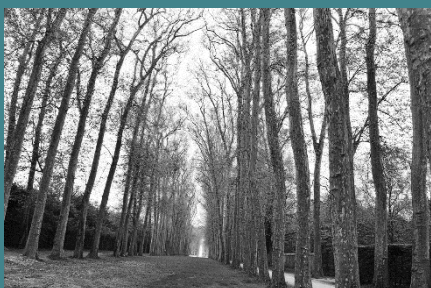


FPCR | environment
& design



LANDSCAPE & VISUAL STATEMENT

Client

Bellway Homes

Project

Cronton Road, Cronton

Date

December 2025

CONTENTS

1.0 INTRODUCTION1

2.0 METHODOLOGY2

3.0 PLANNING POLICY6

4.0 BASELINE CONDITIONS8

5.0 LANDSCAPE PROPOSALS16

6.0 LANDSCAPE AND VISUAL EFFECTS.....17

7.0 SUMMARY AND CONCLUSIONS20

FIGURES

- Figure 1: Site Location
- Figure 2: Aerial Photograph
- Figure 3: Landscape Character
- Figure 4: Designations
- Figure 5: Topography
- Figure 6: Visual Appraisal
- Figures 7-16: Photo Viewpoints
- Appendix A: Illustrative Masterplan

Rev	Issue Status	Prepared/Date	Approved/Date
-	Final	DH/28.11.2025	DH/28.11.2025
A	Final	DH/11.12.2025	DH/11.12.2025

1.0 INTRODUCTION

- 1.1 This Landscape and Visual Statement (LVS) has been prepared by FPCR Environment and Design Ltd (FPCR) to support an application for outline planning permission for the construction of a residential development of up to 120 dwellings at land to the north of Cronton Road, Cronton. The purpose of this study is to provide an assessment of the likely landscape and visual effects of the proposed development. The landscape and visual effects have been considered in relation to the illustrative proposals submitted in support of the outline planning application.
- 1.2 FPCR is a multi-disciplinary environmental and design consultancy established over 60 years, with expertise in architecture, landscape, ecology, arboriculture, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

Site Location

- 1.3 Figures 1 and 2 show the location and context of the site. The site is situated on the semi-rural western fringe of Cronton. The site is located approximately 2.5 miles north of Widnes, 4 miles south of St Helens, and 10 miles east of Liverpool. Primary access to the site is from Cronton Road / A5080 on the southern side of the site.

Proposed Development

- 1.4 The application is seeking outline planning permission for a residential development of up to 120 dwellings. An Illustrative Masterplan (ref. APD/BHNW189/IMP01) is located at Appendix A.
- 1.5 The Illustrative Masterplan shows dwellings tight up against the existing settlement boundary, with proposed 2-storey dwellings backing directly onto the rear of properties (majority bungalows) along Wheatfield Road and Houghton Croft (immediately east of the site). Proposed dwellings also back onto existing dwellings on Cronton Road, with proposed development extending westwards to fill in the gap between 337 Cronton Road and George's Hall Cottages.
- 1.6 The existing sewer easement (identified on the Illustrative Masterplan) has been kept free of dwellings, although roads and private frontages do extend into the easement.
- 1.7 The existing Public Right of Way CR/5/1 leading north from Cronton Road has been incorporated into the layout.
- 1.8 A proposed area of Public Open Space is proposed in the northern extent of the site. This is likely to incorporate a drainage infiltration basin (shown indicatively on the Illustrative Masterplan). A pedestrian link is indicatively shown, connecting to the dog-walking field immediately east.

2.0 METHODOLOGY

2.1 This LVA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013. The assessment of Landscape Value also takes account of guidance in Landscape Institute Technical Guidance Note 02-21 "Assessing landscape value outside national designations".

2.2 In summary, the GLVIA3 states:

"Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people's views and visual amenity." (GLVIA3 paragraph 1.1.)

2.3 There are two components of LVIA:

- "Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;
- Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people." (GLVIA3 paragraph 2.21.)

2.4 The GLVIA3 states:

"LVIA can be carried out either as part of a broader EIA, or as a standalone 'appraisal' of the likely landscape and visual effects of a proposed development..."

- As a standalone 'appraisal' the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity of the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies". (GLVIA paragraph 3.2)

2.5 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development.

2.6 In terms of baseline studies, the assessment provides an understanding of the landscape that may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

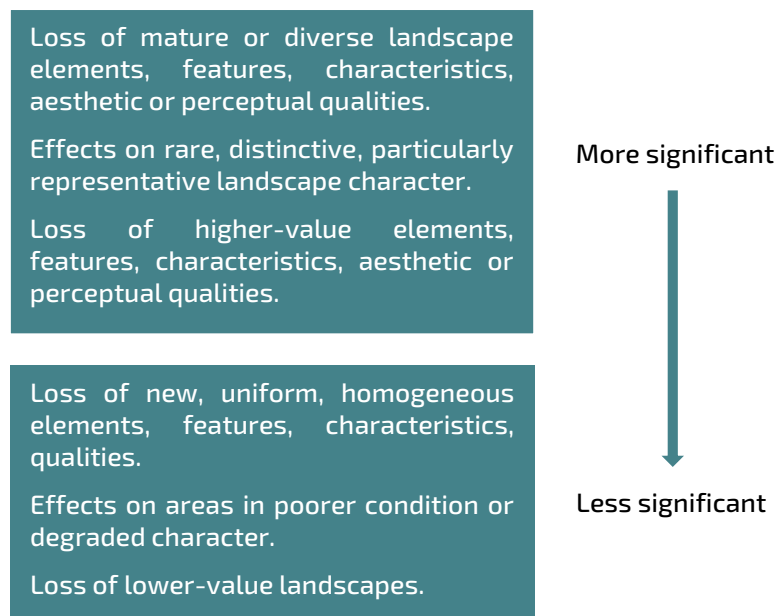
Assessment of Landscape Effects

2.7 GLVIA3 states that *"An assessment of landscape effects deals with the effects of change and development on landscape as a resource"* (GLVIA3 paragraph 5.1).

