

Landscape and Visual Impact Assessment



**Tyler
Grange**

Deacon Business Park,
Knowsley
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Summary

- S.1. The Site is situated on the western edge of Deacon Business Park within the administrative area of Knowsley. The Site is not subject to any landscape designations, although local, non-site-specific policies relating to landscape character, design quality and distinctiveness are applicable.
- S.2. The Site is not located within any published local landscape character areas, however it is located within an area identified as 'predominantly industrial' within the local plan policies map, reinforcing the townscape character which exists on the Site and the surrounding area.
- S.3. The Site covers an area of approximately 8.58 ha and is situated between the settlements of Kirkby and Knowsley. The boundaries of the Site are largely defined by the local road network and adjacent development, with Moorgate Road North forming the western boundary and built form comprising principally logistics to the north (SynergyX Logistics), east (West Coast Corrugated and KAMMAC Juniper) and south (Burnhill DCR Logistics). The Site's boundaries are defined by a combination of palisade security fencing, metal railings, internal road networks and mature boundary trees. The Site consists of a single large warehouse building (principally single storey, but including two storey elements), car parking, soft landscaping and internal access roads. The site has been assessed as being of low sensitivity to change.
- S.4. The extent of visibility of the Site is limited to residences adjoining the western boundary of the Site, with views from local roads to the west of the Site also possible. This is due to the presence of mature boundary features; surrounding existing built development and the predominantly flat topography found in the wider landscape.
- S.5. Minor adverse effects were identified for the character of the Site and negligible effects for the wider landscape character once planting has become established at Year 15.
- S.6. Moderate adverse effects were identified for views from the properties overlooking the western part of the Site at Year 1. All other effects were assessed as being minor adverse to negligible at Year 15. A full assessment of landscape and visual effects is included within Appendices 2 and 3, with assessment criteria in Appendix 1.



Section 1: Introduction and Site Context

Background

- 1.1. This Landscape and Visual Impact Assessment (LVIA) has been prepared to accompany the application for full planning consent for the proposed scheme at Deacon Business Park, Moorgate Road North, Knowsley (hereafter referred to as the 'The Proposed Development') located within the administrative area of Knowsley District Council (KDC). The area within the application boundary (as shown on Plan 1: Site Location) will be referred to as the 'Site' within this report.
- 1.2. This is a standalone report and does not constitute a Landscape Chapter in the context of an Environment Statement (ES) required by the Environmental Impact Assessment (EIA) Regulations. The approach taken in the preparation of this report is considered to be appropriate and proportional in the context of the professional guidance published by the Landscape Institute.
- 1.3. The Proposed Development seeks full planning consent for the demolition of existing industrial accommodation and erection of warehouse (Use Class B8) with ancillary offices (Use Class E(g)), reconfigured points of access, new security gatehouses and associated works.
- 1.4. This LVIA is accompanied by a series of illustrative plans and photographs, included at the rear of this report.

Site Context

- 1.5. The Site covers an area of approximately 8.86 ha and is situated between the settlements of Kirkby and Knowsley. The boundaries of the Site are largely defined by the local road network and adjacent development, with Moorgate Road North forming the western boundary and built form comprising principally logistics to the north (SynergyX Logistics), east (West Coast Corrugated and KAMMAC Juniper) and south (Burnhill DCR Logistics). The Site's boundaries are defined by a combination of palisade security fencing, metal railings, internal road networks and mature boundary trees. The Site consists of a single large warehouse building (principally single storey, but including two storey elements), car parking, soft landscaping and internal access roads.
- 1.6. More information on the planning, landscape and visual context is set out in the chapters below.



Section 2: Methodology and Scope

Introduction to Landscape and Visual Impact Assessment

- 2.1. To assist the reader in understanding the purpose for undertaking landscape assessment work, the definition of 'landscape' as defined by the European Landscape Convention (ELC, 2000) is set out below.

"Landscape" means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors. This definition applies to all urban, peri-urban landscapes, towns, villages and rural areas. It applies to ordinary or degraded landscape as well as those that are outstanding or protected.

- 2.2. The methodology used to write this LVIA has been derived from the Landscape Institute and the Institute of Environmental Management & Assessment's 'Guidelines for Landscape and Visual Impact Assessment' Third Edition¹ (GLVIA 3). In Chapter 1, the GLVIA states that landscape and visual impact assessment relates to:

"...the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity"

- 2.3. In the context of this definition, the assessment process seeks to consider the effects in an objective and systematic manner whilst recognising the perceptual and therefore subjective response to the landscape. Whilst subjectivity can never be removed from the assessment process, by following a systematic and structured framework of assessment, a more robust assessment can be applied and justified, and transparent conclusions drawn.

- 2.4. Furthermore, the LVIA process deals with the separate but interlinked issues of:

- Landscape Character: The effects of the proposed development upon discrete character areas and /or character types comprising features possessing a particular quality or merit; and
- Visual Context: The effects of the proposed development on views experienced by visual receptors, and upon the amenity value of the views.

- 2.5. Landscape character is defined in the GLVIA3 as:

"A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse."

- 2.6. Changes to the landscape character can arise as a result of:

- Changes to the fabric of the landscape including either through the loss of key elements or the introduction of new features which alter the distinct character of the landscape; and

¹ Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment 3rd Edition



- Changes which alter the way in which the landscape is perceived or appreciated.

2.7. Changes to views will occur where there is:

- Alteration of the view in terms of elements present and the overall composition;
- A change to the skyline; and/or
- There is a change to the distribution or dominance of features.

2.8. For the purposes of the LVIA, the intended Study Area is shown on the enclosed Proposed Photoviewpoints Plan and extends to approximately 2km. The Study Area has been informed by an understanding of landform and built form, and through the use of Zone of Theoretical Visibility (ZTV) mapping, which demonstrates the worst-case scenario in terms of visibility of the Site..

Methodology

2.9. The methodology and guidelines used in the preparation of this assessment have been developed from the following documents:

- An Approach to Landscape Character Assessment, Natural England, Second Version, October 2014²; and
- Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition, LI and IEMA, 2013.

2.10. The assessment process is set out in further detail below but involves the following steps:

- Baseline appraisal of landscape, visual and planning policy baseline;
- Identification of potential receptors to change and their sensitivity;
- Assessment of potential effects on identified receptors;
- Proposed mitigation measures.

Baseline Appraisal

2.11. The baseline appraisal process is a crucial part of any assessment and includes:

- A desktop and on-site appraisal of the landscape features and topography of the area;
- The identification of relevant designations at national and local level;
- The review of relevant planning policy and evidence base;
- An on-site review of the character of the Site and its surroundings;

² Natural England (2014) An Approach to Landscape Character Assessment. Second Edition



- The review of relevant published landscape character assessments;
- Field work to determine the extent to which the Site can be seen from the wider area, taking into account any significant vegetation or built form which restricts or limits the extent of visibility; and
- Identification of representative viewpoints and determination of likely visual receptors.

Identification of Receptors and Their Sensitivity

- 2.12. The desktop and on-site appraisals are used to identify potential receptors to change. Landscape receptors may be individual landscape elements, such as trees and hedgerows, or landscape character. Visual receptors are always people. The sensitivity of the identified receptors to change are then assessed.

Identification of Receptors

- 2.13. Receptors are identified through the baseline analysis as set out above. This is used to identify areas of landscape character, landscape elements and visual receptors that may be affected by the Proposed Development Receptors that are identified but then deemed to not be affected by the Proposed Development are scoped out of the assessment in accordance with the GLVIA3.

Landscape Sensitivity

- 2.14. Landscape sensitivity is dependent on:
- The susceptibility of the landscape to the type of change proposed; and
 - The value placed on the landscape.
- 2.15. As a general rule, those landscape resources which make a notable contribution to the character and cannot be replaced or substituted, or where the type of proposed development is inconsistent with the baseline situation will be of a high sensitivity. Those resources which are replaceable or contribute little to the overall character of the landscape, and where the type of proposals complement the baseline situation will be of low sensitivity.

Visual Sensitivity

- 2.16. The sensitivity of people (visual receptors) who may experience a change to views and visual amenity arising from the proposed development, with reference to the representative viewpoints, in terms of their sensitivity to change will be dependent on:
- The location and context of the viewpoint;
 - The expectations and occupation or activity of the receptors; and
 - The importance of the view.



- 2.17. Those receptors that are classified as being of high sensitivity to change may include users of public rights of way or nearby residents, those of low sensitivity to change may include people in their place of work or travelling through the landscape in cars, trains or other modes of transport.
- 2.18. In order to assist in understanding the application of sensitivity to landscape and visual receptors, Appendix 1 sets out a number of assessment criteria. These allow for the separate consideration of both value and susceptibility factors in order to establish a balanced assessment.

Assessment of Effects

- 2.19. The assessment of effects is undertaken in the knowledge of the scheme proposals and the existing baseline situation.
- 2.20. The level of any landscape and visual effect is a function of the sensitivity of the affected landscape resources and visual receptors against the magnitude of change that they would experience.
- 2.21. The magnitude of change lies along a continuum from high, where there is a prominent and notable change to the landscape character or view to low where the change is barely perceptible.
- 2.22. The assessment of the nature of the landscape and visual effects depends on the degree to which the development:
- Complements, respects and fits into the existing scale, landform and pattern of the landscape context;
 - Enables enhancement, restoration or retention of the landscape character and visual amenity and delivers policy aspirations; and
 - Affects strategic and important views in addition to the visual context of receptors and over what extent.

Level of Effect Criteria

- 2.23. Best practice guidelines stipulate that the level of any landscape related effect should be evaluated, both during the construction works and following completion of the development. As such, the assessment of potential and residual effects is based upon the thresholds as contained at Appendix 1.
- 2.24. It is also important to note that the latest GLVIA (3rd Edition) places greater emphasis on professional judgement and the supporting narrative and less emphasis on a formulaic, mechanistic approach; a transparent assessment process should be evident.



Mitigation Measures

- 2.25. The consideration of mitigation with the aim where possible, of avoiding, reducing or offsetting adverse landscape or visual effects is determined during the course of the assessment where this can be addressed through a suitably worded condition.
- 2.26. The evaluation of landscape and visual effects following mitigation, are known as residual effects. For the purposes of this report, the term 'impact' refers to the causation of change and effects that are the results of the changes to the landscape and visual context.

Scope

- 2.27. The scope of this LVIA was determined through both desk and field based studies. These processes determined that the Proposed Development would be unlikely to result in significant effects occurring on either landscape or visual receptors beyond a distance of 2km of the Site boundary.



Section 3: Landscape Context

- 3.1. The Site comprises of a single large warehouse building (principally single storey, but including two storey elements), car parking to the west and south, soft landscaping including grassed slopes and tree planting and internal access roads. The Site's boundaries are defined by a combination of palisade security fencing, metal railings, internal road networks and mature boundary trees. Beyond the immediate boundaries, the Site is defined largely by the local road network and adjacent development, with Moorgate Road North forming the western boundary and built form comprising principally logistics to the north (SynergyX Logistics), east (West Coast Corrugated and KAMMAC Juniper) and south (Burnhill DCR Logistics).
- 3.2. Beyond the Site boundary is the settlement of Kirkby (Southdene) to the west and further built for associated with the business park to the north, east and south. All of which influence the Site through the presence of residences, warehouse built form and associated infrastructure.

Settlement and Land Use

- 3.3. The current Site use is limited solely to warehouse usage. Residential properties front onto Moorgate Road N to the west, which forms the western boundary to the Site (although these exist outwith the application Site). Adjacent land use to the north, east and south reflects the current Site uses, with warehouse and logistics uses and associated infrastructure.

Access and Rights of Way

- 3.4. Access to the Site is possible from Moorgate Road N, to the west of the Site. Two secondary access roads currently exist to the north and south of the Site, which provide access into the Site itself. Further public access to or across the Site is not possible.

Topography and Hydrology

- 3.5. The Site itself slopes gently from the highest point in the north (35.8m AOD), to the lowest point in the south (29.2m AOD)
- 3.6. The western portion of the Site contains area of raised bunding which run in a north – south alignment between the western car park on site and the western boundary with Moorgate Road N.

Vegetation and Field Pattern

- 3.7. The Site and surrounding area comprises predominantly built form, with vegetation reflecting the business park context in the form of boundary hedgerows, soft landscaping with ornamental trees.



