused on the views and the visual amenity they experience at a particular location.

A 8.6 The visual receptors most susceptible to change area generally likely to include:

- Residents at home[1] (subject to agreement regarding the value of private views and the combined effect on a number of residents in one area);
- People engaged in outdoor recreation, including using public rights of way, bridleways and long distance promoted paths/trails whose attention may be focused on the landscape or particular views;
- Visitors to heritage asset or attractions where views are an important contributor to the experience;
- Communities where views contribute to the landscape setting enjoyed by residents in the area;

A 8.7 Travellers on road, rail or other modes of transport tend to fall into an immediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high.

A 8.8 Visual receptors likely to be less sensitive to change include:

- People engaged in outdoor sport or recreation which does not involve an appreciation of the views of the landscape;
- People at work whose attention is not focused on their surroundings and where views are not important to the quality of their working life.

A 8.9 Susceptibility of Visual Receptors is usually judged from ***Very high to very low*** depending on the location and activity of the receptor and can be assessed using the judgment criteria in **Table H**.

Value attached to views

A 8.10 Judgments are made about the value attached to the views experienced taking into account factors which can include:

- Views recognised with heritage assets;
- Inclusion within planning documents and designations (e.g. Landscape Character assessments or Village Design Statements, Neighbourhood Plans or Management Strategies);
- Views available to visitors and signified by appearance in guide books, tourist maps, provision of facilities for their enjoyment (i.e. parking places, sign boards), interpretative material;
- Views referenced in literature or art.

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

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

Visual sensitivity

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

Magnitude of Effects

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

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

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

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

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

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

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

Significance of visual effect

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

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

A 9.0 Mitigation

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

A10.0 Cumulative Effect

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

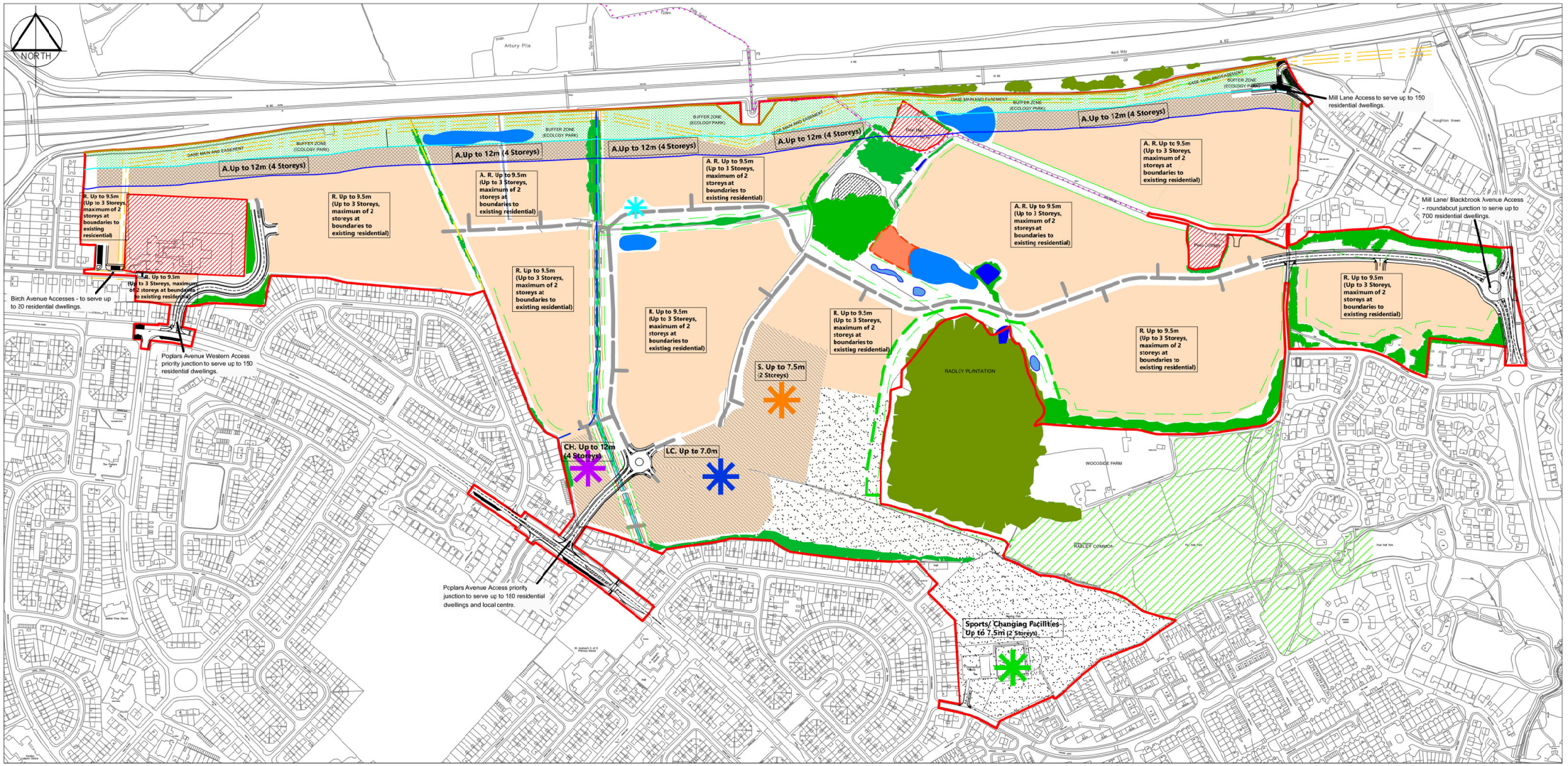
A11.0 Residual Effects

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

A12.0 Use of the Tables

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

APPENDIX 2



KEYS

- Site Boundary
- Areas with the Site excluded from the development
- Public right of way
- Boundary between the historic townships of Arbury and Houghton (Important Hedgerow)
- Boundary between the historic townships of Arbury and Winwick (Important Hedgerow)
- Peel Hall Manor Farm Moat Area (Archeological Feature)
- Gas Main and Easement
- 8m Water Vole buffer zone to Spa Brook.
- Existing Culvert
- Proposed Allotments
- Existing areas of off site vegetation
- Existing areas of woodland, trees, hedgerows and vegetation to be retained.
- 10m Foraging bat corridor
- Existing Pond to be retained
- Proposed Attenuation Pond
- Proposed Great Crested Newt Mitigation Pond
- CH. Location for Care Home
- LC. Location for Local Centre
- S. Location for Primary School
- Location for Community Facility
- Location for Bus Gate
- R. Developable Land to include for pedestrian and cycle links between plots.
- A. Area suitable for apartments (In line with noise assessment)
- Indicative Road Line
- Radley Common
- Boundary to Buffer Zone (In line with noise assessment)
- Boundary to Area Suitable for apartments (In line with noise assessment)
- Proposed wildlife corridor
- 4metre High Acoustic Barrier (In line with noise assessment)
- Proposed Tree/ Shrub Planting
- Proposed Sports Pitches/ Public Open Space

*Note: Heights shown are proposed from ground level. Heights shown are fixed and take precedent over number of storeys shown.

PEEL HALL, WARRINGTON

Parameters Plan

Project	PEEL HALL, WARRINGTON
Title	Parameters Plan
Client	Satnam Millennium Ltd
Date	January 2020
Scale	1:2,500@A1
Drawn	SW/ DS
Drawing No.	1820_35
Checked	DA/ DS
Revision	A

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APPENDIX 3

Key:

- Existing Trees and Vegetation to be retained
- Proposed Tree Planting
- Proposed sport pitches/ public open space
- Developable Land
- M62 Motorway
- Proposed Roads (indicative route)
- Proposed Pedestrain Pavements (indicative route)
- Public Right of Way
- Proposed footpath network
- Existing Housing
- Proposed Waterbodies
- Buffer zone to M62 (development can take place with ventilation)
- Buffer zone to M62 (no development beyond this point)
- Buffer zone to Woodland Trust land

PEEL HALL, WARRINGTON

Landscape Masterplan

APPENDIX LND 10

Project	PEEL HALL, WARRINGTON
Title	Landscape Masterplan
Client	Satnam Millennium Ltd
Date	March 2020
Scale	1:2,500@A1
Drawn	SW
Drawing No.	1820_36
Checked	DA/ DS
Revision	-

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APPENDIX 4

Key:

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

PEEL HALL, WARRINGTON

APP 4
Site Characteristics Plan
Scale: NTS

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Landscape Architecture • Ecology • Enviromental Planning & Assessment • Aboriculture

APPENDIX 5

National Character Area profile:

60. Mersey Valley

Supporting documents

www.naturalengland.org.uk

NATURAL ENGLAND

Introduction

As part of Natural England's responsibilities as set out in the Natural Environment White Paper[1], Biodiversity 2020[2] and the European Landscape Convention[3], we are revising profiles for England's 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment.

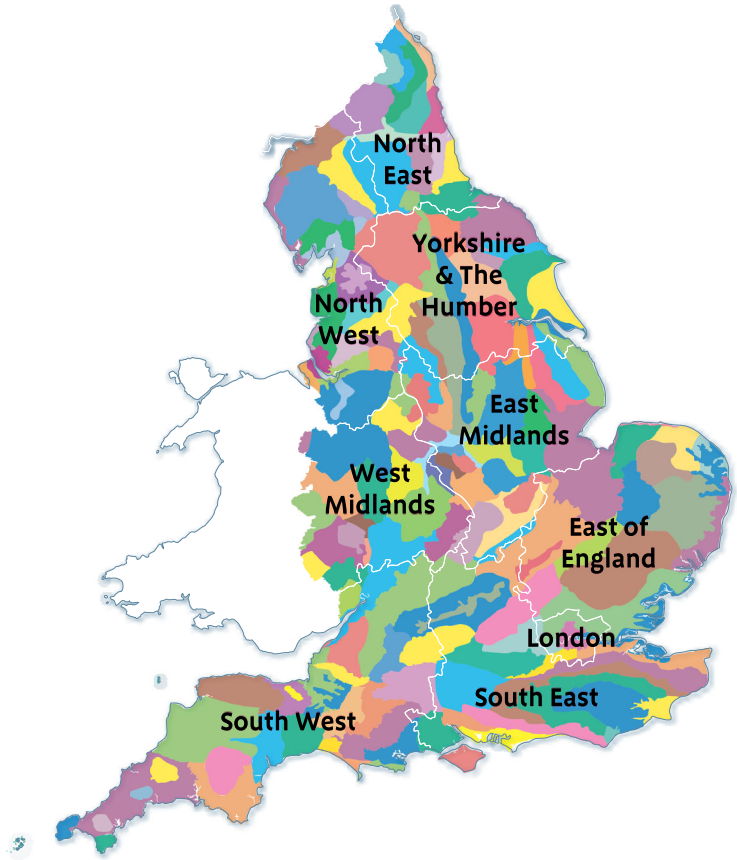
NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. The information they contain will support the planning of conservation initiatives at a landscape scale, inform the delivery of Nature Improvement Areas and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

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

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

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

National Character Areas map



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

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

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

Summary

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

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

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

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

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

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

Click map to enlarge; click again to reduce.