2.8 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.

2.9 A range of landscape effects can arise through development. These can include:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;
 - Addition of new elements that influence character and distinctiveness of the landscape;
 - Combined effects of these changes.
- 2.10 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.
- 2.11 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements. Geographical extent is considered by reference to the extent of the area over which there will be a change. Duration is considered for the landscape effects, with short term effects being defined as those lasting less than 5 years, medium term effects lasting between 5 and 10 years and long-term effects being defined as anything over 10 years in duration.
- 2.12 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 2.13 GLVIA3 sets out some guidance on the underlying principles, which are used in this appraisal. This includes Figure 5.10, Scale of significance. Whilst this scheme is not EIA development, and judgements on significance are not therefore required, the Figure does provide useful guidance on reaching an overall judgement on the level of effects. This is repeated below (note this includes the correction of a typo, from the published document).



Assessment of Visual Effects

- 2.14 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1 Winter) and longer term (year 15 Winter).
- 2.15 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)¹, or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site's landscape and visual characteristics.
- 2.16 The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences.
- 2.17 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both the susceptibility to change in views and the value attached to views.

"The visual receptors most susceptible to change are generally likely to include:

- Residents at home;
- People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;
- Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;
- Communities where views contribute to the landscape setting enjoyed by residents in the area;
- Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high." (GLVIA3 paragraph 6.33.)

"Visual receptors likely to be less sensitive to change include:

- People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;
- People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life)." (GLVIA3 paragraph 6.34.)

- 2.18 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.

¹ Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

- 2.19 In terms of size or scale, the magnitude of visual effects takes account of:
- “The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;
 - The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;
 - The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses” (GLVIA3 paragraph 6.39).
- 2.20 The geographical extent of the visual effect in each viewpoint is likely to reflect:
- The angle of view in relation to the main activity of the receptor;
 - The distance of the viewpoint from the proposed development;
 - The extent of the area over which the changes would be visible.
- 2.21 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.
- 2.22 GLVIA3 states that there are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal, but the following points should be noted;
- Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant
 - Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant
 - Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view. (GLVIA3 paragraph 6.44)

3.0 PLANNING POLICY

National Planning Policy

National Planning Policy Framework (NPPF, December 2024)

- 3.1 The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.
- 3.2 Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include protecting and enhancing valued landscapes and, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 3.3 Paragraph 187 states at part a) that planning policies and decisions should protect and enhance valued landscapes and goes on to clarify that this should be in a manner commensurate with their statutory status or identified quality in the development plan. Part b) states that planning policies and decisions should recognise *"the intrinsic character and beauty of the countryside"*.
- 3.4 Paragraph 188 advises that:

"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries".
- 3.5 Paragraph 189 goes on to add:

"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes, which have the highest status of protection in relation to these issues". And

"The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."
- 3.6 The site is within an undesignated landscape with no special protected status and is not in the setting of a nationally designated landscape but, it lies within the Green Belt. The character of the site and its immediate context is assessed within this report to help inform decisions regarding *"the intrinsic character and beauty of the countryside"*. The potential to enhance green infrastructure networks is also considered.

Planning Practice Guidance (PPG)

- 3.7 The PPG was first published on 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision making.

Local Planning Policy

Knowsley Local Plan Core Strategy (2016)

- 3.8 The following policies are of relevance to landscape and visual matters and the proposed development and have been considered through the LVA process:

- 3.9 In respect of landscape character, Policy CS2 ('Development Principles'), Principle 4 states:

"Recognise environmental limits, protect and enhance environmental assets, enhance local character and promote quality of place by: a) Understanding and respecting the character and distinctiveness of places and landscapes;"

- 3.10 The same policy goes on to say:

"Development that will have an unacceptable impact upon any of the above will only be permitted where the benefits of the proposal clearly outweigh the harm."

- 3.11 In respect of development within the Green Belt, Policy CS5 ('Green Belt') states:

"Inappropriate development will not be permitted in the Green Belt except in very special circumstances in which it has been demonstrated that the harm to the Green Belt (including any harm to its openness, purposes or to its visual and recreational amenities) would be clearly outweighed by other considerations. Major Previously Developed Sites in the Green Belt."

Policy Summary

- 3.12 The Knowsley Local Plan Core Strategy (2016) includes policies relevant to landscape and visual considerations for the proposed development. Policy CS5 restricts inappropriate development within the Green Belt unless very special circumstances demonstrate that harm to its openness, purposes, or visual and recreational amenities is clearly outweighed by other factors. It also allows limited infilling and redevelopment of major previously developed sites where impacts are not greater than existing. Policy CS2 places an onus on development proposals to consider and respect landscape character.

4.0 BASELINE CONDITIONS

Landscape Character

National Character

- 4.1 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCA's defined across England and were updated in May 2024.
- 4.2 These NCA profiles describe the key characteristics, the landscape today and how it has changed over time, key facts and data, natural capital and key ecosystem services and landscape change, and they set out statements of environmental opportunity, landscape attributes and opportunities for each NCA. Figure 3 illustrates the NCAs and other defined character areas within the context of the site.
- 4.3 At this very broad landscape scale, this site lies on the transition between two National Character Areas (NCAs): National Character Area 56 – Lancashire Coal Measures and National Character Area 60 – Mersey Valley. National Character Area 56 extends from the Mersey Valley NCA in the south to the Lancashire and Amounderness Plain NCA in the north-west. Also, National Character Area 60 extends from the mosslands near the Manchester Conurbation NCA in the east, to the Merseyside Conurbation NCA and the wide estuary with intertidal mudflats/sand flats and salt marsh in the west. Therefore, they cover a very extensive landscape area. The Key Characteristics for each NCA are:

National Character Area 56 – Lancashire Coal Measures

- *"Fragmented landscape created by a complex pattern of mining and industrial activity intermixed with housing; this is a densely populated area with a scattered settlement pattern.*
- *Gentle hills and valleys run from the north-west to the south-east, creating a soft but varied topography.*
- *The area is underlain by Coal Measures, which are buried under a patchy layer of glacial deposits, subsequently affected by a long history of mineral working.*
- *Woodland cover is limited across most of the area (covering 9 per cent), except to the north-west of Wigan. Community woodlands have been established on many post-industrial sites, and bring multiple benefits, including for public access and nature conservation.*
- *Some large tracts and isolated pockets of agricultural land remain within the urban fabric, principally used for permanent grassland or cereal production, although horse grazing and stabling are also common.*
- *Field patterns are predominantly medium to large and rectangular, mostly resulting from 18th-century and later change, with field boundaries defined by poorly managed hedges or post-and-wire fencing.*
- *Widespread ground subsidence, caused by coal mining activities, has resulted in the formation of subsidence flashes. These have created many areas of open water and wetlands, while scattered ponds and fragmented pockets of semi-natural habitat remain elsewhere.*

- *The area has an increasingly recognised strong cultural and industrial heritage, associated with heavy industry and mineral extraction – particularly south of Wigan – while the majority of the pits, spoil heaps and open cast sites have now been reclaimed and landscaped.*
- *The area is significantly influenced by transport and utilities infrastructure, with motorways, major roads and rail lines criss-crossing the landscape."*

National Character Area 60 – Mersey Valley

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

Landscape Character Assessment of Knowsley Metropolitan Borough (2007)

4.4 At a county scale, the Landscape Character Assessment of Knowsley Metropolitan Borough provides a more detailed. As shown in Figure 3, the Site lies within the 'Cronton and Pex Hill' Landscape Character Area (LCA). The description of this area provides the overall summary and list of key characteristics of *Cronton and Pex Hill*:

4.5 The description below is given for this LCA:

"The high ground at Pex Hill is the dominate feature within this area of rolling lowland topography. The lower ground is made up of medium sized fields with few field boundaries and barely any enclosure. Tree cover is restricted to isolated trees, small woodland clumps and tree planting along tracks and the boundaries of dwellings. A mixture of arable and pasture creates a strong texture in the landscape.

There is a dispersed pattern of farmsteads and residential dwellings some in small clusters linked by a network of narrow rural lanes. The buildings are mainly red brick with pitched grey slate roofs. Tall church spires are prominent in urban areas. The neighbouring urban settlements of Widnes and Liverpool have an impact on the area, with distant views from some locations of industrial installations such as the Fiddlers Ferry power station. The close proximity of the urban fringe to the boundaries of the area also has a negative impact from the pressures this brings to farmland, but generally the prevailing characteristic is rural."

4.6 The Key Summary states:

- "Topography: *Rolling lowland*
- Geology: *Glacial drift overlying sandstone (Carboniferous and Triassic) and undivided cyclic sedimentary rocks (Carboniferous)*
- Soil Types: *Sandy Clay – well drained*
- Land Use: *Mainly agricultural arable cropping with some pasture and buffer zones against the urban fringe*
- Tree Cover: *Generally deciduous woodland in clumps or as isolated trees following dwelling boundaries, urban fringes or tracks*
- Settlement: *Isolated farmsteads and residential dwelling with some in small clusters. Mainly red brick with pitched grey slate roofs.*
- Other Distinguishing Features:
 - *Isolated trees and woodland clumps provide a solid tree line on the sky line in most directions*
 - *Landscape is generally well maintained with little intrusion from urban areas*
 - *Pex Hill is a dominant feature on the landscape with its profile and deciduous tree planting*
 - *Some drainage ditches and field ponds exist along field boundaries but they are not a dominant characteristic across this landscape*
 - *Urban fringe settlement visible along boundaries in Widnes and Cronton"*

Designations

- 4.7 Figure 4 illustrates the location of relevant designations. The site is not subject to any designations for reasons of landscape character, such as National Park or National Landscape.
- 4.8 The site lies within the Green Belt, which separates Widnes (to the south) from Windy Harbor/ Whiston/ Rainhill/ Prescot to the north.

Topography

Context – Landform

- 4.9 The landform of the study area (as shown in Figure 5) comprises gently undulating terrain, sloping generally from the northeast to the southwest, although Pex Hill forms a notable topographical feature to the immediate east/northeast of Cronton.

Site – Landform

- 4.10 The site slopes gently from a high point of 31m AOD at Cronton Road to a low point of 28m AOD at the edge of a small brook adjacent to the northern site boundary.

Site and Immediate Context

- 4.11 An assessment of landscape character of the site and its immediate context has been carried out, providing a finer level of assessment than the published studies.
- 4.12 The Site is located immediately to the west of the settlement of Cronton, within the administrative boundary of Knowsley. It is situated directly to the north of the A5080 (Cronton Road) and forms part of the transitional landscape between the established built environment of the village and the wider agricultural countryside to the west.
- 4.13 The site itself comprises a small, irregular-shaped arable field with a settlement edge character. The southern boundary of the Site is defined by the A5080 Cronton Road, which serves as a primary transport corridor in the locality. The eastern Site boundary abuts the rear gardens of residential properties and marking a distinct hard edge where the rural landscape meets the suburban form of Cronton village.
- 4.14 To the north and west, the boundaries are defined by field hedgerows and vegetation that separate the Site from adjacent agricultural land. West of the Site, the landscape continues as open farmland interspersed with scattered developments, such as farms, and small blocks of woodland. To the north, the land steadily rises towards the M62 corridor, with dwellings on Mill Lane, Rainhill defining the ridgeline beyond. In a southerly direction, agricultural land continues, sloping gradually away from the site, with views from the vicinity of the site terminating at the dwellings defining the northern edge of Hough Green.
- 4.15 The hedgerow defining the site boundary along Cronton Road contains four established Oak trees. The western hedgerow also contains many Oak and Ash hedgerow trees. Sycamore, Elder and Alder trees are found on the northern boundary which lacks any formal hedgerow but is defined by Penny Lane Brook over which a small bridge provided access along the route of the public footpath that crosses the site.
- 4.16 Urbanising elements, such as pylons and lampposts, are present within the immediate context of the site, however the approach to the Site from the west has a rural character, with

agricultural barns being the most visually apparent elements. Beyond the immediate site, Cronton Road continues to be closely bounded by hedgerows, beyond which are open fields.