- 3.8. To the immediate south and south east of the site, there are parcels of undeveloped land which are currently occupied by self sown scrub and trees which appear currently unmanaged.
- 3.9. Further to the east of the Site, beyond the bounds of the existing Deacon Business Park (approximately 1km east of the Site), a more open and agricultural landscape exists, with medium scale field patterns with hedgerow networks and tree blocks present.



Section 4: Landscape Planning Policies and Evidence Base

National

National Planning Policy Framework 2021 (NPPF)³

- 4.1. At the heart of the NPPF is a presumption in favour of sustainable development. For plan making the presumption requires plans to positively seek opportunities to meet the development needs of an area and be sufficiently flexible to adapt to rapid change. Footnote 7 accompanying the presumption identifies protected areas or assets of particular importance which includes Areas of Outstanding Natural Beauty.
- 4.2. Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the status of the development plan as the starting point for decision making. Furthermore, it confirms that where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.
- 4.3. The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve, as stated at paragraph 126.
- 4.4. Paragraph 130 seeks to ensure that developments:
- *“Will function well and add to the overall quality of the area, just not for the short term but over the lifetime of the development;”*
 - *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - *Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - *Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - *Optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - *Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

³ Ministry of Housing, Communities and Local Government (2021) National Planning Policy Framework



- 4.5. Paragraph 131 notes the important contribution trees make to the character and quality of urban environments and can also help mitigate and adapt to climate change. It states that appropriate measures should be in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.
- 4.6. Paragraph 134 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
- 4.7. Paragraph 174 requires planning policies and decisions to contribute to and enhance the natural and local environment by fulfilling criteria including amongst others:
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); and
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.

National Design Guide⁴

- 4.8. As noted in the NPPF, creating high quality buildings and places is fundamental to what the planning and development process should achieve. The National Design Guide illustrates how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. Of relevance to landscape and visual matters are the following:

“Places affect us all – they are where we live, work and spend our leisure time. Well-designed places influence the quality of our experience as we spend time in them and move around them. We enjoy them, as occupants or users but also as passers-by and visitors.

The focus of this design guide is on good design in the planning system, so it is primarily for:

- *local authority planning officers, who prepare local planning policy and guidance and assess the quality of planning applications;*
- *councillors, who make planning decisions;*
- *applicants and their design teams, who prepare applications for planning permission; and*
- *people in local communities and their representatives”.*

Planning Practice Guidance⁵

- 4.9. Planning Practice Guidance (PPG) considers that the creation of new residential neighbourhoods can, through sensitive design, be deemed acceptable even where it

⁴ Ministry of Housing, Communities and Local Government (MHCLG) (2021) National Design Guide.

⁵ Ministry of Housing, Communities and Local Government (DCLG) (2019) Planning Practice Guidance



results in a loss of open countryside. Those categories within the PPG that are of particular relevance to landscape and visual matters in relation to this Site are set out below.

Design: process and tools

- 4.10. The PPG emphasises the need for good design and sets out the characteristics of well designed places. At paragraph 001, Reference ID: 26-001-20191001, it states: *"As set out in paragraph 134 of the National Planning Policy Framework, development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:*
- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*
 - b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings".*
- 4.11. The use of high quality hard and soft landscape design to help successfully integrate development into the wider environment is also emphasised as being important to consider from the outset, in order to ensure proposals improve the overall quality of the townscape and landscape.

Natural environment

- 4.12. This PPG highlights the multifaceted benefits provided through the provision of Green Infrastructure, including but not limited to: *"enhanced wellbeing, outdoor recreation and access, enhanced biodiversity and landscapes, urban cooling, and the management of flood risk"* (Paragraph: 005 Reference ID: 8-005-20190721).
- 4.13. Moreover, the PPG recognises how green infrastructure exists within a wider landscape context and can thus be used to reinforce and enhance local landscape character and contribute to a sense of place.

Landscape

- 4.14. The PPG makes reference to the National Planning Policy Framework, stating: "it is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes" (Paragraph: 036 Reference ID: 8-036-20190721).
- 4.15. It is therefore emphasised that the cumulative impacts of development on the landscape need to be considered carefully, whereby proposals should *"avoid adverse impacts on landscapes and set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary"* (Paragraph: 036 Reference ID: 8-036-20190721).



- 4.16. When assessing landscape character the NPPG states that: "To demonstrate the likely effects of a proposed development on the landscape, a Landscape and Visual Impact Assessment can be used" (Paragraph: 037 Reference ID: 8-037-20190721).

Local Planning Policy Context

- 4.17. The Site lies within the administrative area of Knowsley District Council. The current adopted development plan comprises a suite of documents as follows:
- *The Core Strategy part of the Local Plan sets the strategic framework for the growth and development of Knowsley up to 2028 and beyond (adopted January 2016).*
 - *Knowsley Replacement Unitary Development Plan 2006. Under the transitional arrangements for moving to the Local Plan system, all but four of the 82 individual UDP policies were "saved" by the Secretary of State on 12 June 2009. An additional three UDP policies were replaced on adoption of the Merseyside and Halton Joint Waste Local Plan. A further 36 policies were deleted on adoption of the Local Plan Core Strategy.*
This leaves 39 UDP Policies which continue to be saved. The Local Plan Core Strategy Appendix C gives a full schedule of which UDP Policies continue to be saved.
- 4.18. Those policies relevant to landscape and visual matters are described below.

Knowsley Borough UDP 2006

- 4.19. Policy EC3 – Primarily Industrial Areas seeks to
1. Primarily industrial areas are identified on the Proposals Map and are appropriate locations for Business (Class B1); General Industry (Class B2); and Storage and Distribution (Class B8) uses.
 2. Proposals for development for other uses in these areas (either on sites which are allocated for development or on other land or buildings) will only be permitted where they would:
 - a) Be complementary to and compatible with the surrounding employment uses;
 - b) Be consistent with any approved regeneration strategy for the area;
 - c) Preserve or enhance the image of the industrial area; and
 - d) Avoid causing an unacceptable loss of land available for industrial development.

Knowsley Local Plan: Core Strategy 2016

- 4.20. Policy SC4 – Economy and Employment

Overall Employment Development Strategy



- 1) Planning, site assembly and other available interventions will be used to:
- a) Support sustainable economic growth and meet the development needs of established and emerging employment sectors, including the Liverpool City Region key economic sectors;
 - b) Provide sufficient land to meet employment development needs to 2028;
 - c) Enhance the quality and efficiency of land use within existing employment areas;
 - d) Improve accessibility to an appropriate range of jobs, for example by encouraging mixed use employment/residential schemes where appropriate and improving transport linkages between housing and employment areas;
 - e) Address skills and educational barriers to employment;
 - f) Encourage recruitment targeted towards communities living in and around the development site;
 - g) Support new start up businesses including social enterprise;
 - h) Encourage homeworking through improvements to digital communications and telecommunications infrastructure;
 - i) Support the diversification of the rural economy; and
 - j) Support the appropriate development of tourism facilities.

4.21. Although the Site is not located within land designated as Green Belt, Green Belt is located approximately 970m to the west of the Site. The location of the Site within Deacon Business Park and the previously developed nature of the Site result in the impact of the proposed development on the adjacent Green Belt being negligible. Green Belt is therefore not considered further within this report.

4.22. Policy CS11 – Principal regeneration Area – Knowsley Industrial & Business Parks

Principal Regeneration Area – Knowsley Industrial and Business Parks 1) Regeneration of Knowsley Industrial and Business Parks will be supported, which encourages a mix of new high quality employment development⁹⁷ with a particular focus on the development of:

- a) Class B1 'business' uses within 'gateway' locations at: A580 West/Moorgate Road; A5208 County Road/South Boundary Road/Moorgate Road/Arbour Lane/Lees Road; and at A580 East/Coopers Lane;
- b) Class B2 'General Industrial' and B8 'Storage and Distribution' uses north of South Boundary Road;
- c) Class B1 and B8 uses south of South Boundary Road; and



d) A local service centre (or 'Services Hub') at South Boundary Road to provide small scale shopping and services to serve the needs of the workforce within the Park. The references to Class B1 uses in clauses

1)a) and 1)c) above shall be subject to compliance with the sequential test in Policy CS4: Economy and Employment.

2) Knowsley Industrial Park is identified as a 'Priority Zone' to promote the production of renewable, low carbon and decentralised energy (in accordance with Policy CS22: Sustainable and Low Carbon Development and Policy CS23: Renewable and Low Carbon Infrastructure).

3) Improved facilities for sustainable transport will be supported, including:

a) Road access improvements to open up and improve circulation within the Industrial Park;

b) Improved public transport interchange facilities;

c) Public realm and Green Infrastructure enhancements, including creation of new footpaths and cycle routes to improve circulation within Knowsley Industrial and Business Parks and to link with other areas of Kirkby, including the town centre; and

d) Facilities which will enhance the role and/or enable the potential growth of the Knowsley Rail Freight Terminal to maximise access to the national network. 4) Land allocations will be defined in the Local Plan: Site Allocations and Development Policies, and additional guidance may be provided in a Supplementary Planning Document covering this area.

Summary of Landscape Policy Receptors and Designations

- 4.23. The Site does not lie within a designated landscape at any level. The Grade II Listed Registered Park and Garden at Knowsley Park is located approximately 1.7km south east of the site, however given the combination of distance, topography and intervening built form, views of the proposed development are not anticipated to be available from the designated park. And it is therefore not considered further within this report. The Site is currently identified as being within 'predominantly industrial' land on the local policies plan.
- 4.24. National level policies relating to landscape and visual matters applicable to the Site include a presumption in favour of sustainable development, creation of high-quality buildings and places, provision of tree-lined streets and recognition of the intrinsic character and beauty of the landscape.
- 4.25. Local level policies relating to landscape and visual matters applicable to the Site include Policies CS4 and CS11. These are not Site specific policy considerations and do not preclude development, but rather require that development respects and enhances the local landscape character.



Section 5: Landscape Character Baseline

- 5.1. This section, in accordance with policy and professional guidance, considers the existing landscape character of the Site and its environs and should be read in conjunction with Plan 4: Published Landscape Character.
- 5.2. The characterisation process is a non-value judgement process; therefore, classifying landscapes into distinct areas does not suggest that one character is more sensitive than another or valued by people more or less.
- 5.3. The landscape character appraisal process reviews the wider landscape character type at a national level and then explores more detailed character features at a district / local level, before analysing site-specific land use that informs local distinctiveness and sense of place.
- 5.4. The report considers the local, site-specific character, features and context as identified by Tyler Grange through fieldwork and informed by a review of published assessments. From this baseline information we can identify the relevant characteristics, important site features to retain and identify detracting features that need to be addressed within the proposals.

Published Landscape Character Assessments

National

- 5.5. At a national level the Site is located within '58. Merseyside Conurbation' National Character Area (NCA). The Merseyside Conurbation National Character Area (NCA) is a predominantly urban and suburban landscape, based around the settlements of Liverpool, Birkenhead, Bootle, Kirkby, Maghull, Huyton, Bebington and Wallasey. The NCA sits on a low-lying but gently rolling platform punctuated by low sandstone ridges and bisected by the lower estuary of the River Mersey. There is a dense settlement pattern of housing and large-scale industry focusing on the city of Liverpool and Birkenhead/east Wirral, with their diverse historic and cultural centres. Many of the city edge settlements function as commuter settlements. There is a large proportion of industrial land use, with docks, warehouses and associated commercial land, interlinked by an extensive transport infrastructure.
- 5.6. GLVIA3 (paragraphs 5.13–5.15) indicates that character studies at the national or regional level are best used to 'set the scene' and understand the context. It also indicates that local authority assessments provide more detail and that these should be used to form the basis of the assessment of effects on landscape character – with (appropriately justified) adaptation, refinement and interpretation where required. As such, effects of the proposed development on the identified NCA are not considered as part of this LVIA.

District

- 5.7. The area within which the Site is located is covered by the Knowsley Metropolitan Borough Landscape Character Assessment (2007).



- 5.8. Although the Site is located within the broad area covered by the above noted Landscape Character Assessment, the urban nature of the Site itself mean that the Site is not covered by a noted Landscape Character Area (LCA) within the assessment.
- 5.9. The LCA present within the 2km study area include Simonswood Moss (Urban Fringe Farmland Landscape Character Type (LCT)), located approximately 1km to the east, Knowsley Estate (Urban Fringe Farmed Parkland LCT) located approximately 1.7km to the south east and Knowsley Village / M57 Corridor (Urban Fringe Farmland LCT) located approximately 1.2km to the south west.
- 5.10. Given that the Site is not located within a described Landscape Character Area in the Knowsley Metropolitan Borough Landscape Character Assessment, further detailed assessment of the information contained within the document is not presented within this report.
- 5.11. It is noted within that within the Knowsley Council Planning Policies Map, the Site and the immediate surrounding area (Deacon Business Park), is noted as a 'Primarily Industrial Area'.

