

Landscape and Visual Technical Note



Cronton Colliery, RM3
19th February 2024



Tyler
Grange

TG Report No. 12267_R09a_JJ

Project No:	Report No.	Date	Author
12267	R09a	19 th February 2024	Jack Jewell BA(Hons) MLA CMLI

Disclosure:

This report, all plans, illustrations, and other associated material remains the property of Tyler Grange Group Ltd until paid for in full. Copyright and intellectual property rights remain with Tyler Grange Group Ltd.

The contents of this report are valid at the time of writing. Tyler Grange shall not be liable for any use of this report other than for the purposes for which it was produced. Owing to the dynamic nature of ecological, landscape, and arboricultural resources, if more than twelve months have elapsed since the date of this report, further advice must be taken before you rely on the contents of this report. Notwithstanding any provision of the Tyler Grange Group Ltd Terms & Conditions, Tyler Grange Group Ltd shall not be liable for any losses (howsoever incurred) arising as a result of reliance by the client or any third party on this report more than 12 months after the date of this report.





Introduction

- 1.1. Tyler Grange Group Limited (TG) has been appointed by Tritax Symmetry Huyton Ltd ('the applicant') to report the effects and commitments of the consented August 2020 masterplan and parameters (planning application ref. 20/00494/HYB, hereafter referred to as 'the 2020 ES') at Cronton Colliery on land south of the M62 within the Halsnead Garden Village (hereafter referred to as 'the site') from a landscape character and visual amenity perspective.
- 1.2. This report revisits and builds upon (where necessary) Chapter 7 of the 2020 ES by assessing the detailed scheme for Units 03 and 04 and associated landscaping (hereafter referred to as 'the RM layout'), before concluding whether the detailed scheme is in compliance with the findings of the 2020 ES.
- 1.3. Chapter 7 of the 2020 ES, considered the following potential visual amenity and townscape character impacts:
 - The Proposed Development's interaction with the existing landscape character areas (landscape receptors); and
 - The effect of the Proposed Development on the visual amenity experienced by people (visual receptors) and how this will change through a series of representative views.
- 1.4. This report is supported by two photomontages, included to the rear of this report, showing the Proposed Development in context with the consented outline parameters.

Findings and Commitments of the 2020 ES

- 1.5. A site walkover was completed in December 2023, confirming that there has been little change to the wider landscape baseline since the original 2020 ES, aside from the permitted construction of Unit 01 which formed the detailed component of the original submission and associated Landscape and Visual Impact (LVIA) work.
- 1.6. There have been no changes to landscape related designations within the local area and the applicable local policy context assessed as part of the 2020 ES remains unchanged.

Construction Phase and Operational Phase Impacts

- 1.7. The following summaries the effects identified within the 2020 ES in relation to townscape and visual impacts.
- 1.8. During construction, in terms of landscape character impacts, the construction activities were considered to have a Medium impact on the Halsnead Estate LCA, with resultant Temporary Moderate Adverse Effects.
- 1.9. During operation, in terms of landscape character impacts, the completed development was considered to have a Medium impact on the Halsnead Estate LCA, with resultant Permanent Minor Adverse Effects.
- 1.10. In terms of construction phase visual impacts, the following was stated in the 2020 ES:



"Construction effects will at worst result in a Temporary Moderate Adverse effect, relating to users of the TA/9/1 public footpath, and private residents at Yew Tree Farm, Higher Park Farm, and the Grade II Listed Old Halsnead. For these receptors, the construction activities on site and/or movements to and from the site will result in a temporary noticeable change in the visual context".

"Temporary Moderate-Minor Adverse effects will be experienced by visitors to Fox's Bank Cemetery and Cronton Road users due to the construction activities on site being visible and having the potential to appear prominent."

"All other receptors will experience a Minor Adverse or Negligible effect during construction."