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

Statements of Environmental Opportunity

- **SEO 1**: Conserve and enhance the Mersey Valley's rivers, tributaries and estuary, improving the ability of the fluvial and estuarine systems to adapt to climate change and mitigate flood risk while also enhancing habitats for wildlife and for people's enjoyment of the landscape.

- **SEO 2**: Promote the Mersey Valley's historic environment and landscape character and positively integrate the environmental resource with industry and development, providing greenspace within existing and new development, to further the benefits provided by a healthy natural environment, as a framework for habitat restoration and for public amenity.

- **SEO 3**: Manage the arable and mixed farmland along the broad linear Mersey Valley, and create semi-natural habitats, woodlands and ecological networks, to protect soils and water, enhance biodiversity, increase connectivity and improve the character of the landscape, while enabling sustainable food production.

- **SEO 4**: Manage and enhance the mossland landscape in the east, safeguarding wetlands including the internationally important lowland raised bogs, to conserve peat soils, protect and enhance biodiversity, conserve archaeological deposits, contribute to landscape character and store carbon.

Description

Physical and functional links to other National Character Areas

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

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

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

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

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

Key characteristics

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

The Mersey Valley today

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

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

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

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

60. Mersey Valley

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

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

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

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

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

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

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

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

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

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

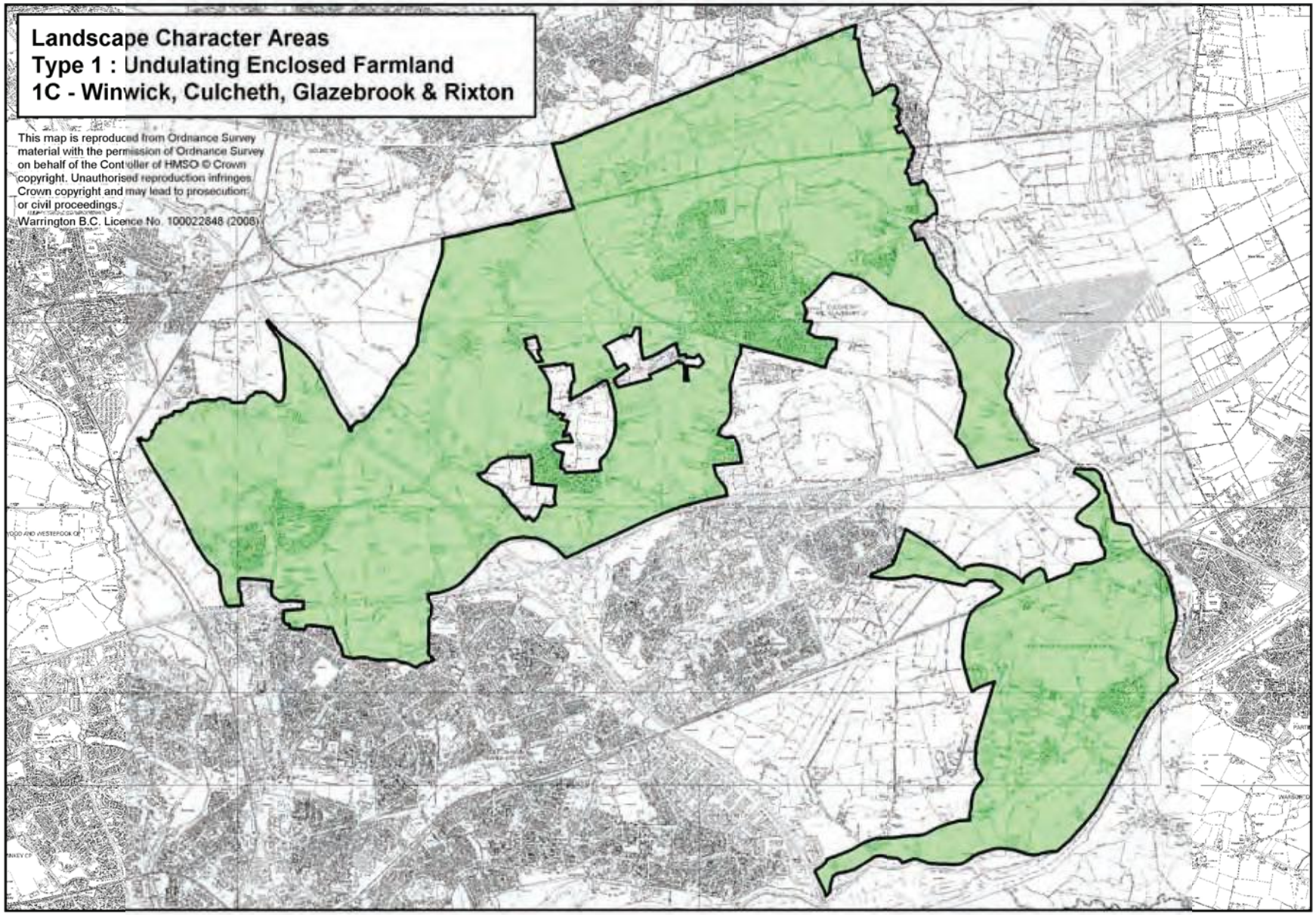
Recreation is supported by the area's rights-of-way network. The large populations locally, both within the towns of the Mersey Valley and the two adjacent conurbations, have access to the canal network, local nature reserves and country parks, as well as more formal facilities such as golf courses.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

WARRINGTON: A LANDSCAPE CHARACTER ASSESSMENT

Warrington Borough Council

Agathoclis Beckmann
Landscape Architects
Onion Farm
Warburton Lane
Lymm
Cheshire
WA13 9TW

Prepared 2007


Landscape Character Areas
Type 1 : Undulating Enclosed Farmland
1C - Winwick, Culcheth, Glazebrook & Rixton
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TYPE 1. UNDULATING ENCLOSED FARMLAND

AREA 1.C WINWICK, CULCHETH, GLAZEBROOK AND RIXTON

Description

These areas typify undulating enclosed farmland with a medium to large-scale field pattern. The area stretches in an arc from the River Mersey in the south, through Glazebrook to Culcheth in the north and finally wrapping around Winwick in the west.

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

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

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

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

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

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

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

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

Key Characteristics:

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

Cultural History

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

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

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

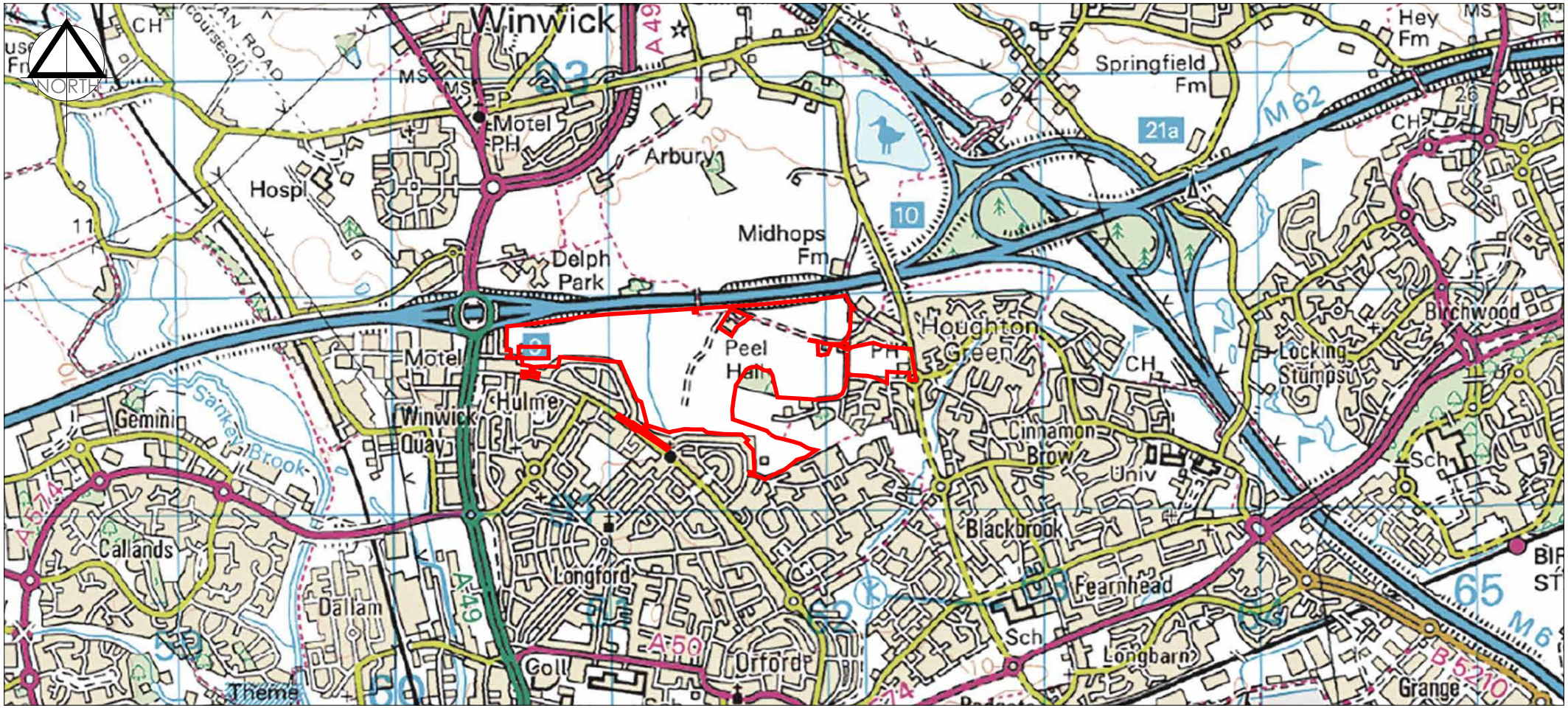
Winwick, the local high point, has clearly been the site of habitation for some time. A group of five barrows or burial mounds have been discovered at Winwick, two in the late C19th and two in modern times. One of these barrows, much disturbed, revealed Beaker pottery.