Site Specific Character

- 5.12. The Site comprises a large existing warehouse building, including access roads, car parking and service yards. The boundaries of the Site are defined by a combination of Heras security fencing and to the western periphery of the Site where the boundary abuts Moorgate Road N, a landscaped bund is present with soft landscaping comprising predominantly mown grass and intermittent trees. To the northern boundary, soft landscaping comprising trees and shrubs follows the fence line, along with areas of mown grass. Limited soft landscaping exists elsewhere on the Site.
- 5.13. Further existing Industrial development is present immediately beyond the northern, eastern and southern boundaries of the Site. The immediate western boundary is defined by Moorgate Road N, beyond which is a residential area associated with Britonside Avenue, Moorgate Lane, Shaldon Grove and Shaldon Close with rear and front elevations of residential properties looking onto Moorgate Road N (defined as a 'Predominantly Residential Area' on the Knowsley Council Planning Policies map).
- 5.14. Consequently, the character of the Site is defined and informed by its location within Deacon Business Park and by its proximity to surrounding settlement and associated infrastructure.
- 5.15. Towards the north east of the Site, the scale of surrounding built form is slightly smaller than that which currently exists on the Site and to the north and south of the Site (West Coast corrugated building).

Landscape Value of the Site

- 5.16. As set out within GLVIA3, when identifying the landscape baseline, it is necessary to establish the relative value of the potentially affected landscape as this will inform later



judgements about the level of effect. Value can apply both to areas as a whole, or the individual elements, features and aesthetic or perceptual dimensions that contribute to the character of the landscape.

- 5.17. The LI's Technical Guidance Note 02/21 builds on GLVIA3 and identifies a range of factors that can assist in the identification of valued aspects of the landscape. Table 1 is derived from TGN 02/21 and provides a description as to the extent the valued factors are present within the Site. The assessment has drawn upon this guidance and the landscape character assessment detailed above.



Table 1 Landscape Value of the Site

Aspect	Definition	Description
Landscape condition (quality)	A measure of the physical state of the landscape. It may include the extent to which the typical character is represented in individual areas, the intactness of the landscape and condition of individual elements.	The Site comprises an existing warehouse building with surrounding low quality areas of soft landscaped areas and security fencing to the periphery of the Site. Low
Perceptual (scenic quality)	The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses).	The Site is largely enclosed and considered to contain few features that appeal to the senses. There are views available towards the Site from Moorgate Road N, however these are inclusive of the current industrial warehouse on the Site and the surrounding industrial uses to the north and south. Low
Distinctiveness (rarity and representativeness)	Whether the landscape contains a particular character and / or features or elements which are considered particularly important examples.	The Site is not located within any published character areas although the industrial use on Site is characteristic of the 'predominantly industrial area' within which it is located (defined by Knowsley Council Planning Policies Map). Low
Natural Heritage	The presence of landscape features with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape.	The Site forms part of a predominantly flat and gently rolling landscape associated with the wider Wirral estuary, feature characteristic of the wider landscape. Low
Cultural Heritage	Whether the landscape contains clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.	There are no cultural heritage features present within the Site. Low
Associations	Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of natural beauty of the area.	There are no known cultural or historical associations within the Site. Low
Recreational Value	Evidence that the landscape is valued for recreational activity where experience of the landscape is important	There is currently no public access into the Site (other than for workers on the Site). Low

Summary

- 5.18. On balance, having analysed the Site against the landscape value factors, a review of the landscape evidence base, and informed by site-specific analysis and fieldwork, the



landscape of the Site and its associated features are considered to be ordinary and low landscape value.

Susceptibility and Sensitivity

- 5.19. As set out in Table 1 in Appendix 1: Methodology, the proposed development is consistent with the prevailing land uses and character found adjacent to the Site and would be appropriate to the scale of the landscape. Furthermore the Site is currently utilised for industrial uses of a similar scale to that proposed. Overall the Site is determined to be of medium / low susceptibility,
- 5.20. Combining judgement, the overall sensitivity of the Site is considered to be medium / low.

Summary of Landscape Receptors

- 5.21. For the purposes of this LVIA, the effects of the proposed development upon the character of the landscape will be considered for the Site and surroundings. The assessment focuses upon the key features and sensitivities identified from the review of published studies and Tyler Grange's site-specific appraisal and those valued components of the landscape. These include the following:
- Published National Character Area 58: Merseyside Conurbation; and
 - The site-specific character and landscape features (existing warehouse with associated access roads, car parking and soft landscaping to boundaries).
- 5.22. The other identified character areas in Section 5 have been de-scoped from this assessment due to a lack of intervisibility and are not considered further in this assessment.



Section 6: Visual Baseline

Visual Context and Visual Receptors

- 6.1. In order to establish the degree of any change that may arise from a future residential development on site and the extent to which such changes will affect identified local visual receptors, it is important to understand the existing situation in terms of visual amenity alongside the availability and context of views associated with the local area. Chapter 6 of the GLVIA3 sets out how the visual baseline should be established. The baseline should establish the area in which the proposed development may be visible, those people who may experience views of the development, the key viewpoints representative of affected views and the nature of the views at the viewpoints.
- 6.2. The visibility of the Site considers representative views towards it from the surrounding area. This is based on the findings of topographical mapping (Plan 5: Topography) and Geographic Information System (GIS) first sieve analysis mapping (Plan 6: Zone of Theoretical Visibility (ZTV)) and has been refined and verified through field assessment.
- 6.3. The software generated ZTV illustrates the extent to which development of up to 20.8m ridge height on the Site would be potentially visible within a 2km radius to a 1.6m high receptor. The calculation is based on LiDAR data available from DEFRA and takes into account built form or vegetation present within the landscape. It does not however account for the reduction in scale of the Proposed Development within the view, or the reduced contrast experienced over distance due to atmospheric conditions. The ZTV generated for the proposed development on the Site clearly identifies the influence of the topography in limiting views and is a 'worst case scenario' used to identify the maximum potential visibility of the Site.
- 6.4. Given the local landform, surrounding land use and vegetation, the ZTV indicates a considerably greater area than in reality. The influence of built form and vegetation serve to limit inter-visibility. This first sieve exercise has therefore been verified in the field to take into account any significant vegetation or built form which further restricts or limits the extent of visibility.
- 6.5. Following the completion of a visit to the Site, a number of representative viewpoints (Photoviewpoints 01-10) have been included that illustrate the approximate extent of areas from which the Site is visible. These are illustrated on the Photoviewpoint Sheets accompanying this LVIA and the locations identified on Plan 7. In accordance with the GLVIA3, the visual analysis is based on views from external spaces within the public domain, excluding barely discernible views and not from inside buildings or private spaces. However, where notable views from private properties are possible, these have been considered, where relevant.
- 6.6. Photographs were taken from selected viewpoints with a digital camera with a 50mm focal length lens at eye level (approximately 1600mm above ground) on 24th November 2022. A total of 10 representative viewpoints have been chosen from locations surrounding



the Site to enable the effects of the development to be assessed from all directions (see Photoviewpoints 1-10).

- 6.7. Whilst the views are chosen to be representative of the area, they cannot provide continuous coverage of all potential locations within the vicinity of the development. Often, views will occur as a sequence within the surrounding environment, with the most notable views assessed further within this report. Likewise, where transient or fleeting views are possible, these will also be assessed as part of the report.
- 6.8. The Site is generally well enclosed due to the presence of existing industrial development to the north, east and south and the residential urban edge of Southdene. These features largely limit the visibility to the immediate setting of the Site with views from the wider landscape screened by intervening built form.
- 6.9. There will be views from the front and rear elevations of properties situated on Shaldon Close, Moorgate Road N, Shaldon Grove and Moorgate Lane where they are located in proximity to the Site, however it is noted that views from these properties currently comprise that of a large warehouse given the Site's current use. Elsewhere from the roadway, views of the Site will be curtailed by built form.
- 6.10. Established built form to the north, east and south of the Site will largely screen further views of the Site from wider viewing opportunities beyond.

Representative Photoviewpoints

Photoviewpoint 01: A5207 /Moorgate Rd N

Nature of the view

- 6.11. View looking south from Moorgate Road N in the direction of the Site. Views from the roadside footpath look across a predominantly industrially influenced townscape character. Broad grass verges provide some softening to the roadscape, along with mature hedgerow and shrub boundaries to the adjacent industrial units forming some softening of built form.

Receptors

- 6.12. Receptors likely to experience this view will be transient roadside footpath and road users of Moorgate Road N. Users of local roads are generally considered to be of medium to low susceptibility to change and are considered to attribute low value to views. Road receptors represented by this Photoviewpoint are of low sensitivity.

Photoviewpoint 02: A5207 /Moorgate Rd N

Nature of the view

- 6.13. Views from this location towards the Site are largely defined by the existing industrial warehouse currently present on the Site. The western boundary of the Site are clearly



visible from this location, along with the existing boundary treatments, entrance and elevations of the existing warehouse building.

Receptors

- 6.14. Receptors likely to experience this view will be transient roadside footpath and road users of Moorgate Road N. Users of local roads are generally considered to be of medium to low susceptibility to change and are considered to attribute low value to views. Residents with existing views of industrial development of a similar scale and nature as that proposed are considered to be of medium susceptibility to change and are considered to attribute low value to views. Road receptors represented by this Photoviewpoint are of low sensitivity with residents of medium sensitivity.

Photoviewpoint 03: Britonside Avenue adjacent to Moorgate Lane

Nature of the view

- 6.15. Views from the junction of Moorgate Lane and Britonside Avenue are characterised by both residential and industrial built form. The majority of the view looking east from this location comprise the existing warehouse on Site, with the lower elevations screened and softened to some extent by the existing soft landscaped bund that exists between the warehouse building and the western boundary to the Site.

Receptors

- 6.16. Receptors likely to experience this view will be transient users of Britonside Avenue, Moorgate Lane and Moorgate Road N, along with residents of Moorgate Lane and Britonside Avenue. Users of local roads are generally considered to be of medium to low susceptibility to change. Residents with existing views of industrial development of a similar scale and nature as that proposed are considered to be of medium susceptibility to change and are considered to attribute low value to views. Road receptors represented by this Photoviewpoint are of low sensitivity with residents of medium sensitivity.

Photoviewpoint 04: Britonside Avenue

Nature of the view

- 6.17. This viewpoint illustrates residential character which exists to the west of the site, with views looking along the residential streetscape of Britonside avenue. Views to the east are channelled by the existing residential dwellings and also foreshortened by the presence of the existing warehouse on the Site. Views of the soft landscaping and boundary fencing to the west of the existing warehouse are also available.

Receptors

- 6.18. From this location receptors likely to experience this view will be residential users of Britonside Avenue. Residential receptors are of higher susceptibility to change and are considered to attribute high value to views as they are deemed to be focussed more on



their surroundings. Receptors represented by this Photoviewpoint are of medium sensitivity.

Photoviewpoint 05: A5207 / Moorgate Rd N

Nature of the view

- 6.19. From this location views are characterised by Moorgate Road N and the industrial and residential built form to either side of it. Built form largely restricts views to both sides such that views are channelled along the road. Boundary walling and fencing and the entrance gates that currently exist to the application site are visible in the foreground of the view. The soft landscaped bunding and the car park to the west of the existing warehouse on the Site are visible in filtered views (filtered by intervening tree vegetation along boundary of site) at a slightly raised elevation to the footway at road level.

Receptors

- 6.20. From this location receptors likely to experience this view will be users of Moorgate road N. Users of roads are of lower susceptibility to change and are considered to attribute low value to views as they are deemed to be transient and less focused on their surroundings. Receptors represented by this Photoviewpoint are of low sensitivity.

Photoviewpoint 6: Alchemy Way

Nature of the view

- 6.21. Users of Alchemy Way are unlikely to experience views towards the Site as result of intervening built form (warehouse buildings) and vegetation (mature shrubs and trees). Views from this location currently comprise the existing Business Park, warehouse built form and road infrastructure with soft landscaping adjacent.

Receptors

- 6.22. From this location receptors likely to experience this view will be existing users of the Business park. Users of the Business Park are of low susceptibility to change and are considered to attribute low value to views as they are deemed not to be focussed on their surroundings. Receptors represented by this viewpoint are of low sensitivity.