Landscape Value

- 4.17 In terms of "landscape value" it is appropriate to examine the role of the site and its immediate context in terms of the range of local factors set out in Landscape Institute (LI) Technical Guidance Note (TGN) 02-21 and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.
- 4.18 **Landscape Designations:** The site and its wider landscape context are not subject to any national, local or other landscape designations.
- 4.19 **Natural Heritage:** The Site and its immediate context do not hold any statutory designations, and there is no established vegetation on the Site.
- 4.20 **Cultural Heritage:** Cronton Conservation Area, containing some Grade II listed buildings, is located 250 metres northeast of the Site.
- 4.21 **Landscape Condition:** The site could largely be considered being in good condition due to the intactness of hedgerows, presence of hedgerow trees, and presence of a brook along the northern boundary. However, there are detracting elements such as pylons and fencing at the rear of dwellings.
- 4.22 **Associations:** As far as it is known the Site and the immediate landscape are not subject to any specific cultural associations in terms of artists or writers, nor known events in history.
- 4.23 **Distinctiveness:** The Site does not lie within a rare Landscape Character Area or Type at either a national or local level and does not contain any unusual landscape features. There are no features of merit within the Site or adjacent to it.
- 4.24 **Recreational Value:** The site is publicly accessible via Public Right of Way CR 5/1, which leads through the site along a broadly south to north axis.
- 4.25 **Perceptual (Scenic):** The site is influenced by its proximity to residential development to the east and forms part of the wider agricultural landscape. It is considered to make a positive but modest contribution to local scenic value.
- 4.26 **Perceptual (Wildness and tranquillity):** Whilst the site does exhibit some rural characteristics, there is not a perception of wildness, remoteness, seclusion or openness. The sense of tranquillity is adversely affected by adjacent built development and transport infrastructure, including the M62 motorway.
- 4.27 **Functional aspects:** The Site and the immediate landscape do not feature any special functional aspects, it is not part of a flood plain, not an identified part of a Green Infrastructure network and does not form a setting to a designated landscape.
- 4.28 In conclusion and having appraised the above factors it is judged that the Site is of medium landscape value.

Visual Baseline

- 4.29 A visual appraisal has been undertaken for the site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis.
- 4.30 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs may demonstrate varying degrees of visibility and include both short and long range views. The photographs were taken on the 25th November 2025 and seasonal differences have been taken into account when determining the visual effects on these receptors.
- 4.31 'Photo Viewpoints', as referred to in this report are 'Type 1 Visualisations' or 'Annotated Viewpoint Photographs', as referred to in the Landscape Institute Technical Guidance Note on 'Visual Representation of Development Proposals' (TGN 06/19).

Photo Viewpoints

- 4.32 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. Figure 6 details the location of the Photo Viewpoints and Figures 7-16 illustrates the photo viewpoints. They are briefly described below.

Viewpoint 1 – Pex Hill Country Park

- 4.33 Pex Hill Country Park lies on a small hill west of Cronton. Views from more elevated locations within the country Park are well enclosed by tree cover. Photo Viewpoint 1 shows the view experienced by users of an informal footpath on the western edge of the Country Park, at the foot of the hill. The foreground arable field dominates the view, with Cronton visible beyond. The site is hidden from view by intervening dwellings in Cronton.

Viewpoint 2 – View Southwest from Penny Lane

- 4.34 The viewpoint is located on the edge of Cronton Conservation Area, and represents the view experienced by users of Penny Lane. Adjacent residents will experience a more restricted view towards the site, due to hedges and fences. The northern extent of the site can be glimpsed through a mature tree belt beyond intervening arable field. Dwellings on Smithy Close and The Ridgeway form prominent element in the left of the view.

Viewpoint 3 – View south from Penny Lane and Footpath KN-CR-5/1

- 4.35 The photo viewpoint illustrates the view experienced by footpath users travelling south. An absence of hedgerows along Penny Lane allows open views across the intervening arable field towards the site. Pylons form prominent elements in the right of the view. Dwellings on the western edge of Cronton are visible immediately beyond the site. Open, shallow views are afforded to the site, albeit the southwestern extent is screened by hedgerow and hedgerow trees.

Viewpoint 4 – View south from Penny Lane and Footpath KN-CR-3/2

- 4.36 Views experienced by users of Penny Lane and footpath users are illustrated by this photo viewpoint. Shallow views are afforded to the site, which can be glimpsed beyond the

intervening arable fields. Intervening vegetation partially screens the site. Dwellings on the western edge of Cronton are visible just beyond the site. Pylons and telegraph poles are prominent elements in the view.

Viewpoint 5 – View east from Cronton Road

- 4.37 The photo represents views experienced by road users and residents of Cronton Farm. A group of trees beside the road junction forms a prominent element in the view, restricting visibility beyond. The dwellings immediately west of the site are visible beyond an intervening arable field, with the site itself screened from view by intervening vegetation.