- 1.11. In terms of operational phase visual impacts, the following was stated in the 2020 ES:

"The completed development will at worst result in a Moderate Adverse effect for users of the TA/9/1 footpath, and private residents at Yew Tree Farm, Higher Park Farm due to the completed development being visually prominent on the skyline, protruding somewhat above the established wooded skyline."

"Moderate-Minor Adverse effects will be experienced by visitors to Fox's Bank Cemetery due to the development appearing lower in height overall than the established wooded skyline formed by the aforementioned vegetation, and as such will not be overly prominent. Moderate-Minor Adverse effects will also be experienced by residents at Old Halsnead due to the new mitigation planting that will be implemented between the buildings and the development reducing the impact on the Listed Building".

"All other receptors will experience Minor Adverse or Negligible effects during operation. The country park will result in some localised improvement in the green infrastructure on-site and some minor improvements to boundary stock through improved management. Due to the visual containment already afforded by the boundary woodland vegetation, it is not anticipated that any of the internal country park proposals will contribute to any beneficial visual effects on the visual receptors identified."

Mitigation

- 1.12. Mitigation and enhancement measures have been incorporated into the consented scheme proposals through the delivery of a site-wide landscape strategy for Green Infrastructure enhancements submitted as part of the 2020 ES. These measures are summarised as follows:

- Retention and Enhancement of Tree Belts alongside the M62, including strengthening of the landscape structure along the M62 corridor;
- Enhancement of Old Wood and Wooded Edge Ecotone, including the retention and enhancement of the Ancient Woodland at Old Wood through the establishment of a 15m development buffer along the site-side of the woodland edge;
- New Woodland Planting west of Old Halsnead, incorporating the replanting of native woodland block west of Old Halsnead to replace trees removed to facilitate development and bolster historic woodland with creation of positive active frontage to proposed buildings;
- Use of native woodland planting, ecotones, heathland scrub and grassland /meadows within and bounding the developed areas to integrate with the country park and Old Halsnead; and



- Planting and management of verges and boundaries to car parks as meadow / grass-land with scattered trees to edges.

Methodology

- 1.13. A visual envelope or Zone of Theoretical Visibility (ZTV) was identified through a desk-based review of Ordnance Survey (OS) maps, GIS topographic analysis and site work to inform the study area and selection of photoviewpoint locations for the 2020 ES. Given the minor reduction in development height for this reserved matters application when considered against the consented and previously modelled parameters, there has not been a need to re-run the original ZTV nor introduce any additional photoviewpoint locations nor landscape character areas for the purposes of this report.
- 1.14. 25no. photoviewpoint locations and 5no. verified photomontages, also referred to as Accurate Visual Representations (AVRs), were assessed and prepared to illustrate the baseline visual context and proposed development in context to inform the assessment process for the 2020 ES. For the purposes of this report two revised AVRs (from previously assessed viewpoint 2 and a re-orientated close proximity vantage point from viewpoint 24), showing the Proposed Development for units 3 and 4 in context with the consented parameters. These AVRs have been prepared as a proving exercise to demonstrate that in terms of massing and elevation, the Proposed Development will sit below the consented parameters. The locations of these AVRs are shown at Figure 1.1 below.