Photoviewpoint 7: Kirkby Moss

Nature of the view

- 6.23. Users of the Footpath through Kirkby Moss (Ref: KB/19/1) are unlikely to experience views of the Site, as a result of a combination of the flat topography, intervening vegetation and existing built form comprising large warehousing at a similar scale to that proposed on the Site.



Receptors

- 6.24. From this location recreational receptors along footpath ref KB/19/1 within Kirkby Moss are unlikely to experience this view. Users of the pathway are of higher susceptibility to change and are considered to attribute high value to views as they are deemed to be focussed more on their surroundings. Receptors represented by this Photoviewpoint are of high sensitivity.

Summary of Visual Receptors

- 6.25. Taking into account the visual amenity of the Site, the following receptors are likely to experience change in relation to the development of the Site. These receptor groups and their locations are shown on Plan 7:
- Private Residential Receptors: Photoviewpoint 2, 3, 4 and 5 and residents along Moorgate road N, Britonside Avenue and Moorgate Lane.
 - Recreational Receptors: Photoviewpoint 7
 - Transient Receptors (Road Users): Photoviewpoints 1, 2, 3, 4, 5 and 6.



Section 7: Proposed Development and Mitigation Measures

- 7.1. The themes which have emerged through the LVIA process, have informed the layout of the scheme and in turn the production of the Landscape Strategy (Appendix 5).

Mitigation and Enhancement

- 7.2. Mitigation measures are those which are designed to prevent, reduce, offset or remedy any likely effects caused by a development. Mitigation measures can be either primary, those incorporated into the masterplan and design, such as building height and layout, or secondary, those which are not incorporated into the main design, such as planting.
- 7.3. Landscape and Visual effects caused by the Proposed Development are assessed at Year 1, when no planting has become established, and based on the masterplan as shown and incorporating primary mitigation measures, and at Year 15, when planting and secondary mitigation has become established. This demonstrates the potential best- and worst-case scenario for development effects.
- 7.4. Enhancement measures are those which do not mitigate potential effects, but which elevate the Site above the current baseline. Examples may include increases in tree cover or the planting of hedgerows above and beyond the existing baseline situation.

Masterplan Design Including Primary Mitigation Measures

- 7.5. The Masterplan for the Site is included on XX in Appendix 4. It demonstrates how the Proposed Development will be laid out to incorporate the proposed warehouse building.
- Single large warehouse to replace the existing built form on a similar footprint and reflect the surrounding Business Park context;
 - Retention of existing soft landscaped offset to Moorgate Road N; and
 - Protection and enhancement of existing boundary vegetation retaining the enclosed nature of the Site and green infrastructure links at the periphery of the Site.



Section 8: Assessment of Effects

- 8.1. This section of the LVIA assesses the potential effects of the proposed development upon the landscape and visual receptors identified through the baseline appraisal set out earlier in this document, as well as any key designated areas. This has included consideration of the effects arising at Year 1 and Year 15, i.e., before and after mitigation planting has become established.
- 8.2. Effects during construction are not specifically assessed and the removal of existing landscape features, where appropriate, are assessed at Year 1. However, magnitude of effects during construction generally balance out against those at Year 1 for the following reasons:
- Construction activity is more discordant in views than completed development, comprising disparate elements, such as moving plant, sheeting, materials, fencing and scaffolding. These changes would increase the magnitude of effect.
 - Construction activity is temporary, lasting for a limited number of years, as opposed to the final development which is assessed as permanent.
 - These two elements are balanced against each other.

Likely Landscape Effects

- 8.3. The assessment of the landscape effects at Year 1 and residual effects of the proposals upon completion and maturation of the landscape planting (Year 15) is set out in full at Appendix 2: Assessment of Landscape Effects and includes explanations and justifications of the judgements made. This incorporates an assessment of the sensitivity of each receptor, taking into account both the value and susceptibility of the receptor to the proposed development, including embedded mitigation measures. The methodology and criteria tables at Appendix 1 have been used to inform the judgements made.
- 8.4. The sensitivity of the various receptors is summarised on Table 2 below. The explanation for the judgements of sensitivity is set out in detail at Appendix 2.

Table 2: Summary of Landscape Effects

Landscape Resource	Sensitivity of the Receptor (from baseline review)	Magnitude of Change		Level of Effect	
		Year 1	Year 15	Year 1	Year 15
Character of the Site	Medium / low	Low	Low	Minor Adverse	Negligible



Landscape Resource	Sensitivity of the Receptor (from baseline review)	Magnitude of Change		Level of Effect	
		Year 1	Year 15	Year 1	Year 15
Local Townscape Character Area: Deacon Business Park	Low sensitivity	Negligible	Negligible	Negligible	Negligible

Likely Visual Effects

- 8.5. The assessment of visual effects at Year 1 and residual effects of the proposals upon completion and maturation of the landscape planting (Year 15) are set out in detail at Appendix 3: Assessment of Visual Effects. The table in Appendix 3 sets out the assessment of the way in which the proposals may influence the composition of views, features and elements within them and the resulting effects upon the views and the visual context within which the Proposed Development are experienced.
- 8.6. An assessment has been undertaken for each of the visual receptors identified and is summarised in Table 3 below.

Table 3: Summary of Visual Effects

Visual receptor	Sensitivity of the Receptor	Magnitude of Change		Level of Effect	
		Year 1	Year 15	Year 1	Year 15
Residential Receptors					
Photoviewpoint 01: Moorgate Road N	High / medium	Medium	Low	Moderate adverse	Minor adverse
Photoviewpoint 02: Moorgate Road N	High / medium	Medium	Low	Moderate adverse	Minor adverse



Visual receptor	Sensitivity of the Receptor	Magnitude of Change		<i>Level of Effect</i>	
		Year 1	Year 15	Year 1	Year 15
Photoviewpoint 03: Britonside avenue adjacent to Moorgate Lane	High / medium	Medium	Low	Moderate adverse	Minor adverse
Photoviewpoint 04: Britonside Avenue	High / medium	Low	Low	Minor adverse	Minor adverse / Negligible
Photoviewpoint 05: Moorgate Road N	High / medium	Medium	Low	Moderate adverse	Minor adverse
Recreational Receptors					
Photoviewpoint 07: Footpath Ref KB/19/1 within Kirkby Moss	High	Medium	Low	Minor adverse	Minor adverse / negligible
Transient Receptors					
Photoviewpoint 01: Moorgate Road N	Low	Low	Negligible	Negligible	Negligible
Photoviewpoint 02: Moorgate Road N	Low	Negligible	Negligible	Minor adverse	Negligible
Photoviewpoint 03: Britonside avenue adjacent to Moorgate Lane	Low	Medium	Low	Minor adverse	Negligible



Visual receptor	Sensitivity of the Receptor	Magnitude of Change		<i>Level of Effect</i>	
		Year 1	Year 15	Year 1	<i>Year 15</i>
Photoviewpoint 04: Britonside Avenue	Low	Negligible	Negligible	Minor adverse	Negligible
Photoviewpoint 05: Moorgate Road N	Low	Negligible	Negligible	Negligible	Negligible
<i>Photoviewpoint 06: Alchemy Way</i>	<i>Low</i>	Negligible	Negligible	Negligible	Negligible



Section 9: Conclusions

- 9.1. This LVIA has been written to assess the likely landscape and visual effects resulting from the full application at Deacon Business Park, Knowsley. When considering the landscape and visual effects of development, it is important to consider the extent of any effects within the local context and the proposals degree of conformance with their surroundings. In addition, the effects need to be put in the planning balance with all other economic, social and environmental effects of the development.
- 9.2. The Site is not the subject of any statutory landscape designation which indicates that it is part of a valued landscape as described within footnote 7 of the NPPF. Having considered the key elements related to the Site in Section 5 and given that the site is not designated, the Site is considered to have a medium / low landscape sensitivity overall.
- 9.3. The existing landscape framework of hedgerows and tree belts in addition to individual specimen trees will be retained and enhanced, these are supplemented by new tree planting within amenity areas to maximise GI benefits and connecting the Site to the wider townscape.
- 9.4. The LVIA undertaken illustrates that the proposed development is of a scale and in-keeping with the landscape character and is appropriate to its surroundings. In accordance with policy, the application is accompanied by a landscape strategy that clearly demonstrates how new development will maintain and create positive Green Infrastructure linkages and contribute to the local landscape and townscape.
- 9.5. As set out in Section 8, the overall landscape effects on the Site have been assessed as minor adverse at Year 1 reducing to negligible at Year 15 for the resulting permanent development. The nature of the development proposed is not uncharacteristic within the receiving landscape given its relationship within the adjacent industrial built units within Deacon Business Park and the current built form present on the Site. The development would not result in the loss of any rare or unique features and would affect only a very limited geographical area.
- 9.6. The Proposed Development will have moderate adverse effects on a very limited number of residential receptors situated to the west of the Site during Year 1, reducing to minor adverse / negligible at Year 15 as set out in Section 8. Effects on other receptors will be either of minor adverse or negligible. The Proposed Development will be experienced in the context of the existing industrial development at Deacon Business Park, and will not extend the built edge any further than already exists.
- 9.7. Overall, it is considered that the Proposed Development will not result in unacceptable effects on landscape and visual receptors as the development preserves the characteristic attributes of the landscape and responds positively to the local setting of Deacon Business Park without townscape or visual harm to the adjacent residential development at Southdene to the west of the Site.



Appendix 1: Methodology



Landscape and Visual Impact Assessment Methodology Summary of Approach and Criteria Tables

The key terms used within assessments are:

- Susceptibility and Value – which contribute to Sensitivity;
- Scale, Geographical Extent, Duration and Reversibility – which contribute to the Magnitude of Change; and
- Importance or Significance (EIA) Level of Effect – a judgment of the level of effect when Sensitivity and Magnitude are combined.

Sensitivity

Overall Sensitivity lies along a continuum of low to high. The *Value and Susceptibility* of a receptor are both considered understanding its overall sensitivity.

Susceptibility is assessed for both landscape receptors including, landscape character areas, and for visual receptors (people). It indicates the ability of a defined landscape receptor to accommodate the proposed development *“without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.”* (GLVIA, 3rd edition, para 5.40) and identifies *“the occupation or activity of people experiencing views at particular locations and the extent to which their attention may be focused on the views and the visual amenity they experience at a particular locations.”* (GLVIA, 3rd edition, para 6.32). An example of how Susceptibility can be described at each end of the continuum of low to high is provided in the tables below (**Table 1** and **Table 2**) for both landscape and visual receptors.

Landscape **Value** is *“the relative value that is attached to different landscapes by society”* (GLVIA, 3rd edition, page 157). Box 5.1 (GLVIA 3rd version, page 84) sets out factors to be considered in the identification of valued landscapes. These can be broadly described as: Landscapes recognised and valued for their quality and and/or cultural associations; key characteristics and features as recognised in published landscape character assessments; Landscape constriction and the degree to which the landscape is intact and legible. An example of how Value can be described at each end of the continuum of low to high is provided in the following table 1 for landscape receptors. In visual terms, Value relates to that attached to views experienced by receptors (people). An example of how Value can be described at each end of the continuum of low to high is provided below for visual receptors in the following Table 2.

Magnitude of Change

Overall magnitude of change lies along a continuum of low to high. Together the *Scale, Geographical Extent, and Duration and Reversibility* of effect are all considered in understanding the overall Magnitude of Change.

Scale of effect is assessed for both landscape and visual receptors and identifies the degree of change which would arise from the development. An example of how Scale of effect can be described at each end of the continuum of low to high is provided in the following **Table 3** and **Table 4** for both landscape and visual receptors.

Geographical Extent of effect of is assessed for both landscape and visual receptors and indicates the geographic area over which the effects will be felt. An example of how Geographical Extent can be described at each end of the continuum of low to high is provided in the following **Table 3** and **Table 4** for both landscape and visual receptors.

Duration and Reversibility of effect is assessed for all landscape and visual receptors and identifies the time period over which the change to the receptor would arise as a result of the development. An example of how Duration and Reversibility can be described at each end of the continuum of low to high is provided in the following **Table 3** and **Table 4** for both landscape and visual receptors.

Level of Effect

Best practice guidelines stipulate that the level of any landscape related effect should be evaluated, both during the construction works and following completion of the development. The level of any landscape and visual effect is a function of the sensitivity of the affected landscape resources and visual receptors against the magnitude of change that they would experience. As such, the assessment of potential and residual effects can be described as: negligible, minor, moderate, and major. A description is set out in **Table 5**.