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

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

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

APPENDIX 6



Key:

- Site Boundary
- Motorways
- Settlement

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APP 1
Location and Context Plan
Scale: See scale bar

appletons

Key:

Site Boundary

PEEL HALL, WARRINGTON

APP 2
Aerial Photograph
Scale: NTS

appletons

Landscape Architecture • Ecology • Enviromental Planning & Assessment • Aboriculture

Key:

Site Boundary

Post 1988 Agricultural Land Classification (England) (date from Magicmap.com)

Grade 2

Grade 3A

Grade 3B

Grade 4

Other

PEEL HALL, WARRINGTON

APPENDIX 2
Agricultural Land Classification
Scale: NTS

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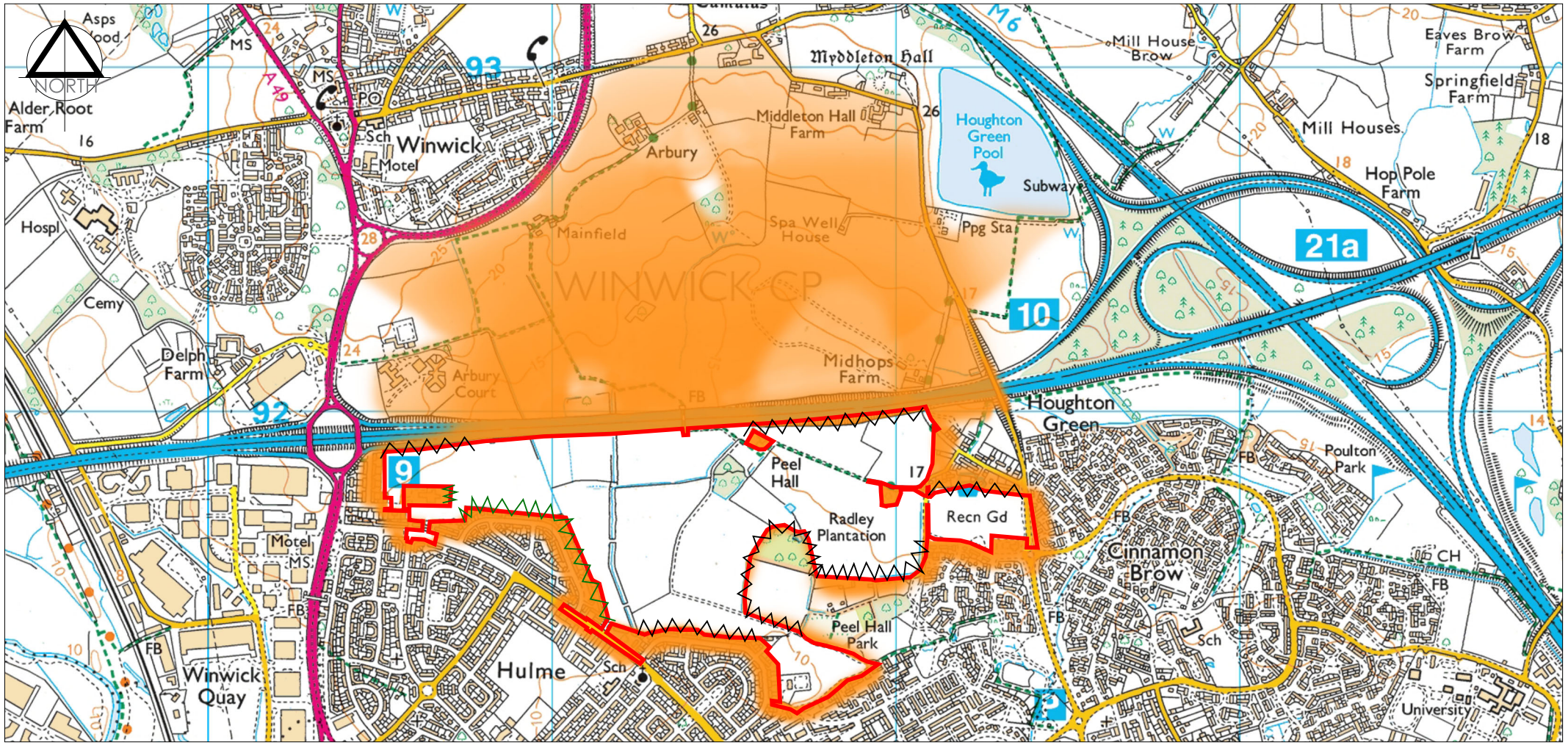
Landscape Architecture • Ecology • Enviromental Planning & Assessment • Aboriculture



Key:

0 50m 200m 1000m
100m 1km

Site Boundary

View is partially screened by existing vegetation

View partially screened by proposed vegetation

Zone of Visual Influence (ZVI)

Dark
High potential visibility

Low potential visibility
Light

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APP 3
Zone of Visual Influence Plan
Scale: See scale bar

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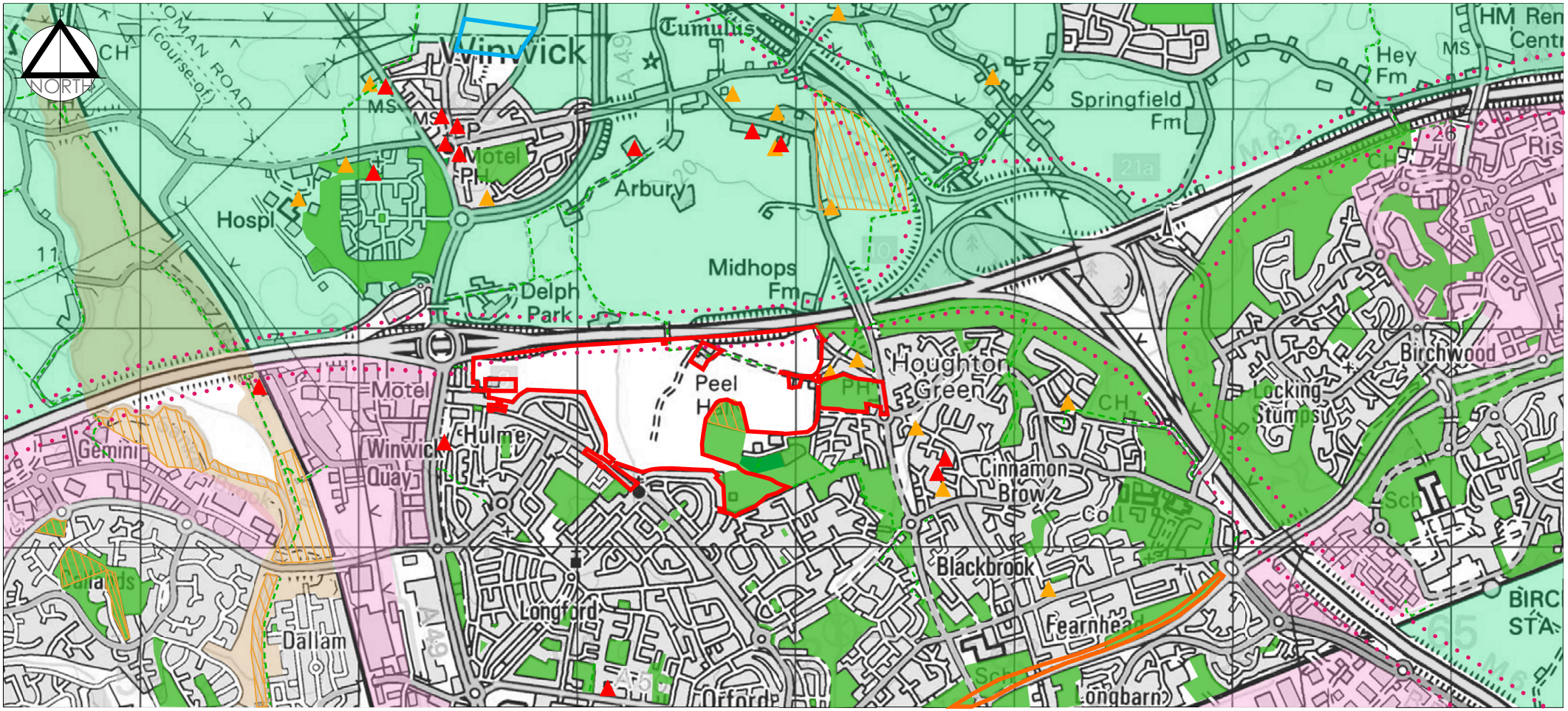

Key:

- Site Boundary
- Common Land/ Village Green
- Listed Buildings
- Local Parish Listed Buildings
- Green Belt Land
- Strategic Green Links
- Local Wildlife Sites
- Employment Land
- 50m motorway buffer (approx)
- Rights of Way/ Green Networks
- OS1- 9 Settlement Allocations
- Transport Safeguarding area

Based on the Warrington Borough Council *'Adopted Local Plan 2014', 'Draft Local Plan 2019'* and *www. Magicmap.com.*

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FIG 6
Designations Plan
Scale: See scale bar

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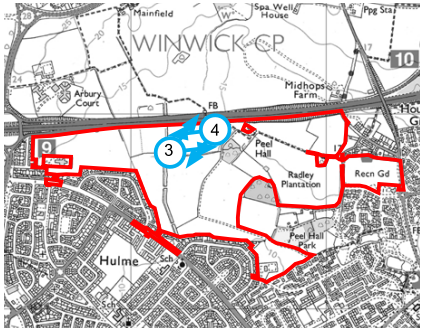
Photograph 3 -

Photograph 4 -



PEEL HALL, WARRINGTON

FIG 7
Site Photograph Sheet 2
Scale: NTS

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Photograph 5 -

Photograph 6 -

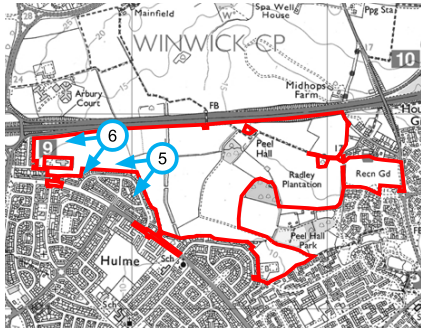

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FIG 7
Site Photograph Sheet 3
Scale: NTS

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Landscape Architecture • Ecology • Environmental Planning & Assessment • Aboriculture

Photograph 7 -

Photograph 8 -

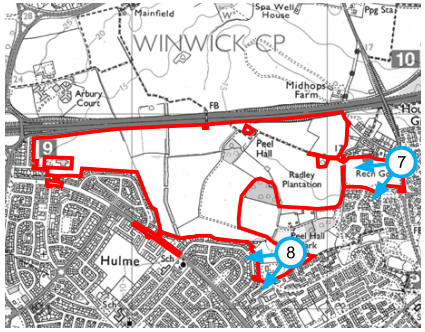

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FIG 7
Site Photograph Sheet 4
Scale: NTS

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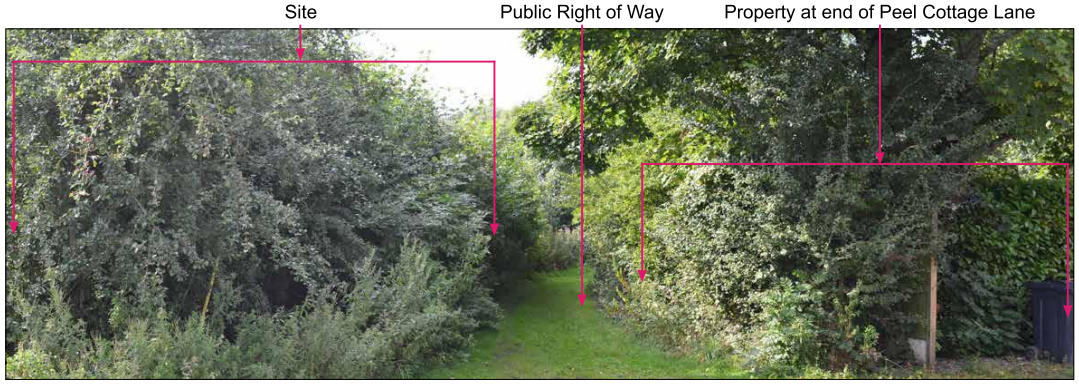
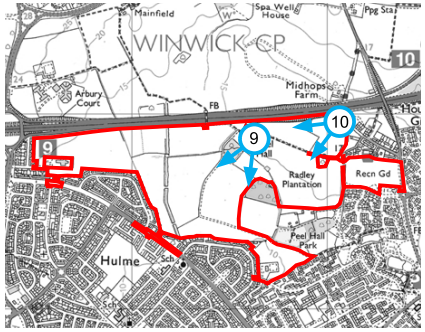
Landscape Architecture • Ecology • Environmental Planning & Assessment • Aboriculture