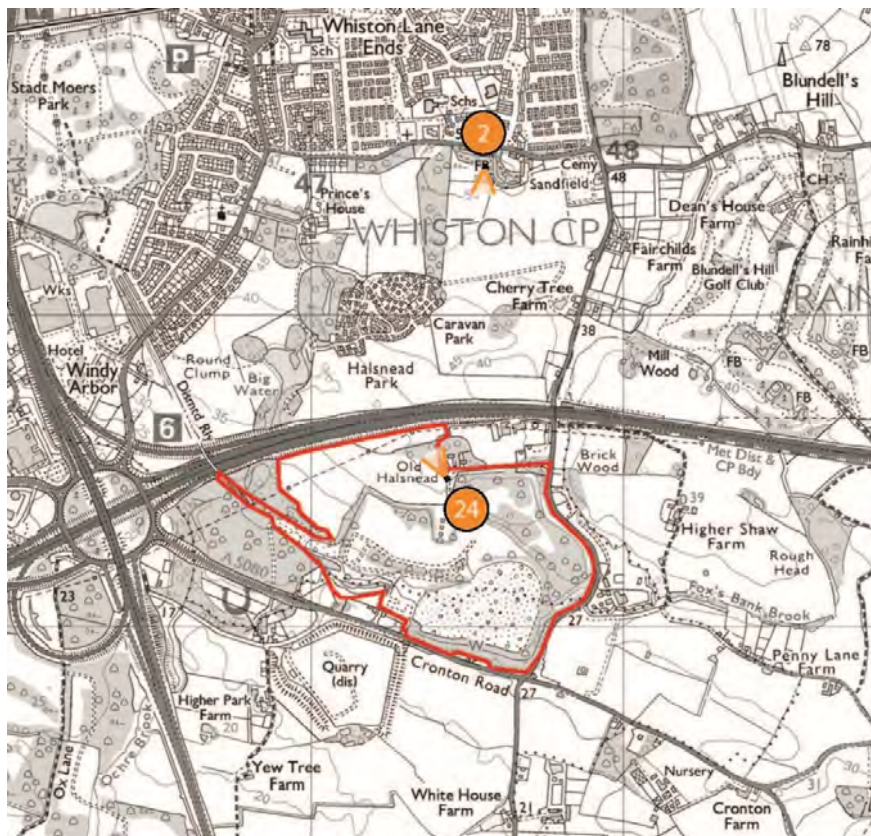


Figure 1.1 – RM3 AVR locations



- 1.15. On the basis of what is shown in these two AVRs it has been determined that re-running the full image deck of previously prepared AVRs is not warranted, as the Proposed Development will be shown to be at a lower height and similar massing / orientation in all previously assessed views, negating the need to re-model the full suite of original AVRs. The two AVRs from viewpoints 2 and 24 provide sufficient information to extrapolate judgements of compliance and impact from a landscape and visual perspective.

Review of the Detailed Scheme

- 1.16. In terms of the construction information assessed previously within the 2020 ES, this remains the same for the RM layout including all previous assumptions in terms of mitigation, phasing and construction methodologies. The proposed detailed layout for Units 03 and 04 does not therefore give rise to any altered construction phase LVIA effects.
- 1.17. As illustrated in the AVR from viewpoint 2, in terms of operational phase effects, the proposed design for Units 03 and 04 is smaller in terms of overall height when compared with the maximum elevational parameters previously assessed as part of the 2020 ES and as such the level of significance assessed previously will not be altered and the RM layout will not give rise to any additional residual effects. In terms of operational landscape character or visual effects there will be no change from the 2020 ES assessment findings.
- 1.18. From the outset new buffer planting within the site along the edge of the Old Halsnead residential curtilage had been incorporated into the design parameters for the 2020 ES to maximise the opportunity for new screening along the site-side edge of the property whilst limiting the proximity of new development in relation to the dwelling. Consistent with the landscape strategy submitted with the 2020 ES, as illustrated in the AVR from viewpoint 24 and as detailed within the detailed planting proposals submitted as part of the RM layout, new woodland planting will be established west of Old Halsnead. In accordance with the original landscape strategy, the proposed planting east of Unit 03 and west of Old Halsnead will incorporate the replanting of native woodland trees to replace those trees removed to facilitate the development with additional planting of native woodland trees, creating ecotones through a mix of trees, scrub and grassland /meadow planting to bound the eastern side of Unit 03 as a means of creating a physical buffer between the development and the Grade II listed property Old Halsnead.
- 1.19. A proposed 2.4m high close board fence will also be installed along the site-side edge of the boundary to Old Hasnead as a means of providing further screening in conjunction with the on-site landscaping. This is illustrated within the AVR from viewpoint 24.
- 1.20. Access into the grounds of the Old Halsnead was not possible during the LVIA field work, but fieldwork undertaken in the vicinity of the residential curtilage concludes that intervisibility between the site and the Listed Building is currently heavily filtered by existing intervening trees and woodland vegetation within and beyond the site. The property is surrounded to the north, east and west by a belt of mature tree cover and this will remain intact and then strengthened by the proposed on-site landscaping of new trees, scrub and grassland habitat, and then a new boundary created via the installation of the proposed close board fence line..
- 1.21. In conclusion, and as illustrated in the two revised AVRs, the height, massing and orientation of the RM layout would be perceived in a similar manner to that which was concluded within the 2020 ES (where the Proposed Development will sit below the consented outline