Viewpoint 6 - View east from A5080 and Alder Lane junction

- 4.38 Road users experience an open view across the foreground arable field, with a small area of woodland visible beyond in the left of the view, and dwellings just west of the site visible in the right of the view. An electricity pylon forms a prominent element in the centre of the view. Dwellings on the western edge of Cronton are glimpsed through intervening vegetation, but the site itself is screened from view.

Viewpoint 7 – View southeast from dog walking field adjacent to Houghton Croft

- 4.39 This photo viewpoint represents views experienced by dog walkers and residents. An open view is experienced across the site, with dwellings on Cronton Road visible beyond.

Viewpoint 8 – View North from Cronton Road and Footpath KN-CR-5/1

- 4.40 Residents of the adjacent dwelling, road users and footpath users experience views from this location, albeit these are experienced with varying degrees of openness. Footpath users experience an open view across the southwestern portion of the site, with a dwelling on Cronton Road visible beyond. Hedgerow trees along the western site boundary is visible, with a block of woodland visible beyond. Pylons are also visible beyond the site.

Viewpoint 9 – View north from Footpath KN-CR-10/1 and KN-CR-8/3

- 4.41 Footpath users experience partial views of trees and the hedgerow on the southern site boundary, with farm buildings and dwellings on Cronton Road screening anything beyond. The intervening arable field forms dominates the view.

Viewpoint 10 – View north from Footpath KN-CR-11/1

- 4.42 Views experienced by footpath users and residents on the northern edge of Hough Green are represented by this photo viewpoint. Arable fields stretch northwards to the edge of Cronton. Trees on the southern site boundary are visible, but the site itself is screened from view.

Summary of Visual Baseline

- 4.43 The baseline analysis results in a number of reasoned conclusions which are summarised below:
- Footpath users have opportunities for open views across the site.
 - Residents of adjacent dwellings experience glimpsed or partial views into portions of the site from ground floor, and more open views from first floor windows facing onto the site.

- Road users of Cronton Road and Penny Lane experience transient, glimpsed or partial views of the site.
- Dwellings immediately east of the site prevent views of the site from further east, thus curtailing the visual envelope.
- Beyond Cronton Road, there are limited opportunities for views of the site from the south.
- From receptors to the west, the screening effect of overlapping vertical elements such as woodland and dwellings, prevents opportunities for open views of the site. Existing dwellings on the western edge of Cronton form visible elements on the approach to the settlement from the west.

5.0 LANDSCAPE PROPOSALS

- 5.1 The Landscape Strategy (FPCR drawing 13294-FPCR-XX-XX-DR-L-0001) illustrates the design principles for the proposed Green Infrastructure and landscape proposals.
- 5.2 The trees and hedgerow along the Cronton Road frontage would need to be removed to deliver the required visibility for the proposed access to the site. A new native hedgerow with hedgerow trees is proposed beyond a wide grass verge. Elsewhere, boundary vegetation will be retained and incorporated into the proposals.
- 5.3 The illustrative proposals show an area of open space stretching north from Cronton Road, accommodating the foul sewer easement and the public footpath. This will deliver a centralised green for recreation, onto which proposed dwellings will face.
- 5.4 A second area of public open space is shown in the north of the site. This will act as an extension to the existing dog walking field (immediately east) and will accommodate new native planting and drainage attenuation.
- 5.5 The public footpath leading through the site will be incorporated into the open space, with dwellings facing onto this.
- 5.6 Street trees will be delivered within private front gardens to help soften the built development.

Landscape Management

- 5.7 All of the landscape areas and public open space features will be managed and maintained. This would be achieved through the implementation of a Landscape Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape proposals.

6.0 LANDSCAPE AND VISUAL EFFECTS

- 6.1 The following section outlines the likely landscape and visual effects that would arise from proposed development on the site.

Landscape Effects

Construction

- 6.2 Construction activities will have adverse effects on the landscape character, due to the visually detracting nature of these works, comprising construction vehicles, hoarding, temporary surfaces and partially built dwellings. The adverse effects on landscape character will be most notable at site level, and within the immediate context. At district level, the effect on the landscape character would be less notable. At national level, the effects on landscape character would be negligible.

Operation (following Completion)

- 6.3 Development of the site will result in a loss of openness, replacing open, arable field with a well-designed residential scheme. The change in character will result in an adverse effect on the landscape character of the site and the immediate context. The loss of hedgerow and hedgerow trees along the frontage with Cronton Road will result in the loss of positive landscape features that are characteristic of the wider landscape. Other boundary landscape features would be retained and incorporated into the layout, forming part of the site-wide green infrastructure. The proposed development would be in keeping with the wider character of the area, with existing residential development found immediately east, west and south of the site. The development would result in a change from semi-rural to urban character, and would introduce urbanising elements such as kerbs, lighting and footways, on the approach to Cronton from the west.
- 6.4 At a district level, the effect on landscape character of 'Cronton and Pex Hill' LCA would be less notable, as there would be no direct impact on landscape character beyond the site. The limited opportunities for views of the development from the south, east and west would limit the extent where any perceived changes to landscape character would be experienced. "*Urban fringe settlement visible along boundaries in Widnes and Cronton*" is noted in the LCA description, and as such the development would not be introducing uncharacteristic elements to the setting. The key characteristics of the LCA that would be directly and adversely affected by the proposed development are land use (mainly arable) and tree cover.
- 6.5 At a national level, the effects are deemed negligible, in part due to the large geographical area covered by NCA 56 and NCA 60, when compared to the small footprint of the site. Tree cover and agricultural land use are noted as key characteristics of this NCAs – these will be directly and adversely affected by the proposed development.
- 6.6 By year 15, when the already implemented green infrastructure has further established, and the proposed planting within the plots has also established, this will help to filter views to the buildings and will aid the built development in assimilating with its setting. Planting in the northern area of open space will help to filter views to the development, limiting any indirect effects on landscape character north of the site in the longer term.