The following terms will be used to define residual landscape/townscape effects:

Adverse: the proposed development may result in direct loss of physical landscape/townscape resources, weaken key characteristics or negatively affect the integrity of a landscape/townscape designation; and

Beneficial: the proposed development may replace poor quality elements of the existing landscape/townscape or strengthen existing landscape/townscape characteristics.

The following terms have been used to define residual visual effects:

Adverse: the proposed development reduces visual amenity; and

Beneficial: the visual amenity is improved by the proposed development.

Table.1 Sensitivity of Receptors: Landscape/Townscape Receptors

As set out below, the Sensitivity lies along a continuum of low to high. The Value and Susceptibility of a receptor are both considered in understanding its overall Sensitivity.

	Landscape Value			Landscape Susceptibility
	Designations and Conservation Interests/Associations <i>Landscapes recognised and valued for their quality and / or cultural associations / recreational value</i>	Key Characteristics and Features <i>As recognised in published Landscape Character Assessments or policy</i>	Landscape Condition <i>Degree to which the landscape is intact and legible & its scenic quality</i>	<i>The ability of a defined landscape to accommodate the specific proposed development without undue negative consequences</i>
High  Low	National / Regional Importance (e.g. AONB, National Park, Registered Parks and Gardens)	Features which are dominant within the landscape and are fundamental to defining the distinct landscape character of an area. Important characteristics and features recognised as forming intrinsic part of nationally and regionally designated landscapes. Distinctive individual or rare features.	Distinct landscape structure with strong pattern and intact features. Few detractors or uncharacteristic features or elements present.	The landscape is such that changes in terms of the proposed development would be entirely at odds with the character of the local area, related to matters including pattern, grain, use, scale and mass.
	Local importance (e.g. Conservation Areas, Special Landscape Areas / Features)	Locally important and notable features that contribute to the overall character of an area. Features and elements protected by local policy.	Landscape exhibits recognisable structure and characteristic patterns. Some detracting features present.	The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.
	No Designation	Features or elements that are uncharacteristic and detract from the landscape character of an area.	Degraded landscape structure with fragmented pattern and poor legibility of character. Detracting features notable within the landscape.	The proposed development is entirely consistent with the character of the local area, related to matters including pattern, grain, use, scale and mass.

Table.2 Sensitivity of Receptors: Visual Receptors

As set out below, the Sensitivity lies along a continuum of low to high. The Value and Susceptibility of a receptor are both considered understanding its overall Sensitivity.

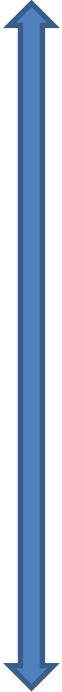
	<i>Value (attached to views)</i>	<i>Visual Susceptibility</i> <i>The occupation or activity of people experiencing the view and the extent to which their attention or interest may be focused on the views and their visual amenity at particular locations</i>
High  Low	Recognised national / Important Viewpoints, including those identified within and protected by policy. These viewpoints may be tourist destinations and marked on maps. Designed views, including from within historic landscapes. Users of nationally recognized routes e.g. National Cycle Network, National Trails. Land with public access (i.e. Open Access Land and National Trust Land). Locally important views/ views. Views from within locally designated landscapes e.g. Conservation Areas and local planning policy. Views from local routes identified on maps Permissive routes, not recognised by policy or identified on maps. No designations present	People visiting recognised viewpoints with views towards the development. People using Public Rights of Way and Access Land as part of recreational routes with extensive views towards the development. People using recreational facilities or playing outdoor sports with views of the development but for whom views are not the main focus. Users of Public Rights of Way and Access Land with intermittent views towards the development. People travelling along roads or using transport routes where the focus is not on the views and views of the development are fleeting. People at places of work where attention is not on the views. Users of Public Rights of Way and Access Land where views towards the development are limited to glimpses and are not the main focus of attention.

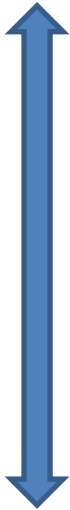
Table.3 Magnitude of Change: Landscape/Townscape Receptors

As set out below, magnitude of change lies along a continuum of low to high. Together the Scale, Geographical extent, and Duration and Reversibility of effect are all considered in understanding the overall magnitude of change.

	Scale <i>identifies the degree of change which would arise from the development</i>	Geographical Extent <i>of effect indicates the geographic area over which the effects will be felt</i>	Duration and Reversibility <i>of effect identifies the time period over which the change to the receptor would arise as a result of the development.</i>
 Major Minor	Highly noticeable change, affecting most key characteristics and dominating the experience of the Landscape/Townscape; introduction of highly conspicuous new development; and the baseline situation will be fundamentally changed.	Extensive affecting the majority or all the Landscape/Townscape Character Area.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed.
	Partial alteration to key elements, features, qualities or characteristics, such that post development the baseline situation will be largely unchanged but noticeable despite discernible differences.	Localised, affecting the site and a proportion of the wider Landscape/Townscape Character Area.	Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed.
	Minor alteration to few elements, features qualities or characteristics resulting in a barely perceptible change.	Affecting the site and immediate setting only.	Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.

Table.4 Magnitude of Change: Visual Receptors

As set out below, magnitude of change lies along a continuum of low to high. Together the Scale, Geographical extent, and Duration and Reversibility of effect are all considered in understanding the overall magnitude of change.

	Scale <i>identifies the degree of change which would arise from the development</i>	Geographical Extent <i>Wide, and/or within close proximity, and/or open views.</i>	Duration and Reversibility <i>identifies the time period over which the change to the receptor would arise as a result of the development.</i>
 Major Minor	Intensive/dominant or major alteration to key elements of the baseline view.	Extensive, open and/or close proximity, and/or direct and/or affecting unscreened views.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed.
	Partial/noticeable or minor alteration to key elements of the baseline view.	Framed, and/or contained, and/or medium distance, and/or partially screened views.	Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed.
	Minor alteration to few elements of the baseline view.	Narrow, and/or fragmented, and/or long distance, and/or heavily screened views.	Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.

e.g. Moderate – Intensive and major alteration to key elements of the framed baseline view over a medium distance for a short period of time during construction. The effects are likely to be reversible.

Table.5 Level of Effect

Major beneficial:	The development would fit well with the scale, landform and pattern of the landscape and bring substantial enhancements. The development would create a major improvement in views;
Moderate beneficial:	The development would fit well with the scale, landform and pattern of the landscape, maintain and/or enhance the existing landscape character. The development would create a noticeable but improved change in the view;
Minor beneficial:	The development would complement the scale, landform and pattern of the landscape, whilst maintaining the existing character. The development would result in minor improvements to the existing views;
Negligible:	The development would cause very limited changes to the landscape and/or views ; the development would create neither an adverse or beneficial change to the landscape or visual receptor;
Minor adverse:	The development would cause minor permanent and/or temporary loss or alteration to one or more key elements or features of the landscape, to include the introduction of elements that may not be uncharacteristic of the surrounding landscape. The development would cause limited visual intrusion;
Moderate adverse:	The development would cause substantial permanent loss or alteration to one or more key elements of the landscape, to include the introduction of elements that are prominent but may not be substantially uncharacteristic with the surrounding landscape. The development would be clearly visible and would result in adverse effects upon the landscape;
Major adverse:	The development would irrevocably damage, degrade or badly diminish landscape character features, elements and their setting. The development would be irrevocably visually intrusive and would disrupt fine and valued views both into and across the area.

Appendix 2: Landscape Effects



Appendix 2: Assessment of Landscape Effects

Landscape Resource	Sensitivity of the Receptor (from baseline review)	Magnitude of Change		Level of Effect	
		Year 1	Year 15	Year 1	Year 15
Character of the Site	The Site contains a number of elements that contribute to its character, these include hedgerows, trees, soft landscaped bunds, existing warehouse built form and associated road and car park infrastructure. The characteristics of the Site as noted above are reflected in the surrounding business park to the north, east and south of the Site. The west of the Site is influenced by the suburban character of the properties situated on Britonside Avenue, Moorgate Lane and Moorgate Road N. Moorgate Road N itself is a busy arterial road which also exerts a strong influence over the Site. The value of the Site is low. The susceptibility of the Site is considered to be medium / low susceptibility resulting in medium / low sensitivity for the Site.	The Proposed Development will not fundamentally change the land use of the Site, with the current land use comprising warehouse built form with access roads and car parking. The massing and layout of built form will be characteristic of the current use of the Site and the surrounding land uses. The Proposed Developments' landscape strategy includes the retention and enhancement of the Site's valued features such as hedgerows and trees, maintaining wildlife connectivity and landscape structure. New native planting will be provided both along the Site's boundaries and within areas of open space to enhance and strengthen existing areas of planting and hedgerows. Low magnitude of change.	The proposed planting would reach semi-maturity at year 15 providing an enhanced landscape setting for the Proposed Development and the east of Southdene. The tree planting to the north and southern boundaries would further assist in the integration of proposals and provide green infrastructure benefits linking to the wider landscape. Low magnitude of change	Minor Adverse	Negligible

Landscape Resource	Sensitivity of the Receptor (from baseline review)	Magnitude of Change		Level of Effect	
		Year 1	Year 15	Year 1	Year 15
Local Character Townscape Area: Deacon Business Park	The local townscape character comprises large built form in the form of logistics and industrial warehouses, with associated road and car parking infrastructure interspersed with amenity soft planting. Built form within this character area is consistent, with little variation in form and scale, being predominantly large scale warehousing. Overall, it is considered that the landscape is of low value. The susceptibility of the character area is also considered to be low resulting in low sensitivity for Deacon Business Park Townscape Character Area.	The Proposed Development will affect a small part of the Deacon Business Park character area through the introduction of a new warehouse building in place of an existing warehouse unit. The scale and massing of proposals will be in-keeping with those found elsewhere in the Business Park and maintain the urban grain of this part of Deacon Business Park and the adjacent residential area of Southdene. The landscape structure characteristic of Deacon Business Park such as soft landscaped boundaries in keeping with the business park will be retained. This will assist in the integration of the scheme to the wider landscape, an area already characterised by industrial and logistics development. On balance, the level of enclosure would limit effects to the Site itself and immediate setting, leaving the vast majority of the character area unaltered by proposals. Negligible magnitude of change.	Once planting has become established, the Proposed Landscape Strategy will result in the retention of existing and planting of new areas of trees and shrubs, which will mature over time and serve to soften the boundaries of the Site. Effects on local landscape character at Year 15 will be negligible	Negligible	Negligible

Appendix 3: Visual Effects



Appendix 3: Assessment of Visual Effects

Visual Receptors	Sensitivity of the Receptor	Magnitude of Change		Level of Effect	
		Year 1	Year 15	Year 1	Year 15
Residential Receptors					
A5207 /Moorgate Rd N: Photoviewpoint 02	Medium	From this location there will be views from the front and rear elevations of properties situated on Moorgate Lane where they are located in proximity to the Site, however it is noted that views from these properties currently comprise that of a large warehouse given the Site's current use. The retained mature trees situated within areas of open space to the western extents of the Site would remain visible to receptors. The proposed trees and planting to the boundaries of the Scheme while evident to receptors will offer little in the way of filtering the lower elevations of the new building. Effects will be of low magnitude.	Planting situated at the western periphery of the Site and supplementary planting to enhance the areas of open space within the Site will be reaching semi-maturity at Year 15 and assist in breaking up the massing and soften the appearance of the development in views. However, the introduction of the proposed built form in views will remain. Effects will be of low / negligible magnitude.	Minor adverse	Negligible
Britonside Avenue adjacent to Moorgate Lane: Photoviewpoint 03	Medium	From this location there will be oblique views from the front and rear elevations of properties situated on Britonside Avenue where they are located in proximity to the Site, however it is noted that views from these properties currently comprise that of a large warehouse given the Site's current use. The retained mature trees situated within areas of open space to the western extents of the Site would remain visible to receptors. The proposed trees and planting to the boundaries of the Scheme while evident to receptors will offer little in the way of filtering the lower elevations of the new building. Effects will be of low magnitude.	Planting situated at the western periphery of the Site and supplementary planting to enhance the areas of open space within the Site will be reaching semi-maturity at Year 15 and assist in breaking up the massing and soften the appearance of the development in views. However, the introduction of the proposed built form in views will remain. Effects will be of low / negligible magnitude.	Minor adverse	Negligible