Photograph 9 -

Photograph 10 -



PEEL HALL, WARRINGTON

FIG 7
Site Photograph Sheet 5
Scale: NTS

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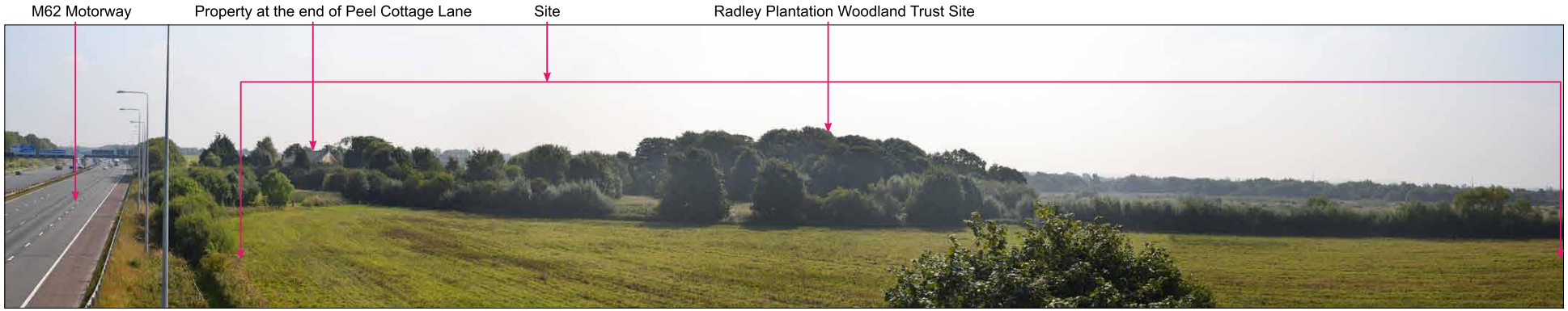
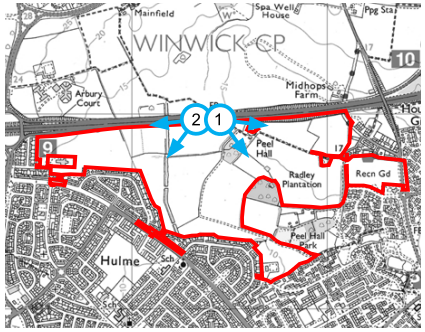


Photograph 1 -

Photograph 2 -



PEEL HALL, WARRINGTON

FIG 7
Site Photograph Sheet 1
Scale: NTS

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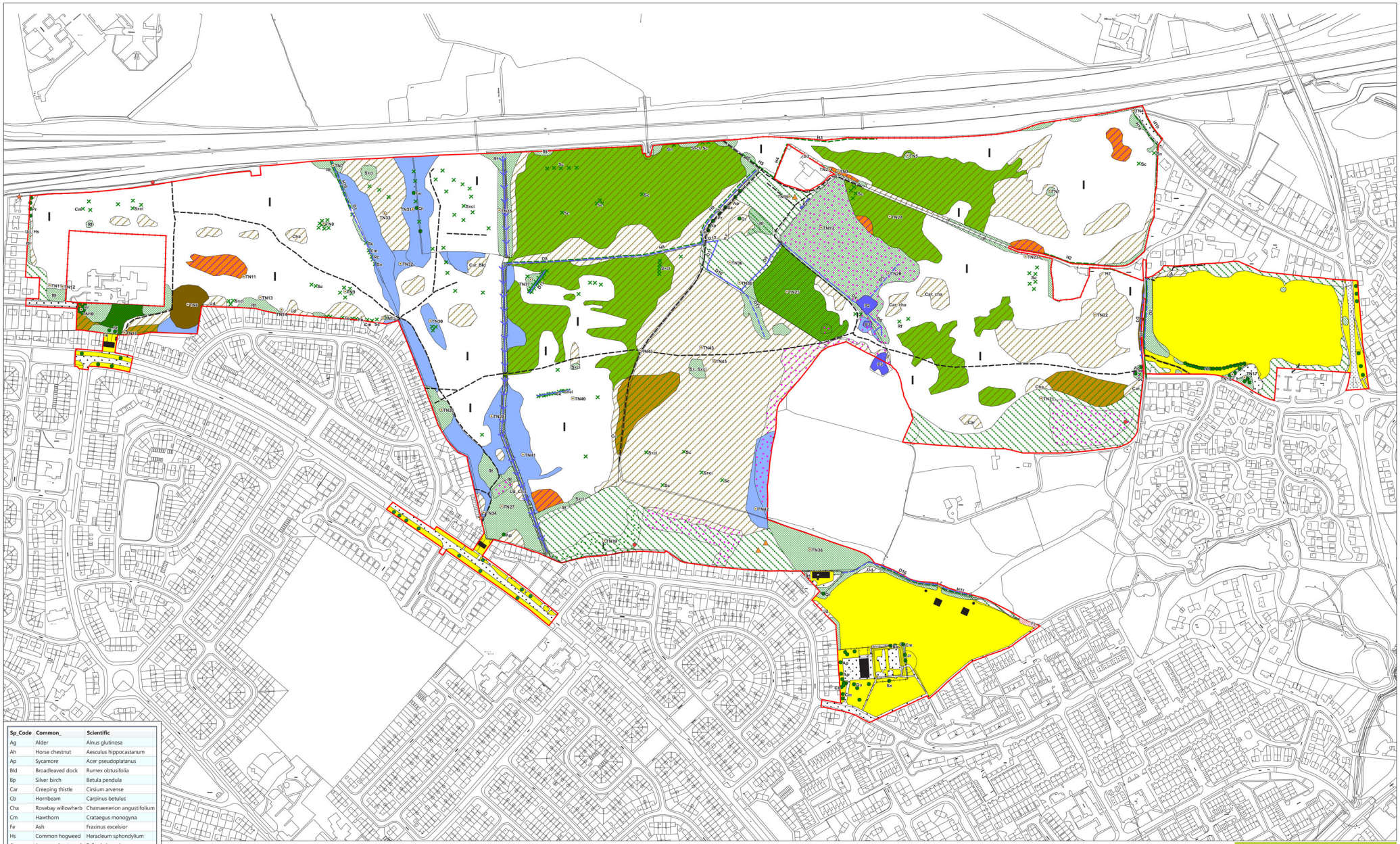

Sp_Code	Common_	Scientific
Ag	Alder	Alnus glutinosa
Ah	Horse chestnut	Aesculus hippocastanum
Ap	Sycamore	Acer pseudoplatanus
Bld	Broadleaved dock	Rumex obtusifolia
Bp	Silver birch	Betula pendula
Car	Creeping thistle	Cirsium arvense
Cb	Hornbeam	Carpinus betulus
Cha	Rosebay willowherb	Chamaenerion angustifolium
Cm	Hawthorn	Crataegus monogyna
Fe	Ash	Fraxinus excelsior
Hs	Common hogweed	Heracleum sphondylium
Jk	Japanese knotweed	Fallopia japonica
Jr	Walnut	Juglans regia
Pr	Cherry sp.	Prunus sp.
Qr	Pedunculate oak	Quercus robur
Qu	Oak sp.	Oak
Rc	Dog rose	Rosa canina
Rf	Bramble	Rubus fruticosus ag. sp.
Sa	Rowan	Sorbus aucuparia
Sc	Goat willow	Salix caprea
Sf	Crack willow	Salix fragilis
Sn	Elder	Sambucus nigra
Sx	Willow sp.	Salix
Sxci	Grey willow	Salix cinerea
Ud	Common nettle	Urtica dioica

- Amenity grassland
- Bare ground/Hard-standing
- Bracken
- Building/structure
- Defunct native species poor hedgerow
- Dense scrub
- Dry ditch
- Hedgerow
- Introduced shrub
- Marshy grassland (Non-priority)
- Plantation broadleaved woodland
- Pond
- Scattered scrub
- Scattered trees
- Species poor improved grassland
- Swamp
- Tall ruderal
- Tall ruderal-grassland mosaic
- Tall ruderal-scrub mosaic
- Tall ruderal-scrub-grassland mosaic
- Wet ditch
- Fence
- Spa brook
- Desire line
- Cotoneaster
- Giant hogweed
- Himalayan balsam
- Japanese knotweed
- Montbretia
- Virginia creeper
- Target notes
- Red line boundary

0 500
metres
Scale 1:2,400

appletons

Site at Peel Hall, Warrington

Phase 1 Habitat Plan
Satnam Millennium Ltd

Drawing: 1820-T1-MR
Revision: 0
Date:31/01/2020

Drawn by: LM
Checked by: SW
Scale: 1:2400 @ A3

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APPENDIX 7

Key:

Site Boundary

00 Viewpoint Location Marker

PEEL HALL, WARRINGTON

APP 3
Viewpoint Location Map 1
Scale: NTS

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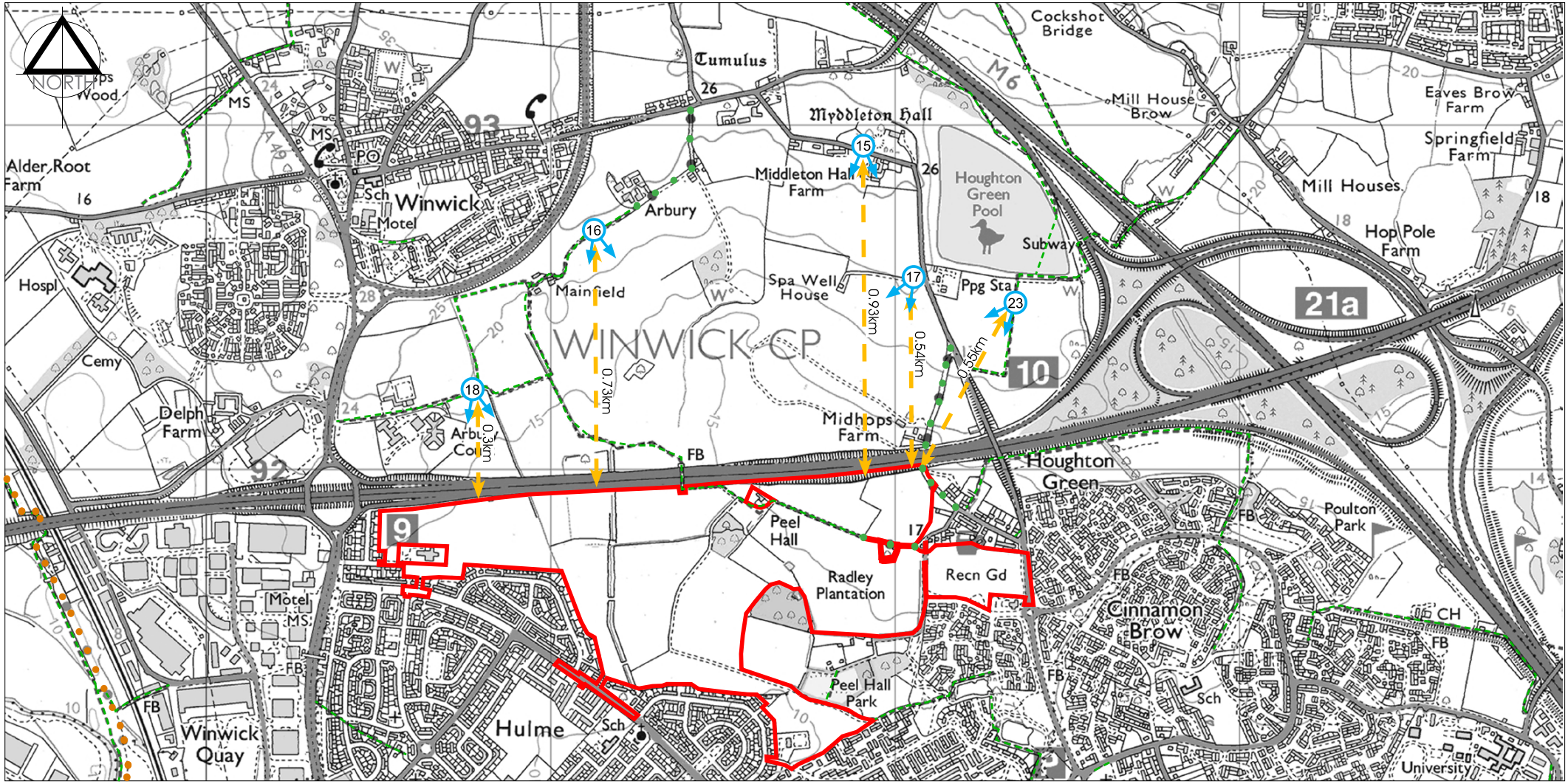