Visual Effects

Construction

- 6.7 Construction activities will be visible to varying degrees, depending on the angle and direction of view, as well as proximity to the site. It is anticipated that the level of effects on visual amenity during construction would be broadly similar to those upon completion. The construction works, such as partially built elevations or the presence of construction vehicles and equipment, will be more visually intrusive than the completed scheme during certain states of the build. There may be elements of the construction works that may be more visually intrusive than the completed development, although this is not of great enough magnitude to result in a greater level of effect than that resulting from the completed development. It is anticipated that effects on visual amenity will only be greater than those upon completion for receptors close to the site, including residents, footpath users and road users.

Operation (following Completion)

Residential Properties and Settlement

- 6.8 Residential receptors most affected by the proposed development will be those directly adjacent to the site. Residents of Wheatfield Road, Houghton Croft (Photo Viewpoint 7), and Cronton Road (adjacent to the site) (Photo Viewpoint 8) will experience partial views of the built development (typically upper elements of the proposed dwellings, including roofs) from rear gardens and rear/ side ground floor windows that face towards the site. Secondary views from first floor windows that face towards the site will be impacted to a greater extent, as build development would form a prominent element in the view. Whilst some residents benefit from existing boundary vegetation that will help to limit the impact on visual amenity, no additional planting or mitigation is proposed along the shared boundary, and as such there will be no reduction in the level of visual effects at Year 15.
- 6.9 The visual amenity of residents on Cronton Road just west of the site will also be adversely impacted, although the separation provided by a small intervening field, combined with hedgerows and hedgerow trees will help to limit the impact. It is anticipated that residents of 227 Cronton Road will experience partial views of the closest proposed dwellings, with no change to the level of visual effect at Year 15.
- 6.10 Residents of the dwelling on Lodge Lane, just south of the site, will also experience partial views of the nearest proposed dwellings from the front garden and from ground floor windows, with dwellings replacing what is currently open views across the site. Secondary views from first floor windows that face towards the site will be impacted to a greater extent, as build development would form a prominent element in the view. At Year 15, once the proposed hedgerow and hedgerow trees along Cronton Road have established, these will help to filter views to the built development, slightly reducing the level of impact on visual amenity.
- 6.11 It is not anticipated that the proposed development would result in any perceivable impact on the views experienced by residents within Cronton Conservation Area.
- 6.12 Other residents, including those on the northern edge of Hough Green and residents of Penny Lane Farm may experience glimpsed views of the proposed development, resulting in negligible adverse effect on visual amenity.

Public Rights of Way (PROW) and Other Footpaths etc

- 6.13 Users of footpath KN-CR-5/1 (that passes through the Site) (represented by Photo Viewpoints 3 and 8) will experience a high magnitude of change to views, with building development replacing an open field, and semi-rural character changing to urban. The level of effect on visual amenity will diminish with distance from the site. The footpath will be incorporated into the proposed green infrastructure within the site, with only a limited section of the path sitting near property boundaries. The proposed planting will help the dwelling to assimilate with the setting and soften the build development, but the level of effect on visual amenity would not reduce at Year 15.
- 6.14 Users of KN-CR-3/2 (represented by Photo Viewpoint 4) will experience partial views of the proposed development, partially filtered by intervening vegetation. Proposed dwellings will appear closer to this receptor than the existing dwellings visible on the edge of Cronton, but the nature of the view won't notably change as dwellings already form part of the view. By Year 15, the proposed planting on the northern edge of the site will help to filter views to the built development, reducing the level of effect on visual amenity on footpath users.
- 6.15 Users of the footpath network between Cronton Road and Hough Green (represented by Photo Viewpoints 9 & 10) will experience glimpsed views of the southern-most proposed dwellings, seen beyond intervening hedgerows and buildings. The dwellings will sit between existing built development which form more prominent elements in the view, and as such will be perceived as a natural extension to the existing settlement edge, resulting in only limited adverse impact on visual amenity. By Year 15, once the proposed hedge and trees along the southern boundary have established, this will help to filter views of built development, but is not anticipated to notably result in any reduction to adverse effects on visual amenity.

Roads & Transport Users

- 6.16 Users of Cronton Road (represented by Photo Viewpoints 6 and 8) will experience an adverse effect on visual amenity due to the removal of hedgerow and trees along this frontage and the settlement edge extending further west, however this will be transient and limited to a very short section of road. By Year 15, once the proposed hedgerow and trees set just beyond a verge have established, this will help to slightly reduce the level of effect on visual amenity.
- 6.17 Users of Penny Lane (represented by Photo Viewpoints 2 and 3) will experience partial, transient views of proposed dwellings set beyond intervening vegetation. Dwellings will form a natural extension to the existing settlement edge which already forms a prominent element in these views. By Year 15, once the proposed planting in the northern area of public open space has established, this will help to filter views to the built development, reducing the level of effect on visual amenity on road users.

Other Visual Receptors

- 6.18 Visitors to Pex Hill Country Park (represented by Photo Viewpoint 1) will experience no change to views as a result of the proposed development, due to the screening effect of intervening vegetation and existing dwellings.