Visual Receptors	Sensitivity of the Receptor	Magnitude of Change		Level of Effect	
		Year 1	Year 15	Year 1	Year 15
Britonside Avenue: Photoviewpoint 04	Medium	From this location there will be oblique views from the front and rear elevations of properties situated on Britonside Avenue where they are located in proximity to the Site, however it is noted that views from these properties currently comprise that of a large warehouse given the Site's current use. The retained mature trees situated within areas of open space to the western extents of the Site would remain visible to receptors. The proposed trees and planting to the boundaries of the Scheme while evident to receptors will offer little in the way of filtering the lower elevations of the new building. Effects will be of low magnitude.	Planting situated at the western periphery of the Site and supplementary planting to enhance the areas of open space within the Site will be reaching semi-maturity at Year 15 and assist in breaking up the massing and soften the appearance of the development in views. However, the introduction of the proposed built form in views will remain. Effects will be of low / negligible magnitude.	Minor adverse	Negligible
A5207 /Moorgate Rd N: Photoviewpoint 05	Medium	From this location there will be views from the front and rear elevations of properties situated on Shaldon Close where they are located in proximity to the Site, however it is noted that views from these properties currently comprise that of a large warehouse given the Site's current use. The retained mature trees situated within areas of open space to the western extents of the Site would remain visible to receptors. The proposed trees and planting to the boundaries of the Scheme while evident to receptors will offer little in the way of filtering the lower elevations of the new building. Effects will be of low magnitude.	Planting situated at the western periphery of the Site and supplementary planting to enhance the areas of open space within the Site will be reaching semi-maturity at Year 15 and assist in breaking up the massing and soften the appearance of the development in views. However, the introduction of the proposed built form in views will remain. Effects will be of low / negligible magnitude.	Minor adverse	Negligible
Recreational Receptors					

Visual Receptors	Sensitivity of the Receptor	Magnitude of Change		Level of Effect	
		Year 1	Year 15	Year 1	Year 15
Kirkby Moss (Ref: KB/19/1): Photoviewpoint 07	High	From this location, views in the fore to middle ground comprise an open and flat landscape, reflecting the character of the Moss in which the footpath is located. To the middle ground, mature tree and shrub vegetation filters views to the existing warehouse buildings within Deacon Business Park. The proposed development will be located behind existing buildings within the view and as such, any views will be largely be limited to upper elevations. The inclusion of the Scheme will not introduce an incongruent feature to views as the eastern extent of Deacon Business Park already forms part of views. Magnitude of effect at Year 1 will be Negligible	Given that the only potential view of the Proposed Development is limited to upper elevations, there is little in terms of planting that will mitigate the limited potential effects of the Proposed Development. Effects will be of Negligible magnitude.	Negligible	Negligible
Transient Receptors					
A5207 /Moorgate Rd N: Photoviewpoint 01	Low	From this location there will be views for users of Moorgate Rd N, which is located to the immediate western boundary of the Site. Views currently comprise that of a large warehouse given the Site's current use. The retained mature trees situated within areas of open space to the western extents of the Site would remain visible to receptors The proposed trees and planting to the boundaries of the Scheme, while evident to receptors will offer little in the way of filtering the lower elevations of the new building. Effects will be of low magnitude.	At Year 15 tree planting situated at the periphery of the Site and within the open space and boundaries will be reaching semi-maturity and assist in breaking up the massing and soften the appearance of the development in views. As such, effects are considered to be of negligible magnitude.	Negligible	Negligible

Visual Receptors	Sensitivity of the Receptor	Magnitude of Change		Level of Effect	
		Year 1	Year 15	Year 1	Year 15
A5207 /Moorgate Rd N: Photoviewpoint 02	Low	From this location there will be views for users of Moorgate Rd N, which is located to the immediate western boundary of the Site. Views currently comprise that of a large warehouse given the Site's current use. The retained mature trees situated within areas of open space to the western extents of the Site would remain visible to receptors The proposed trees and planting to the boundaries of the Scheme, while evident to receptors will offer little in the way of filtering the lower elevations of the new building. Effects will be of low magnitude.	At Year 15 tree planting situated at the periphery of the Site and within the open space and boundaries will be reaching semi-maturity and assist in breaking up the massing and soften the appearance of the development in views. As such, effects are considered to be of negligible magnitude.	Minor	Negligible
Britonside Avenue adjacent to Moorgate Lane: Photoviewpoint 03	Low	From this location there will be views for users of Britonside Avenue, which is located to the west of the Site. Views currently comprise that of a the residential edge adjacent to Moorgate Road N and the large warehouse which currently exists on the Site. The retained mature trees situated within areas of open space to the western extents of the Site would remain visible to receptors The proposed trees and planting to the boundaries of the Scheme, while evident to receptors will offer little in the way of filtering the lower elevations of the new building. Effects will be of low magnitude.	At Year 15 tree planting situated at the periphery of the Site and within the open space and boundaries will be reaching semi-maturity and assist in breaking up the massing and soften the appearance of the development in views. As such, effects are considered to be of negligible magnitude.	Minor	Negligible
Britonside Avenue: Photoviewpoint 04	Low	From this location there will be views for users of Britonside Avenue, which is located to the west of the Site. Views are currently channeled by the existing dwellings along Britonside Avenue and foreshortened by the large warehouse which currently exists on the Site.	At Year 15 tree planting situated at the periphery of the Site and within the open space and boundaries will be reaching semi-maturity and assist in breaking up the massing and soften the appearance of the development in views. As such, effects are considered to be of negligible magnitude.	Minor	Negligible

Visual Receptors	Sensitivity of the Receptor	Magnitude of Change		Level of Effect	
		Year 1	Year 15	Year 1	Year 15
		The retained mature trees situated within areas of open space to the western extents of the Site would remain visible to receptors The proposed trees and planting to the boundaries of the Scheme, while evident to receptors will offer little in the way of filtering the lower elevations of the new building. Effects will be of low magnitude			
A5207 /Moorgate Rd N: Photoviewpoint 05	Low	From this location there will be views for users of Moorgate Rd N, which is located to the immediate western boundary of the Site. Views currently comprise that of a large warehouse given the Site's current use. The retained mature trees situated within areas of open space to the western extents of the Site would remain visible to receptors The proposed trees and planting to the boundaries of the Scheme, while evident to receptors will offer little in the way of filtering the lower elevations of the new building. Effects will be of low magnitude.	At Year 15 tree planting situated at the periphery of the Site and within the open space and boundaries will be reaching semi-maturity and assist in breaking up the massing and soften the appearance of the development in views. As such, effects are considered to be of negligible magnitude.	Minor	Negligible
Alchemy Way: Photoviewpoint 06	Low	From this location there will be views for users of Alchemy Way, which is located to the south of the Site. Views currently reflect the business park context, with existing warehouse buildings present in the foreground. Limited views of the Proposed Development are anticipated as a result of existing intervening mature trees, shrubs and built form. Effects will be of negligible.	Given that the only potential view of the Proposed Development is limited to upper elevations, there is little in terms of planting that will mitigate the limited potential effects of the Proposed Development. Effects will be of Negligible magnitude.	Negligible	Negligible

Appendix 4: Extracts from Relevant Landscape Character Assessments



Summary

The Merseyside Conurbation National Character Area (NCA) is a predominantly urban and suburban landscape, based around the settlements of Liverpool, Birkenhead, Bootle, Kirkby, Maghull, Huyton, Bebington and Wallasey. The NCA sits on a low-lying but gently rolling platform punctuated by low sandstone ridges and bisected by the lower estuary of the River Mersey. There is a dense settlement pattern of housing and large-scale industry focusing on the city of Liverpool and Birkenhead/east Wirral, with their diverse historic and cultural centres. Many of the city edge settlements function as commuter settlements. There is a large proportion of industrial land use, with docks, warehouses and associated commercial land, interlinked by an extensive transport infrastructure.

The River Mersey flows north-west through the area, creating an estuary with deep channels, mudflats and sand banks. The extensive mudflats and sand flats are internationally important feeding and roosting grounds for waders and wildfowl, with large areas noteworthy as Ramsar sites and Special Protection Areas. At the mouth of the estuary and along the wide coastal frontages of the open coast there is a range of wildlife habitats and designated sites, including Special Areas of Conservation. Inland, a network of green infrastructure is interspersed among the urban fabric, with Local Wildlife and Geological Sites, some Local Nature Reserves, parks (including Sefton Park and Birkenhead Park), cemeteries, gardens, golf courses, allotments, landfill sites and former railway land all providing important habitats for wildlife, as well as places of relative tranquillity.

Renowned as a port with historic local, regional, national and global associations, the Merseyside Conurbation NCA's maritime heritage is clearly evident. Many heritage assets are accessible and, in urban areas, the waterfront is now seen as a positive

focus for regeneration. The coastal habitats provide coastal protection as well as opportunities for people to enjoy the natural environment. The network of parks and green spaces scattered among the built environment provides highly valued pockets of local tranquillity and can increase the resilience of the urban environment to the changing climate, as well as contributing to providing a sense of place and opportunities for people to have contact with nature. Provision of vegetation can cool and shade urban areas and improve permeability/infiltration rates.

There is pressure for development and regeneration within the Merseyside Conurbation NCA. Challenges exist in ensuring the area's natural environment is resilient enough to meet these demands. Securing and enhancing green infrastructure provides an opportunity to deliver the benefits of a high-quality, healthy natural environment, including managing surface waters and reducing flood risk; adapting urban environments for climate change resilience; enabling healthy activity, recreation and social cohesion; and conserving the area's distinctive biodiversity, landscape and heritage.



Click map to enlarge; click again to reduce.

Appendix 5: Landscape Strategy





-  Site Boundary
-  Retained mature vegetation
-  Proposed meadow grassland (Emorsgate EM1)
-  Proposed street trees
-  Proposed ornamental trees and shrubs
-  Proposed attenuation pond
-  Proposed staff amenity / outdoor breakout space



Project	Deacon Business Park, Knowsley
Drawing Title	Landscape Strategy Plan
Scale	Not to Scale
Drawing No	15353/P09
Date	December 2022
Checked	AB/CS



Appendix 6: Photoviewpoints





Photoviewpoint 1: View taken from A5207 Moorgate Rd N looking south to the direction of the site

Distance from site: 170m

Coordinates: X: 342488 Y: 397930



Photoviewpoint 2: View taken from Moorgate Rd N looking towards the western boundary of the site

Distance from site: 30m

Coordinates: X: 342426 Y: 397758



Photoviewpoint 3: View taken from Britonside Ave adjacent to Moorgate Ln

Distance from site: 50m

Coordinates: X: 342359 Y: 397636



Photoviewpoint 4: View taken from residential area on Britonside Ave

Distance from site: 140m

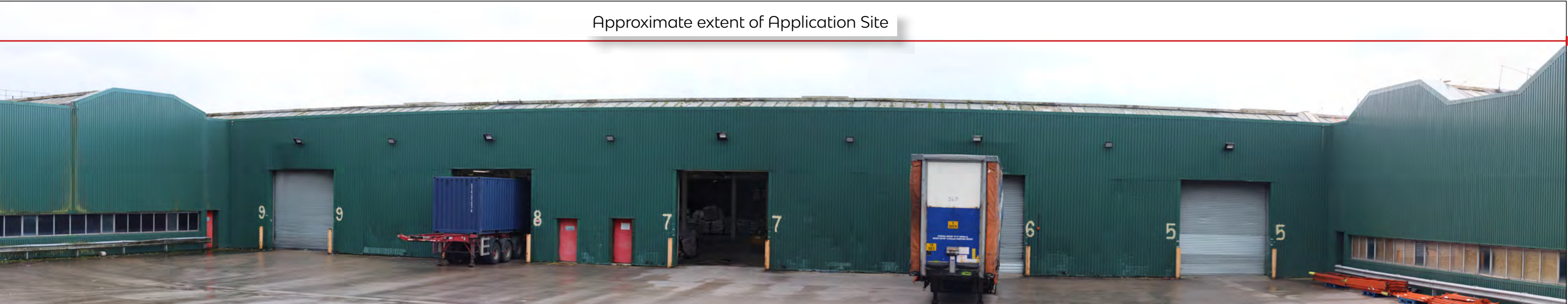
Coordinates: X: 342274 Y: 397663



Photoviewpoint 5: View taken from south-west corner of the site on A5207 Moorgate Rd N

Distance from site: 5m

Coordinates: X: 342340 Y: 397463



Photoviewpoint 6: View taken from the eastern boundary within the site

Distance from site: 0m

Coordinates: X: 342648 Y: 397525



Photoviewpoint 7:

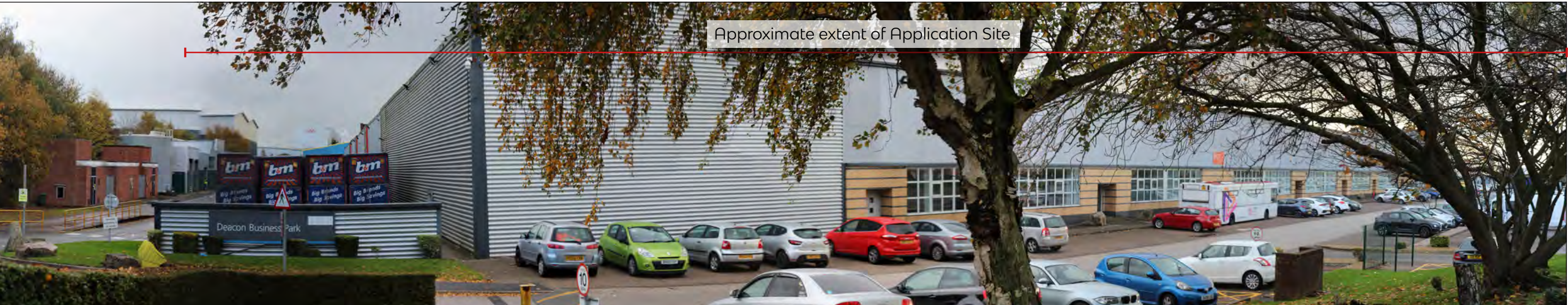
View taken from north-west corner within the site

Distance from site:

0m

Coordinates:

X: 342696 Y: 397669



Photoviewpoint 8:

View taken from the entrance of the Deacon Business Park

Distance from site:

0m

Coordinates:

X: 342478 Y: 397722



Photoviewpoint 9: View taken from Alchemy Way looking north to the direction of the site

Distance from site: 380m

Coordinates: X: 342693 Y: 397013



Photoviewpoint 10: View taken from Kirkby Moss looking south-west to the direction of the site

Distance from site: 1.7km

Coordinates: X: 344300 Y: 398420

Plans:

Plan 1: Site Location

Plan 2: Site Context

Plan 3: Landscape Designations and Policy

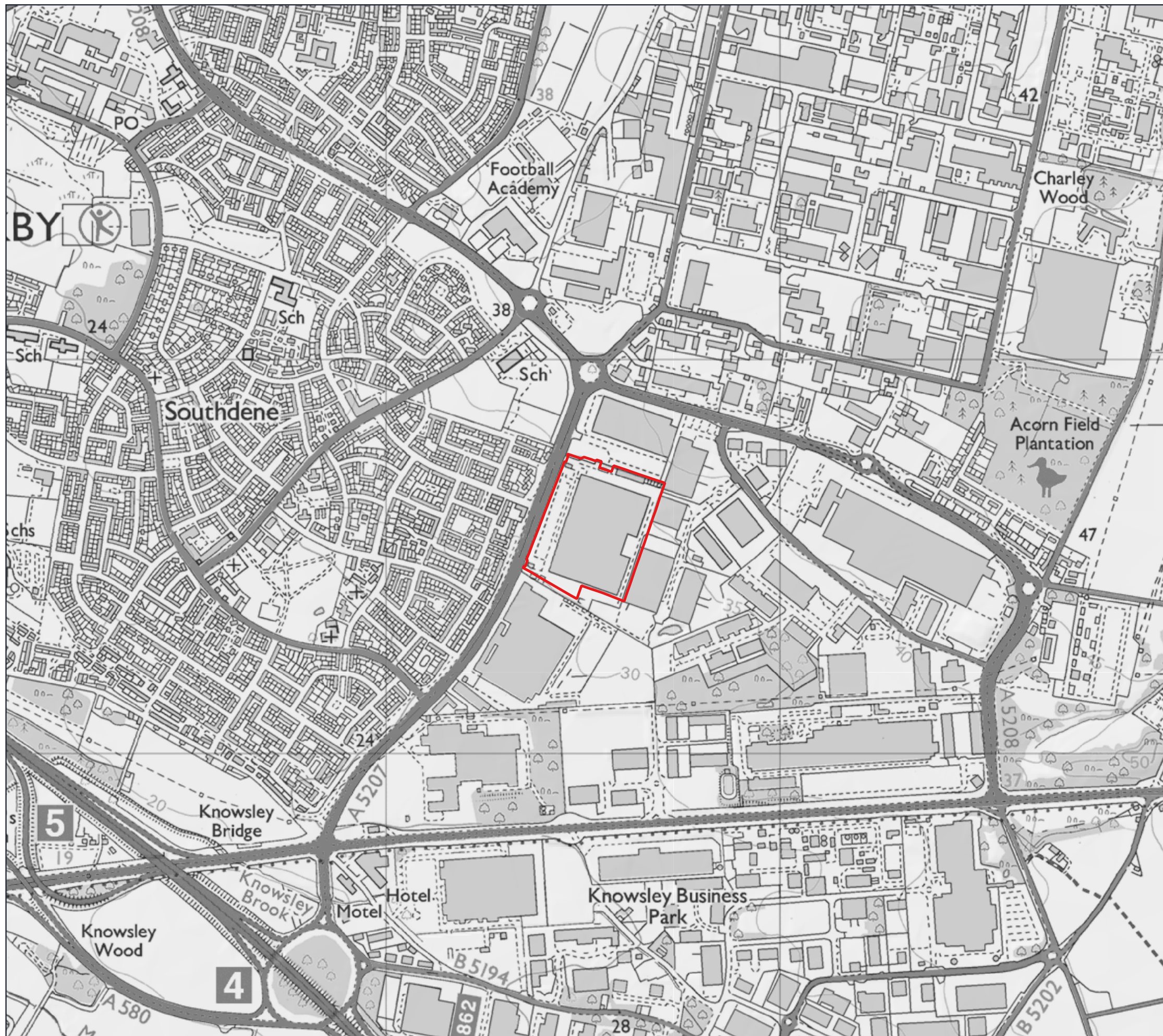
Plan 4: Landscape Character Areas

Plan 5: Topography

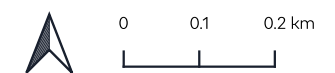
Plan 6: Zone of Theoretical Visibility (ZTV)

Plan 7: Photoviewpoints Location Plan





 Site Boundary



Project	Deacon Business Park, Knowsley
Drawing Title	Site Location Plan
Scale	As Shown (Approximate)
Drawing No.	15353/P01
Date	11 2022
Checked	CC/CS



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 Site Boundary

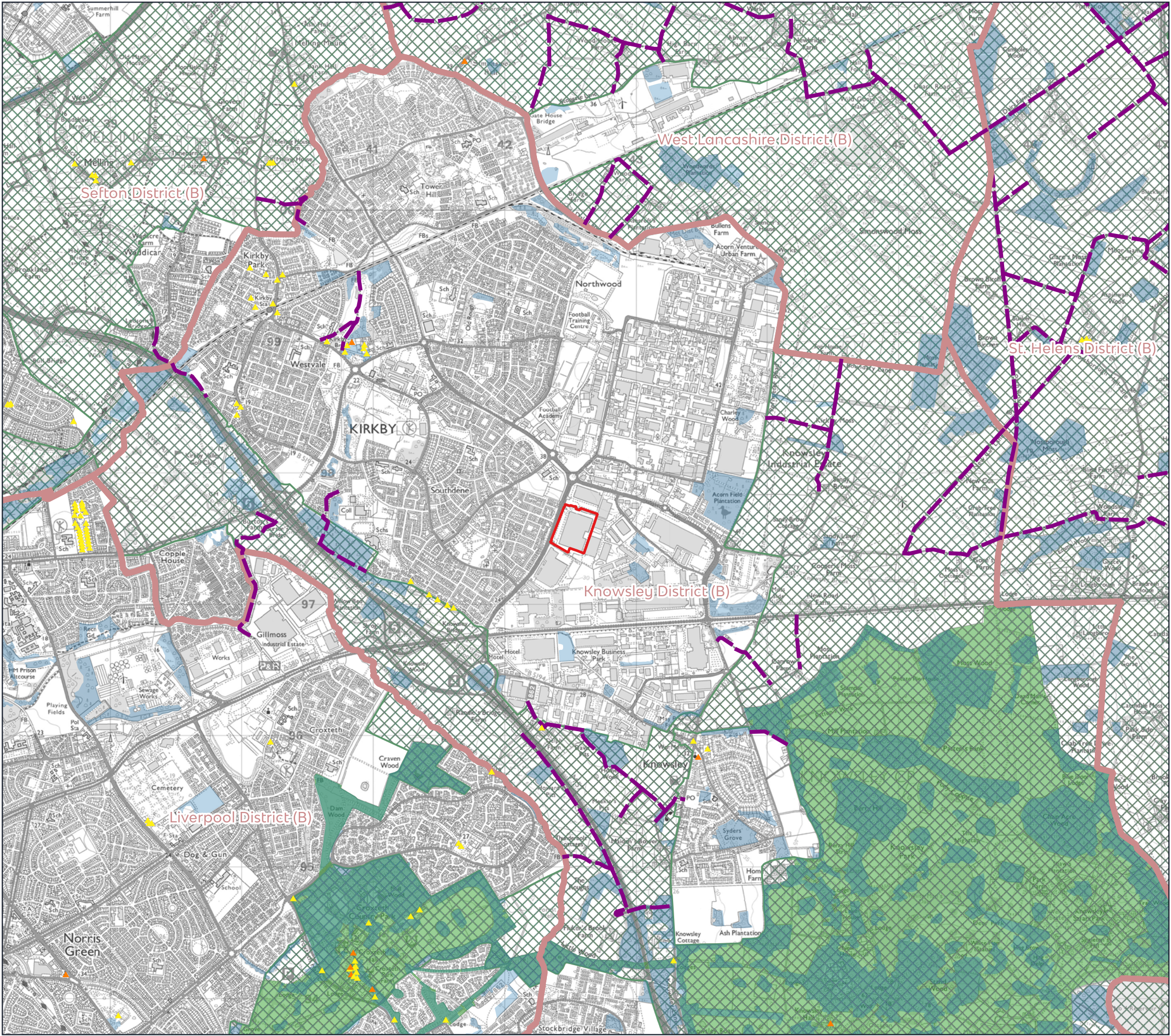


0 250 500 m

Project	Deacon Business Park, Knowsley
Drawing Title	Site Context-Aerial Photography
Scale	As Shown (Approximate)
Drawing No.	15353/P01
Date	12 2022
Checked	CC/CS



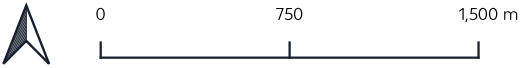
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- Site Boundary
- District Borough Unitary Region
- Green Belt
- Parks and Gardens
- Scheduled Monuments
- National Forest Inventory
- Public Rights of Way