0 50m 100m 200m 1km 1000m

Key:

- Site Boundary
- Public Right of Way (as designated in the adopted Local Plan 2014 & Draft Local Plan 2019)
- Other routes with public access, shown on the OS Maps- *The exact nature of the rights on these routes and the existence of any restrictions may be check with the local highway authority. Alignments are based on the best information available.*
- 00 Viewpoint Location Marker
- Off road cycle routes

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PEEL HALL, WARRINGTON

APP 3
Viewpoint Location Map 2
Scale: See scale bar

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Photograph 1 -

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

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

Photograph 1

Date:	20.03.19
Time:	14:09
Weather conditions:	Bright/ Sunny
Taken by:	DS
Distance to the appeal site:	On site
OS Grid Reference:	E 360527 N 391884
AOD:	17m
Viewer's Height:	1.7m
Camera:	Nikon D3100
Lens:	AF-S NIKKOR 35mm

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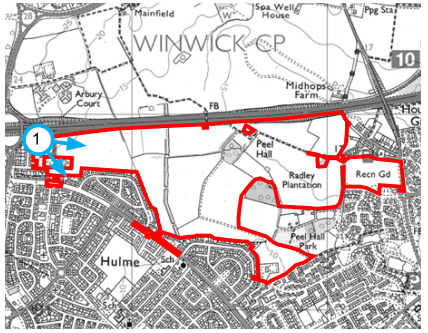
Viewpoint Location Plan



Project	Peel Hall, Warrington
Title	Viewpoint 1
Client	Satnam Millennium Ltd
Date	March 2019
Scale	NTS
Drawn	SW
Drawing No.	Vp_1
Checked	DS
Revision	-

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Photograph 2 -

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

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

Photograph 2

Date:	20.03.19
Time:	14:15
Weather conditions:	Bright/ Sunny
Taken by:	DS
Distance to the appeal site:	On site
OS Grid Reference:	E 360811 N 391918
AOD:	13m
Viewer's Height:	1.7m
Camera:	Nikon D3100
Lens:	AF-S NIKKOR 35mm

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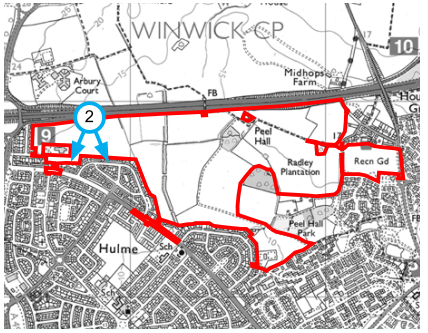
Viewpoint Location Plan



Project	Peel Hall, Warrington
Title	Viewpoint 2
Client	Satnam Millennium Ltd
Date	March 2019
Scale	NTS
Drawn	SW
Drawing No.	Vp_2
Checked	DS
Revision	-

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Photograph 3 -

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

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

Photograph 3

Date:	20.03.19
Time:	14:23
Weather conditions:	Birght/ Sunny
Taken by:	DS
Distance to the appeal site:	On site
OS Grid Reference:	E 361027 N 391706
AOD:	12m
Viewer's Height:	1.7m
Camera:	Nikon D3100
Lens:	AF-S NIKKOR 35mm

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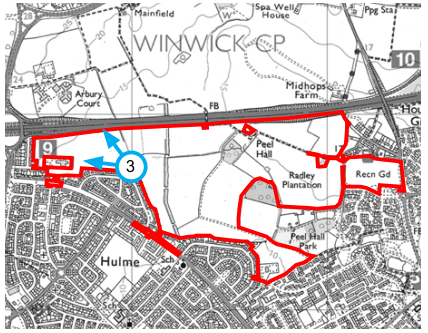
Viewpoint Location Plan



Project	Peel Hall, Warrington
Title	Viewpoint 3
Client	Satnam Millennium Ltd
Date	March 2019
Scale	NTS
Drawn	SW
Drawing No.	Vp_3
Checked	DS
Revision	-

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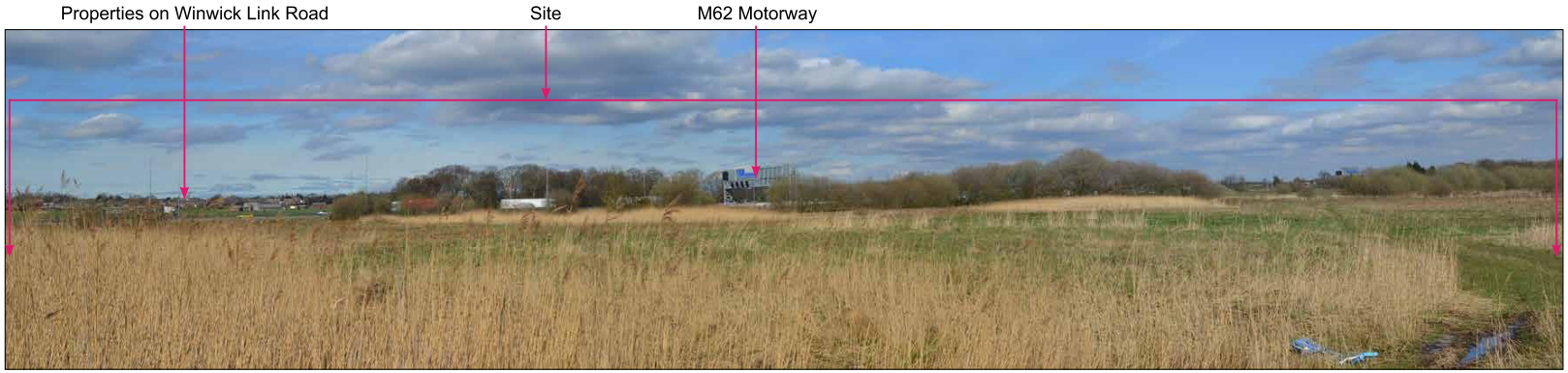

Photograph 4 -

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

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

Photograph 4

Date:	20.03.19
Time:	14:25
Weather conditions:	Bright/ Sunny
Taken by:	DS
Distance to the appeal site:	On site
OS Grid Reference:	E 361031 N 391707
AOD:	12m
Viewer's Height:	1.7m
Camera:	Nikon D3100
Lens:	AF-S NIKKOR 35mm

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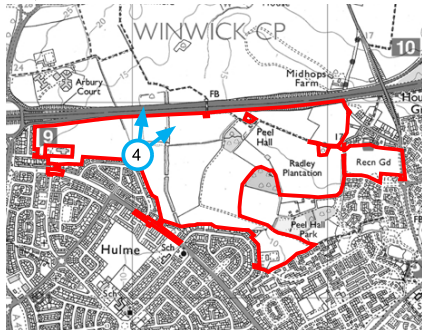
Viewpoint Location Plan



Project	Peel Hall, Warrington
Title	Viewpoint 4
Client	Satnam Millennium Ltd
Date	March 2019
Scale	NTS
Drawn	SW
Drawing No.	Vp_4
Checked	DS
Revision	-

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Photograph 5 -

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

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

Photograph 5

Date:	20.03.19
Time:	14:25
Weather conditions:	Bright/ Sunny
Taken by:	DS
Distance to the appeal site:	On site
OS Grid Reference:	E 361033 N 391705
AOD:	12m
Viewer's Height:	1.7m
Camera:	Nikon D3100
Lens:	AF-S NIKKOR 35mm

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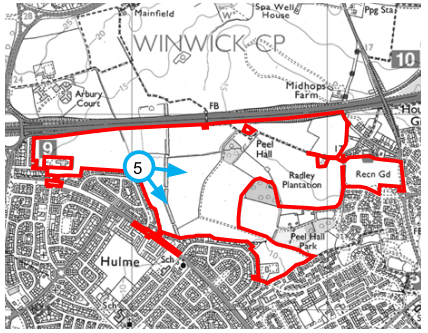
Viewpoint Location Plan



Project	Peel Hall, Warrington
Title	Viewpoint 5
Client	Satnam Millennium Ltd
Date	March 2019
Scale	NTS
Drawn	SW
Drawing No.	Vp_5
Checked	DS
Revision	-

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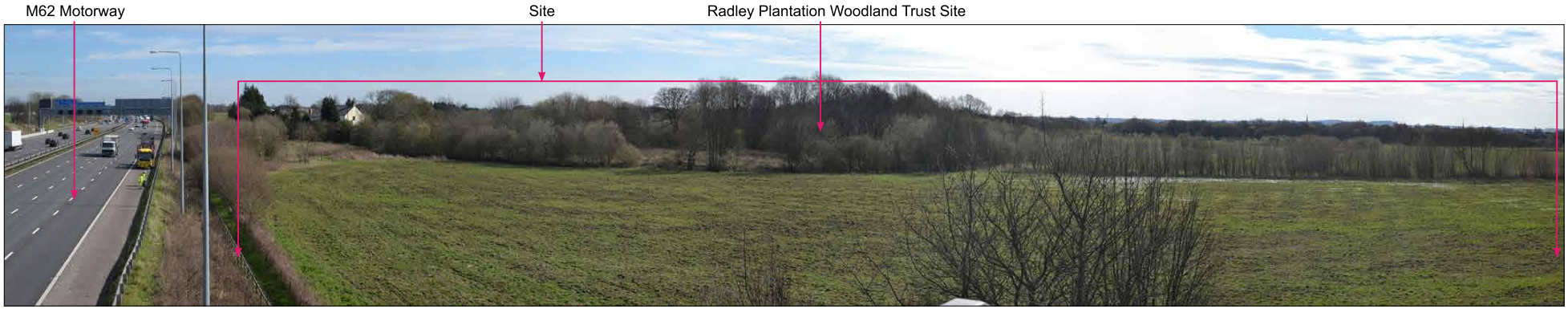