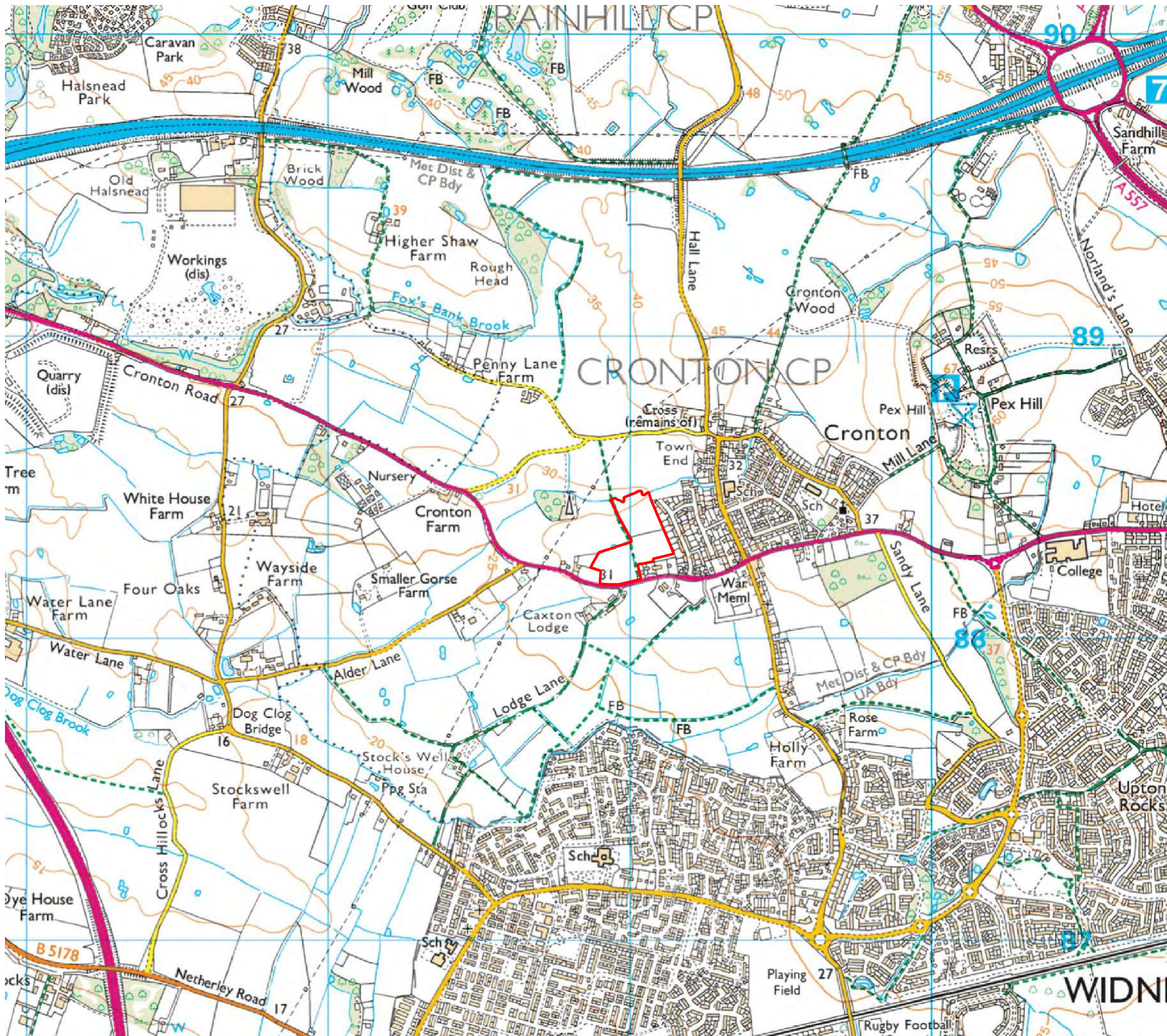
7.0 SUMMARY AND CONCLUSIONS

- 7.1 The site comprises a small, irregular-shaped arable field on the western edge of Cronton. The site displays some positive characteristics which are shared with the large district-wide and national character areas, such as arable land use and the presence of trees along field boundaries. The site has a pleasant and open character that is similar in nature to the wider agricultural landscape, but with a semi-rural, settlement edge character influenced by adjacent built development and other urbanising elements such as electricity pylons.
- 7.2 The proposed development will result in a loss of openness, loss of hedge and trees along Cronton Road frontage, a change in character from semi-rural to urban, and an extension of the existing settlement in a westerly direction. The impact on landscape character will be most notable on the site itself due to the direct impact on landscape character, reducing with distance from the site as indirect impacts are limited by the reduced opportunities for views of the proposed development. There will be some limited adverse impact as a district level, with development resulting in the loss of trees and arable farmland – both of which are listed as key characteristics of the wider 'Cronton and Pex Hill' Landscape Character Area. Impacts on the large-scale National Character Areas 'Lancashire Coal Measures' and 'Mersey Valley' will be negligible, as the proposed development comprises a modest extension to an existing settlement, which such settlements being characteristic of the wider NCAs.
- 7.3 The most notable adverse effects on visual amenity will be experienced by residents of dwellings immediately east, south and west of the site and by footpath users passing through the site. These receptors will experience full or partial changes to views, with proposed dwellings forming prominent elements. East of the immediate line of dwellings, it is not anticipated that there will be any effects to visual amenity. There will be not impact to visual amenity of residents in Cronton Conservation Area. Effects on visual amenity diminish with distance from the site, with intervening vegetation and buildings limiting effects experienced from receptors west and south of the site. Where more open views of the Site can be experienced from the north, the impact of the proposed development will be more apparent, but due to the largely agricultural landscape, the number of receptors is limited.
- 7.4 By Year 15, the proposed planting will deliver some benefits, helping the development to assimilate with the wider setting. This planting will result in some reduction on adverse visual effects, mostly benefitting receptors to the north of the site.
- 7.5 The proposed development will not result in any unacceptable effect on landscape character or visual amenity. The illustrative proposals demonstrate that these effects can be appropriately mitigated through retention of existing boundary vegetation where feasible, limiting height of buildings, proposing development that is in keeping with the established character, and incorporating green infrastructure to help the built development assimilate with the setting.