Listed Buildings

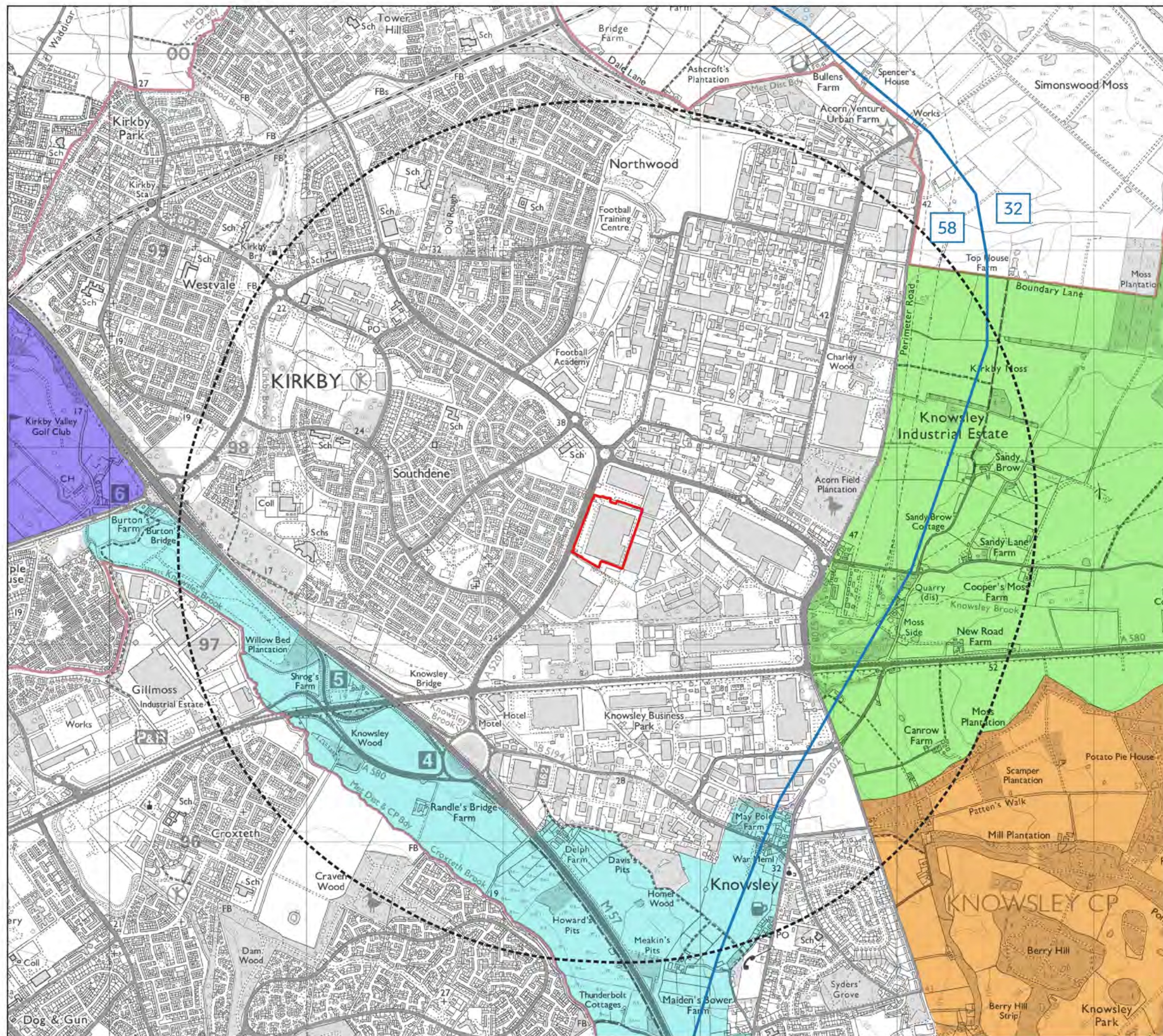
- I
- II*
- II



Project	Deacon Business Park, Knowsley
Drawing Title	Landscape Planning Policy and Public Rights of Way
Scale	As Shown (Approximate)
Drawing No.	15353/P04
Date	11 2022
Checked	CC/CS



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- Site Boundary
- 2km Study Area
- Knowsley district boundary

National Character Areas

- 58 Merseyside Conurbation
- 32 Lancashire and Amounderness Plain

Knowsley Landscape Character Areas

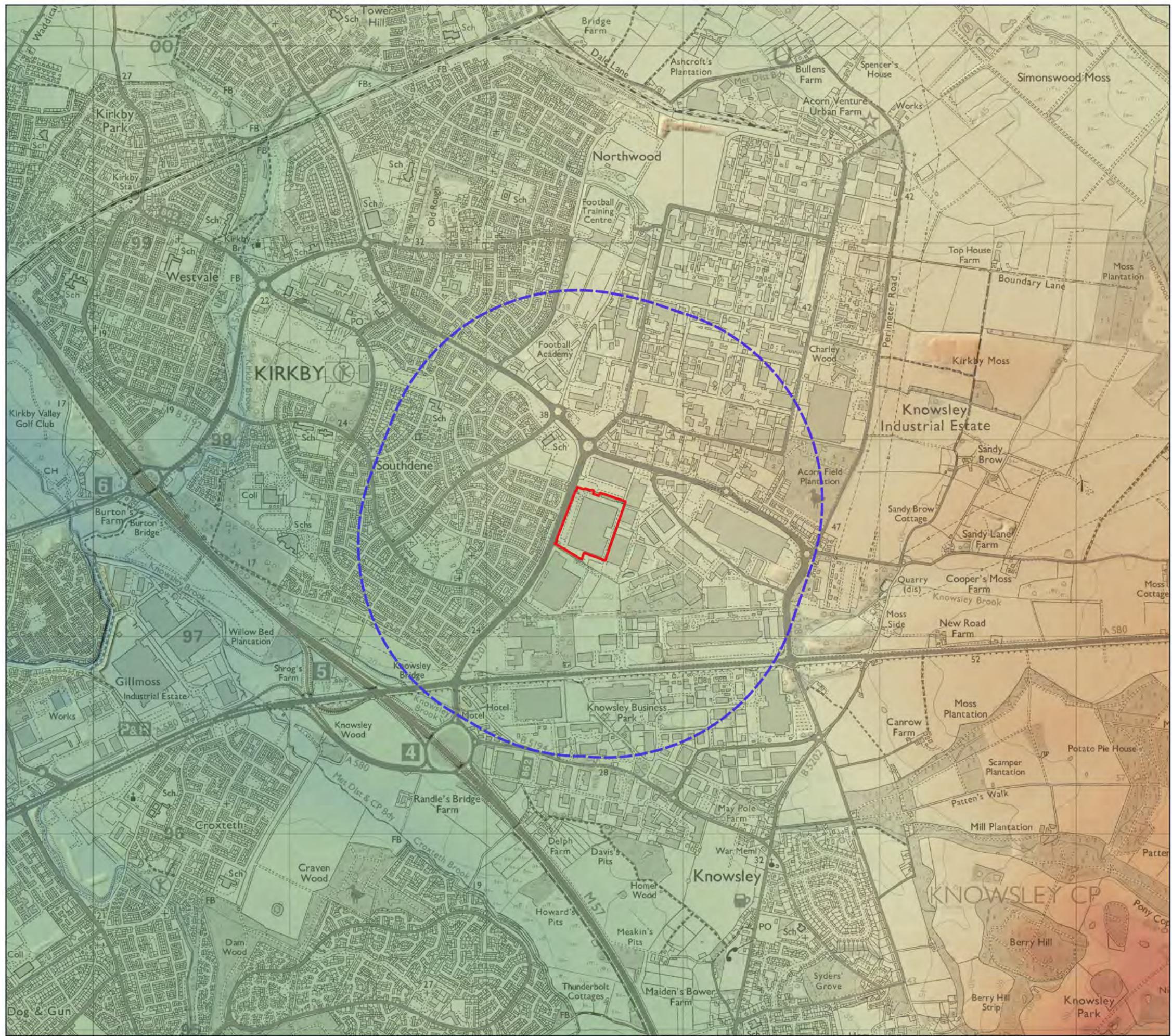
- Kirkby Golf Course
- Knowsley Village / M57 Corridor
- Simonswood Moss
- Knowsley Estate



Project	Deacon Business Park, Knowsley
Drawing Title	Landscape Character
Scale	As Shown (Approximate)
Drawing No.	15353/P08
Date	12 2022
Checked	AB/CS



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Site Boundary

1km Buffer

Height AOD (m)

0

20

40

60

80

Source:
This plan has been modelled using
GIS computer software (QGIS) and
Ordnance Survey Terrain 5 data.

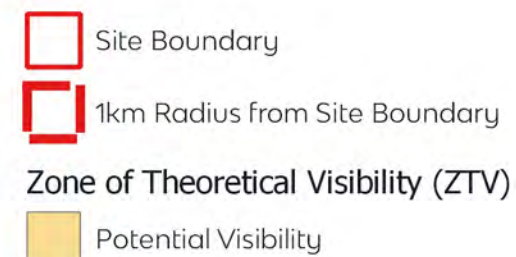
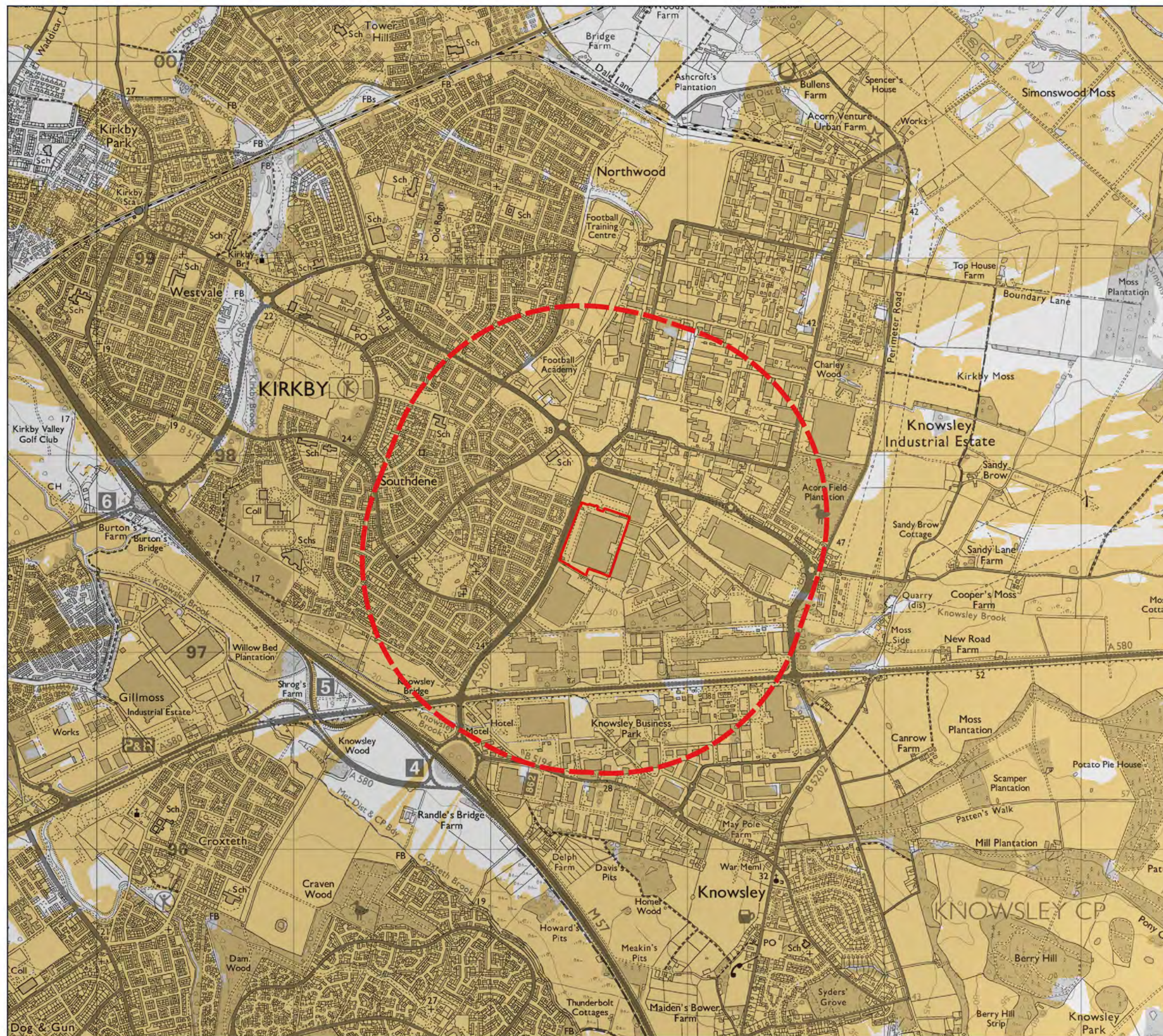


0 500 1,000 m

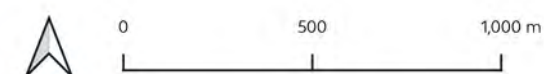
Project	Deacon Business Park, Knowsley
Drawing Title	Topography
Scale	As Shown (Approximate)
Drawing No.	15353/P03
Date	11 2022
Checked	CC/CS



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Notes:
The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the development at an 20.8m ridge height is potentially visible within a 5km radius (1.6m high receptor). The ZTV has been modelled using GIS computer software (QGIS) and Ordnance Survey Terrain 5 data, and as such does not take into account built form or vegetation present within the landscape. Field verification is required to refine the accuracy of the ZTV.



Project	Deacon Business Park, Knowsley
Drawing Title	Zone of Theoretical Visibility
Scale	As Shown (Approximate)
Drawing No.	15353/P07
Date	12/2022
Checked	CC/CS



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Site Boundary

Photoviewpoint Locations



1



0 500 m

Project	Deacon Business Park, Knowsley
Drawing Title	Photoviewpoint Locations Plan
Scale	As Shown (Approximate)
Drawing No.	15353/P05
Date	12 2022
Checked	CC/CS



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