Photograph 6 -

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

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

Photograph 6

Date:	20.03.19
Time:	12:14
Weather conditions:	Bright/ Sunny
Taken by:	DS
Distance to the appeal site:	32m
OS Grid Reference:	E 361385 N 391961
AOD:	13m
Viewer's Height:	1.7m
Camera:	Nikon D3100
Lens:	AF-S NIKKOR 35mm

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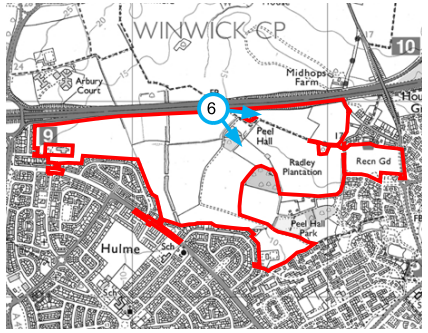
Viewpoint Location Plan



Project	Peel Hall, Warrington
Title	Viewpoint 6
Client	Satnam Millennium Ltd
Date	March 2019
Scale	NTS
Drawn	SW
Drawing No.	Vp_6
Checked	DS
Revision	-

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Photograph 7 -

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

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

Photograph 7

Date:	20.03.19
Time:	12:15
Weather conditions:	Bright/ Sunny
Taken by:	DS
Distance to the appeal site:	32m
OS Grid Reference:	E 361384 N 391961
AOD:	13m
Viewer's Height:	1.7m
Camera:	Nikon D3100
Lens:	AF-S NIKKOR 35mm

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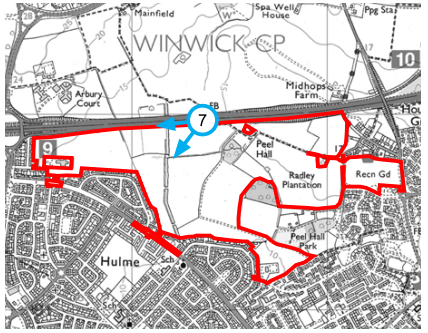
Viewpoint Location Plan



Project	Peel Hall, Warrington
Title	Viewpoint 7
Client	Satnam Millennium Ltd
Date	March 2019
Scale	NTS
Drawn	SW
Drawing No.	Vp_7
Checked	DS
Revision	-

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Photograph 8 -

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

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

Photograph 8

Date:	20.03.19
Time:	12:35
Weather conditions:	Bright/ Sunny
Taken by:	DS
Distance to the appeal site:	On site
OS Grid Reference:	E 362091 N 391689
AOD:	14m
Viewer's Height:	1.7m
Camera:	Nikon D3100
Lens:	AF-S NIKKOR 35mm

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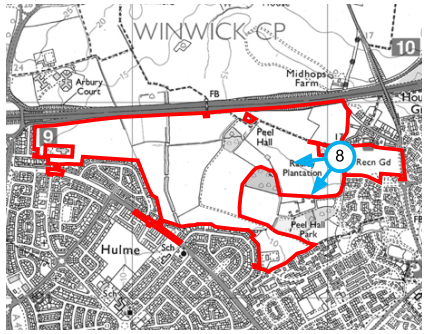
Viewpoint Location Plan



Project	Peel Hall, Warrington
Title	Viewpoint 8
Client	Satnam Millennium Ltd
Date	March 2019
Scale	NTS
Drawn	SW
Drawing No.	Vp_8
Checked	DS
Revision	-

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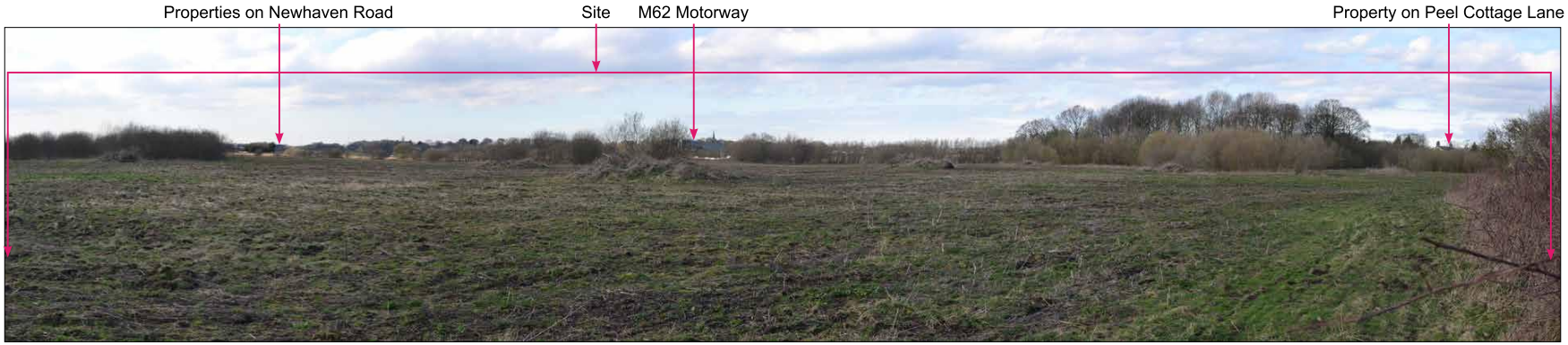

Photograph 9 -

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

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

Photograph 9

Date:	20.03.19
Time:	14:48
Weather conditions:	Bright/ Sunny
Taken by:	DS
Distance to the appeal site:	On site
OS Grid Reference:	E 361563 N 391560
AOD:	11m
Viewer's Height:	1.7m
Camera:	Nikon D3100
Lens:	AF-S NIKKOR 35mm

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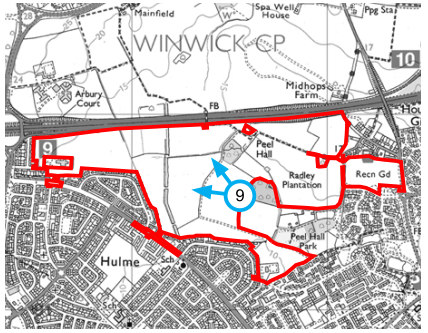
Viewpoint Location Plan



Project	Peel Hall, Warrington
Title	Viewpoint 9
Client	Satnam Millennium Ltd
Date	March 2019
Scale	NTS
Drawn	SW
Drawing No.	Vp_9
Checked	DS
Revision	-

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Photograph 10 -

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

Viewpoint and representation of view	Susceptibility of Visual Receptor	Value attached to view	Sensitivity of Visual Receptor	Magnitude of change	Significance of Visual Effects during Construction	Significance of Residual Effects (Operational and after landscaping established)
VP10- private view from within the Site. **Representative of view from a member of the public within the proposed residential area.**	**Low**- Agricultural land managers. There is currently no public access to this part of the Site.	**Low**- There is currently no public access to this part of the Site. The view is a private view. No visible relationship with heritage asset, inclusion within planning designations, no significant scenic quality. The farmland currently viewable is influenced by urban features (e.g. housing and street lighting).	**High**	**Very large/ Substantial adverse**- There would be a diminished view from this viewpoint with the closer proximity of built form to the receptor. The development will dominate the view and the change will be directly visible.	**Moderate adverse**	**Moderate adverse**- The proposed development would cause obvious alterations to a currently private view from a low sensitive receptor. The establishment of the street landscaping vegetation would reduce the effect of the development on the view in the longer term.

Photograph 10

Date:	20.03.19
Time:	14:35
Weather conditions:	Bright/ Sunny
Taken by:	DS
Distance to the appeal site:	On site
OS Grid Reference:	E 361176 N 391597
AOD:	12m
Viewer's Height:	1.7m
Camera:	Nikon D3100
Lens:	AF-S NIKKOR 35mm

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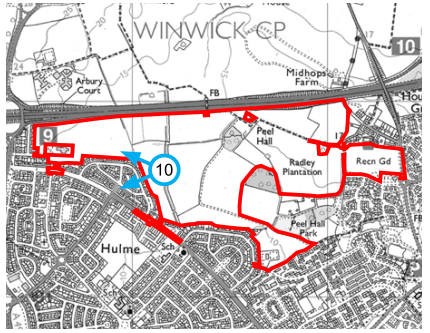
Viewpoint Location Plan



Project	Peel Hall, Warrington
Title	Viewpoint 10
Client	Satnam Millennium Ltd
Date	March 2019
Scale	NTS
Drawn	SW
Drawing No.	Vp_10
Checked	DS
Revision	-

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Photograph 11 -

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

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

Photograph 11

Date:	20.03.19
Time:	12:51
Weather conditions:	Bright/ Sunny
Taken by:	DS
Distance to the appeal site:	On site
OS Grid Reference:	E 362360 N 391749
AOD:	18m
Viewer's Height:	1.7m
Camera:	Nikon D3100
Lens:	AF-S NIKKOR 35mm

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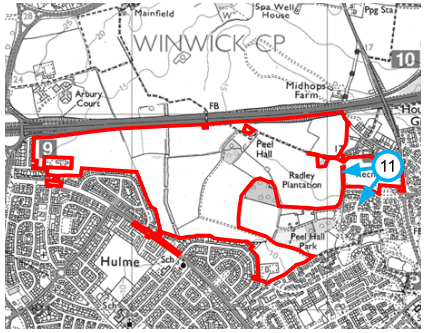
Viewpoint Location Plan



Project	Peel Hall, Warrington
Title	Viewpoint 11
Client	Satnam Millennium Ltd
Date	March 2019
Scale	NTS
Drawn	SW
Drawing No.	Vp_11
Checked	DS
Revision	-

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Photograph 12 -

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

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

Photograph 12

Date:	20.03.19
Time:	12:32
Weather conditions:	Bright/ Sunny
Taken by:	DS
Distance to the appeal site:	On site
OS Grid Reference:	E 362162 N 391628
AOD:	17m
Viewer's Height:	1.7m
Camera:	Nikon D3100
Lens:	AF-S NIKKOR 35mm

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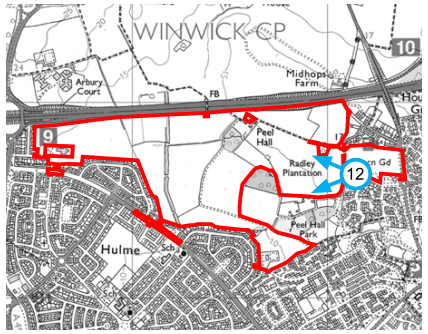
Viewpoint Location Plan



Project	Peel Hall, Warrington
Title	Viewpoint 12
Client	Satnam Millennium Ltd
Date	March 2019
Scale	NTS
Drawn	SW
Drawing No.	Vp_12
Checked	DS
Revision	-