parameters in terms of maximum elevation and massing) and the layout seeks to screen the development from Old Hasnead through a combination of new fencing and tree planting.

- 1.22. Given the consistency with the previously assessed outline parameters, and the delivery of a robust soft landscaping response, which is in accordance with the landscape strategy submitted with the 2020 ES, in terms of operational effects experienced local to the RM layout and within the wider landscape it is concluded that the impacts resulting from the detailed proposals for Units 03 and 04 will be consistent with the 2020 ES assessment findings. A diverse habitat structure and layering of screening vegetation to the east of Unit 03 will ensure that the visual impact in relation to Old Halsnead will be no worse than Moderate-Minor Adverse.



Photoviewpoint 2 - Existing View



Branside, Cotswold Close, Bourne, Brimscombe, Stroud, Gloucestershire GL5 1JA
T: 01454 323340 | E: info@troopershill.co.uk | www.troopershill.co.uk
Troopers Hill Limited Registered in England & Wales Number: 08892028 Registered Office Branside, Cotswold Close, Bourne, Brimscombe, Stroud, Gloucestershire GL5 1JA

Note: This is a composite image made up of 50mm equivalent photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspective viewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

Date: 15 February 2024
Drawing Number: C279_01/P01c
Drawn by: MP
Checked by: AP

Project title: Cronton Colliery
Client: Tritax Symmetry
Drawing Title: Photomontage Viewpoint 2

Photoviewpoint 2 - Proposed View



Branside, Cotswold Close, Bourne, Brimscombe, Stroud, Gloucestershire GL5 1JA
T: 01454 323340 | E: info@troopershill.co.uk | www.troopershill.co.uk

Troopers Hill Limited Registered in England & Wales Number 08893208 Registered Office Branside, Cotswold Close, Bourne, Brimscombe, Stroud, Gloucestershire GL5 1JA

Note: This is a composite image made up of 50mm equivalent photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspective viewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

Date: 15 February 2024
Drawing Number: C279_01/P01c
Drawn by: MP
Checked by: AP

Project title: Cronton Colliery
Client: Tritax Symmetry
Drawing Title: Photomontage Viewpoint 2 Proposed



Branside, Cotswold Close, Bourne, Brimscombe, Stroud, Gloucestershire GL5 1JA
T: 01454 323340 | E: info@troopershill.co.uk | www.troopershill.co.uk
Troopers Hill Limited Registered in England & Wales Number 08892028 Registered Office Branside, Cotswold Close, Bourne, Brimscombe, Stroud, Gloucestershire GL5 1JA

 Proposed extent of Max. Parameters

Note: This is a composite image made up of 50mm equivalent photographs joined together horizontally (by means of cylindrical projection) to form an overall field of view which is wider than that seen in detail by the human eye. For correct perspective viewing, this page should be viewed at comfortable arm's length when printed at full size (297mm x 841mm).

Date: 15 February 2024
Drawing Number: C279_01/P01c
Drawn by: MP
Checked by: AP

Project title: Cronton Colliery
Client: Tritax Symmetry
Drawing Title: Photomontage Viewpoint 2 Parameters

Photoviewpoint 24 - Existing View



Photoviewpoint 24 - Proposed View





Step into our world

www.tylergrange.co.uk



**Tyler
Grange**

Landscape | Ecology | Arboriculture