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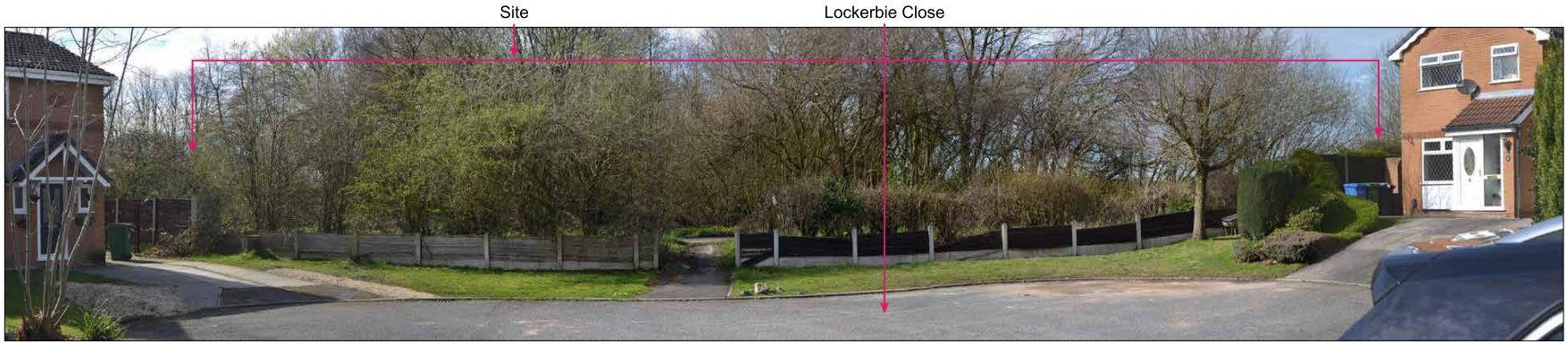

Photograph 13 -

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

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

Photograph 13

Date:	20.03.19
Time:	13:24
Weather conditions:	Bright/ Sunny
Taken by:	DS
Distance to the appeal site:	36m
OS Grid Reference:	E 362115 N 391559
AOD:	15m
Viewer's Height:	1.7m
Camera:	Nikon D3100
Lens:	AF-S NIKKOR 35mm

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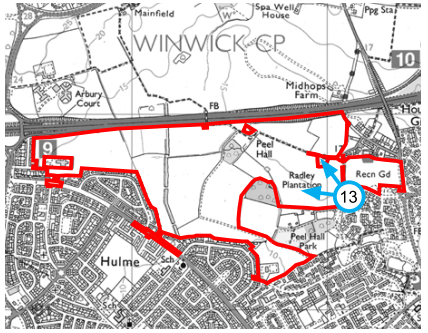
Viewpoint Location Plan



Project	Peel Hall, Warrington
Title	Viewpoint 13
Client	Satnam Millennium Ltd
Date	March 2019
Scale	NTS
Drawn	SW
Drawing No.	Vp_13
Checked	DS
Revision	-

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Photograph 14 -

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

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

Photograph 14

Date:	20.03.19
Time:	15:03
Weather conditions:	Bright/ Sunny
Taken by:	DS
Distance to the appeal site:	On site
OS Grid Reference:	E 360701 N 391749
AOD:	13m
Viewer's Height:	1.7m
Camera:	Nikon D3100
Lens:	AF-S NIKKOR 35mm

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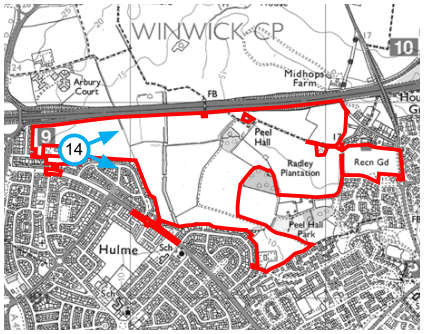
Viewpoint Location Plan



Project	Peel Hall, Warrington
Title	Viewpoint 14
Client	Satnam Millennium Ltd
Date	May 2016
Scale	NTS
Drawn	SW
Drawing No.	Vp_14
Checked	DS
Revision	-

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Photograph 15 -

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

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

Photograph 15

Date:	08.09.15
Time:	14:40
Weather conditions:	Bright, Sunny
Taken by:	DS
Distance to the appeal site:	946m
OS Grid Reference:	E 361895 N 392932
AOD:	30m
Viewer's Height:	1.7m
Camera:	Nikon D3100
Lens:	AF-S NIKKOR 35mm

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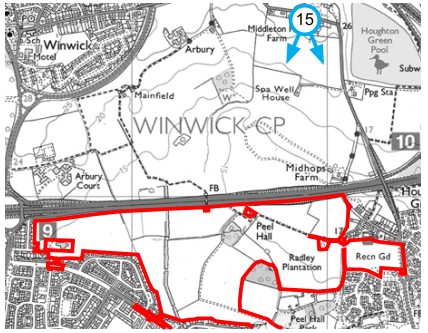
Viewpoint Location Plan



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

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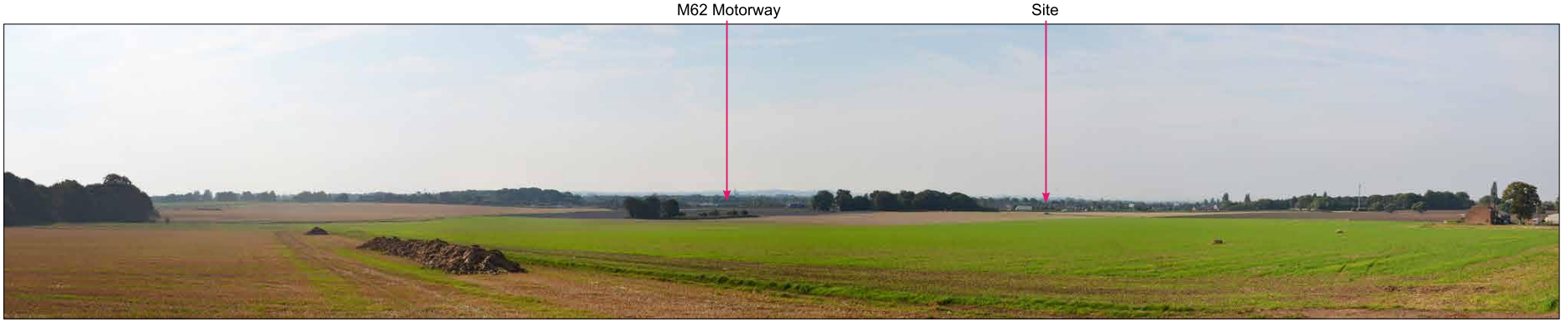

Photograph 16 -

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

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

Photograph 16

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

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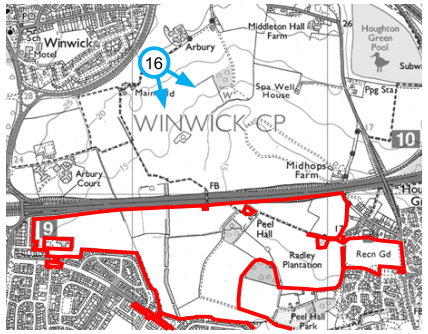
Viewpoint Location Plan



Project	Peel Hall, Warrington
Title	Viewpoint 16
Client	Satnam Millennium Ltd
Date	May 2016
Scale	NTS
Drawn	SW
Drawing No.	Vp_16
Checked	DS
Revision	-

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Photograph 17 -

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

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

Photograph 17

Date:	20.03.19
Time:	13:01
Weather conditions:	Bright/ Sunny
Taken by:	DS
Distance to the appeal site:	552m
OS Grid Reference:	E 362091 N 392541
AOD:	16m
Viewer's Height:	1.7m
Camera:	Nikon D3100
Lens:	AF-S NIKKOR 35mm

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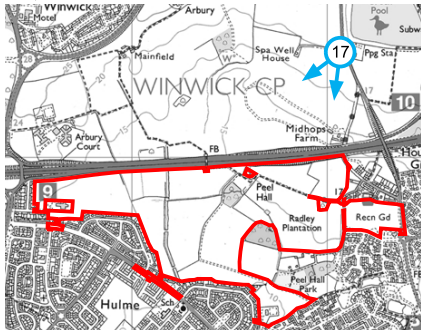
Viewpoint Location Plan



Project	Peel Hall, Warrington
Title	Viewpoint 17
Client	Satnam Millennium Ltd
Date	March 2019
Scale	NTS
Drawn	SW
Drawing No.	Vp_17
Checked	DS
Revision	-

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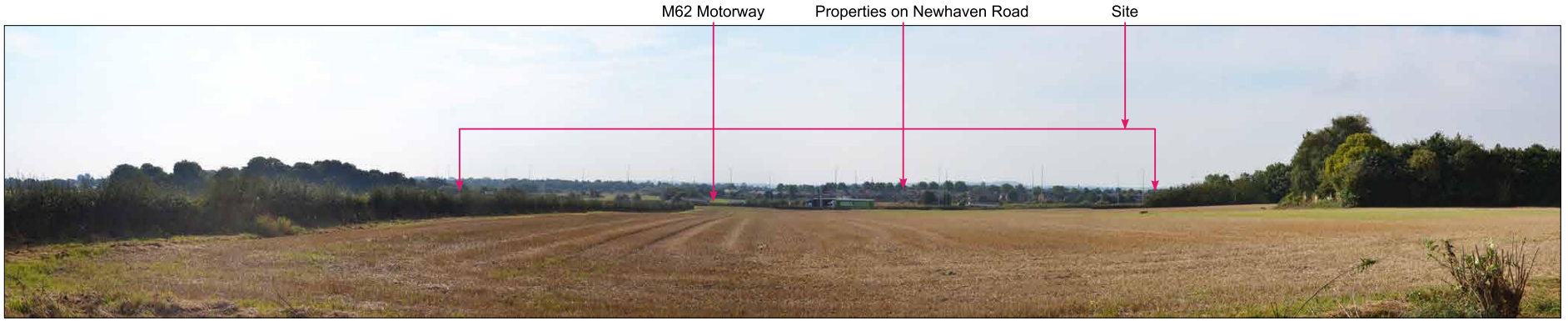

Photograph 18 -

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

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

Photograph 18

Date:	11.09.15
Time:	10:20
Weather conditions:	Bright, Sunny
Taken by:	SW
Distance to the appeal site:	307m
OS Grid Reference:	E 360793 N 392233
AOD:	19m
Viewer's Height:	1.6m
Camera:	Nikon D3100
Lens:	AF-S NIKKOR 35mm

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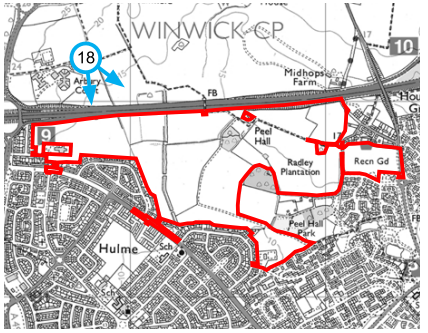
Viewpoint Location Plan



Project	Peel Hall, Warrington
Title	Viewpoint 18
Client	Satnam Millennium Ltd
Date	May 2016
Scale	NTS
Drawn	SW
Drawing No.	Vp_18
Checked	DS
Revision	-

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Photograph 19 -

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

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

Photograph 19

Date:	20.03.19
Time:	12:57
Weather conditions:	Bright/ Sunny
Taken by:	DS
Distance to the appeal site:	220m
OS Grid Reference:	E 362289 N 392078
AOD:	16m
Viewer's Height:	1.7m
Camera:	Nikon D3100
Lens:	AF-S NIKKOR 35mm

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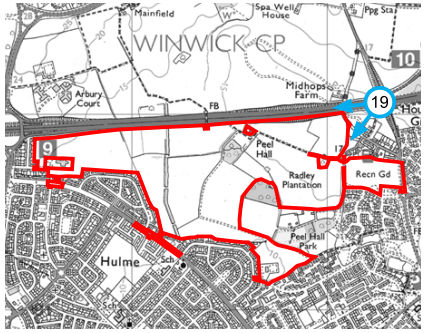
Viewpoint Location Plan



Project	Peel Hall, Warrington
Title	Viewpoint 19
Client	Satnam Millennium Ltd
Date	March 2019
Scale	NTS
Drawn	SW
Drawing No.	Vp_19
Checked	DS
Revision	-

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Photograph 20 -

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

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

Photograph 20

Date:	20.03.19
Time:	12:53
Weather conditions:	Bright/ Sunny
Taken by:	DS
Distance to the appeal site:	6m
OS Grid Reference:	E 362395 N 391641
AOD:	16m
Viewer's Height:	1.7m
Camera:	Nikon D3100
Lens:	AF-S NIKKOR 35mm

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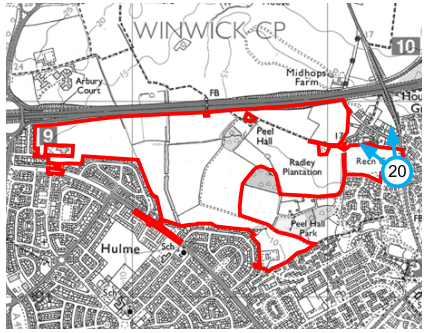
Viewpoint Location Plan



Project	Peel Hall, Warrington
Title	Viewpoint 20
Client	Satnam Millennium Ltd
Date	March 2019
Scale	NTS
Drawn	SW
Drawing No.	Vp_20
Checked	DS
Revision	-

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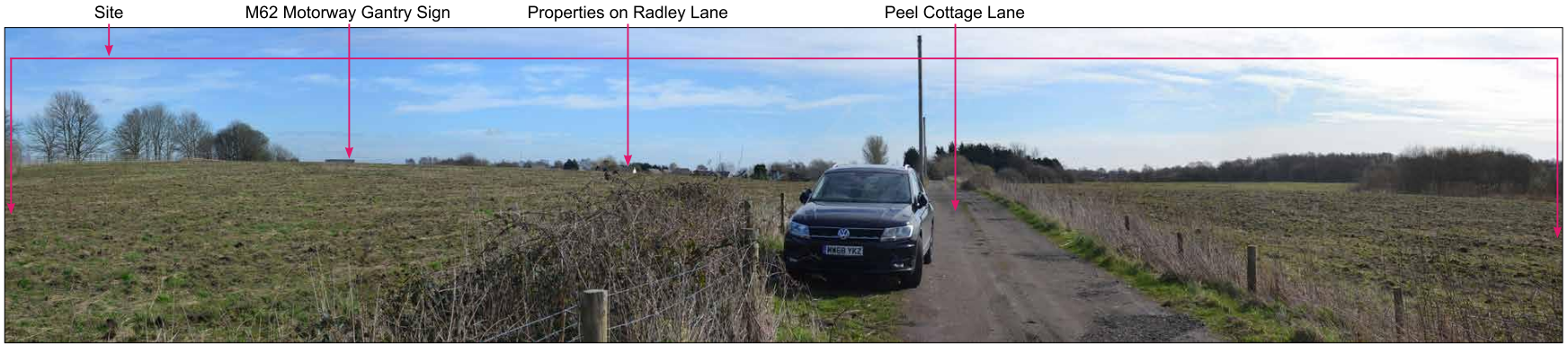

Photograph 21 -

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

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

Photograph 21

Date:	20.03.19
Time:	12:04
Weather conditions:	Bright/ Sunny
Taken by:	DS
Distance to the appeal site:	On site
OS Grid Reference:	E 361666 N 391905
AOD:	16m
Viewer's Height:	1.7m
Camera:	Nikon D3100
Lens:	AF-S NIKKOR 35mm

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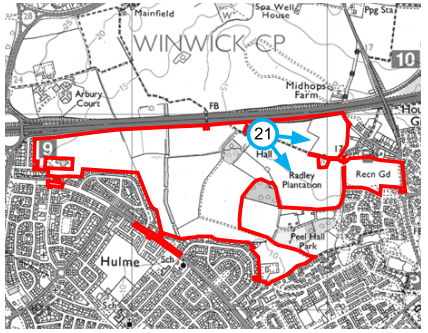
Viewpoint Location Plan



Project	Peel Hall, Warrington
Title	Viewpoint 21
Client	Satnam Millennium Ltd
Date	March 2019
Scale	NTS
Drawn	SW
Drawing No.	Vp_21
Checked	DS
Revision	-

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Photograph 22 -

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

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

Photograph 22

Date:	20.03.19
Time:	12:04
Weather conditions:	Bright/ Sunny
Taken by:	DS
Distance to the appeal site:	On site
OS Grid Reference:	E 361817 N 391842
AOD:	16m
Viewer's Height:	1.7m
Camera:	Nikon D3100
Lens:	AF-S NIKKOR 35mm

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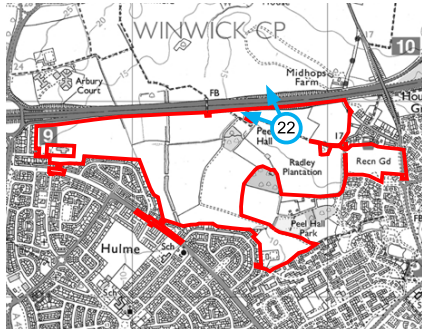
Viewpoint Location Plan



Project	Peel Hall, Warrington
Title	Viewpoint 22
Client	Satnam Millennium Ltd
Date	March 2019
Scale	NTS
Drawn	SW
Drawing No.	Vp_22
Checked	DS
Revision	-

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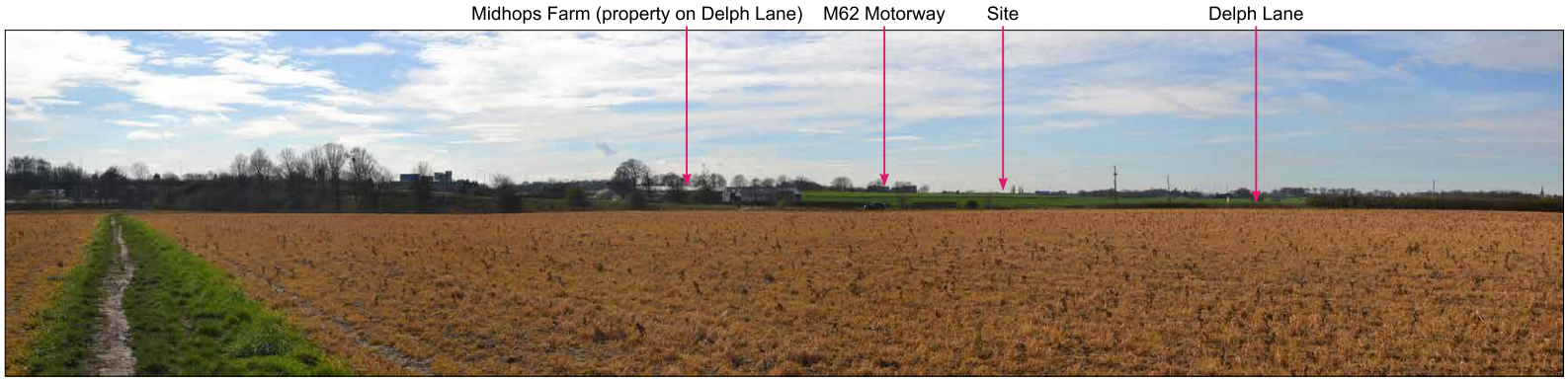

Photograph 23 -

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

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

Photograph 23

Date:	20.03.19
Time:	13:17
Weather conditions:	Bright/ Sunny
Taken by:	DS
Distance to the appeal site:	438m
OS Grid Reference:	E 362340 N 392398
AOD:	16m
Viewer's Height:	1.7m
Camera:	Nikon D3100
Lens:	AF-S NIKKOR 35mm

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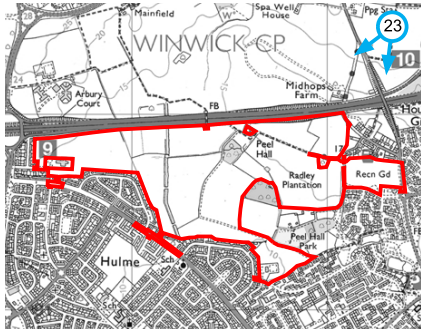
Viewpoint Location Plan



Project	Peel Hall, Warrington
Title	Viewpoint 23
Client	Satnam Millennium Ltd
Date	March 2019
Scale	NTS
Drawn	SW
Drawing No.	Vp_23
Checked	DS
Revision	-

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Photograph 24 -

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

Viewpoint and representation of view	Susceptibility of Visual Receptor	Value attached to view	Sensitivity of Visual Receptor	Magnitude of change	Significance of Visual Effects during Construction	Significance of Residual Effects (Operational and after landscaping established)
VP24- private view from within the Site looking east towards Radley Plantation.	**Low**- Agricultural land managers. There is currently no public access to this part of the Site.	**Low**- There is currently no public access to this part of the Site. The view is a private view. No visible relationship with heritage asset, inclusion within planning designations, no significant scenic quality.	**High**	**Very large/ Substantial adverse**- There would a diminished view from this viewpoint with the closer proximity of built form to the receptor. The development will dominate the view and the change will be directly visible.	**Moderate adverse**	**Moderate adverse**- The proposed development would cause obvious alterations to a currently view from a low sensitive receptor. The establishment of the proposed street landscape vegetation would reduce the effect of the development on the view in the longer term.

Photograph 24

Date:	20.03.19
Time:	14:44
Weather conditions:	Bright/ Sunny
Taken by:	DS
Distance to the appeal site:	On site
OS Grid Reference:	E 361484 N 391541
AOD:	11m
Viewer's Height:	1.7m
Camera:	Nikon D3100
Lens:	AF-S NIKKOR 35mm

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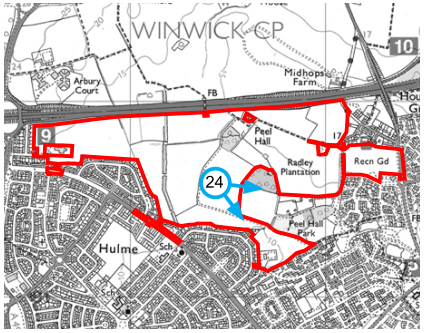
Viewpoint Location Plan



Project	Peel Hall, Warrington
Title	Viewpoint 24
Client	Satnam Millennium Ltd
Date	March 2019
Scale	NTS
Drawn	SW
Drawing No.	Vp_24
Checked	DS
Revision	-

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