FPCR Environment and Design Ltd

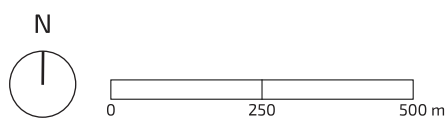
Registered Office: Lockington Hall, Lockington, Derby DE74 2RH
Company No. 07128076. [T] 01509 672772 [E] [W] www.fpcr.co.uk

This report is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the written consent of FPCR Environment and Design Ltd. Ordnance Survey material is used with permission of The Controller of HMSO, Crown copyright 100019980.



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



 Site Boundary

date
27/11/25

drwn/chkd
BG / DH

client
Bellway

project

Land at Cronton Road, Cronton, Knowsley

title
SITE LOCATION

scale
1:12,500 @ A3

number
FIGURE 1

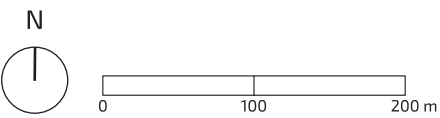
rev
-

FPCR | environment
& design



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



-  Site Boundary
-  Bridleway
-  Footpath

date	drwn/chkd
27/11/25	BG / DH

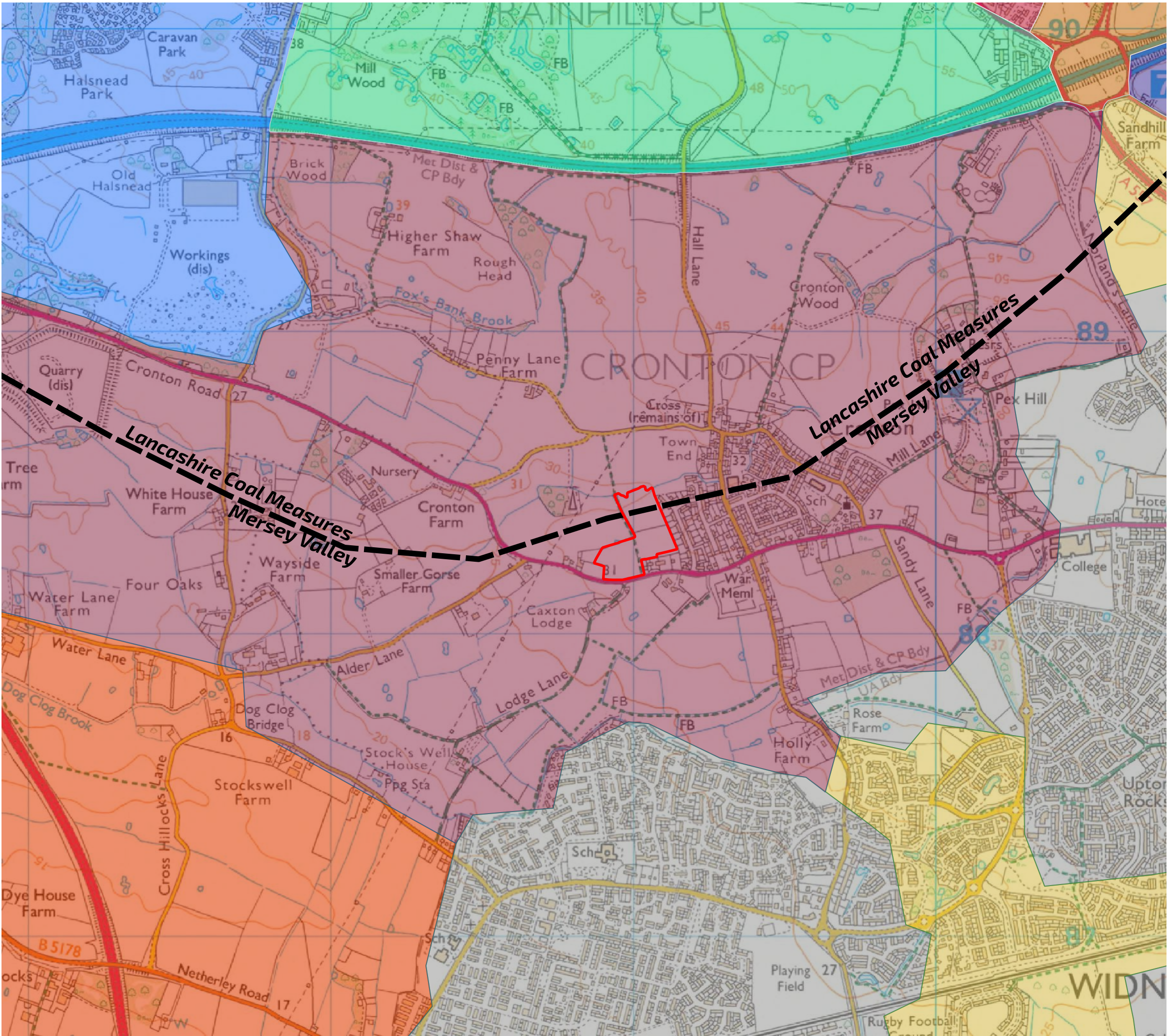
client
Bellway
project

Land at Cronton Road, Cronton, Knowsley

title	scale
AERIAL PHOTOGRAPH	1:5,000 @ A3

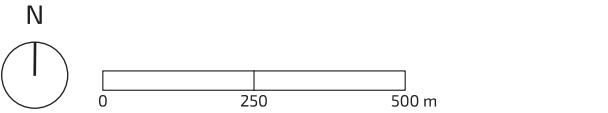
number	rev
FIGURE 2	-

FPCR | environment & design



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



 Site Boundary

Character Areas and Boundaries

 National Character Areas

St. Helen's Landscape Character Areas

-  Bold Heath
-  Rainhill
-  Rainhill Slopes
-  Sutton Manor Fringe

Knowsley Landscape Character Areas

-  Cronton and Pex hill
-  Halsnead Estate
-  Tarbock

Halton Landscape Character Areas

-  Floodplain Farmland
-  Urban

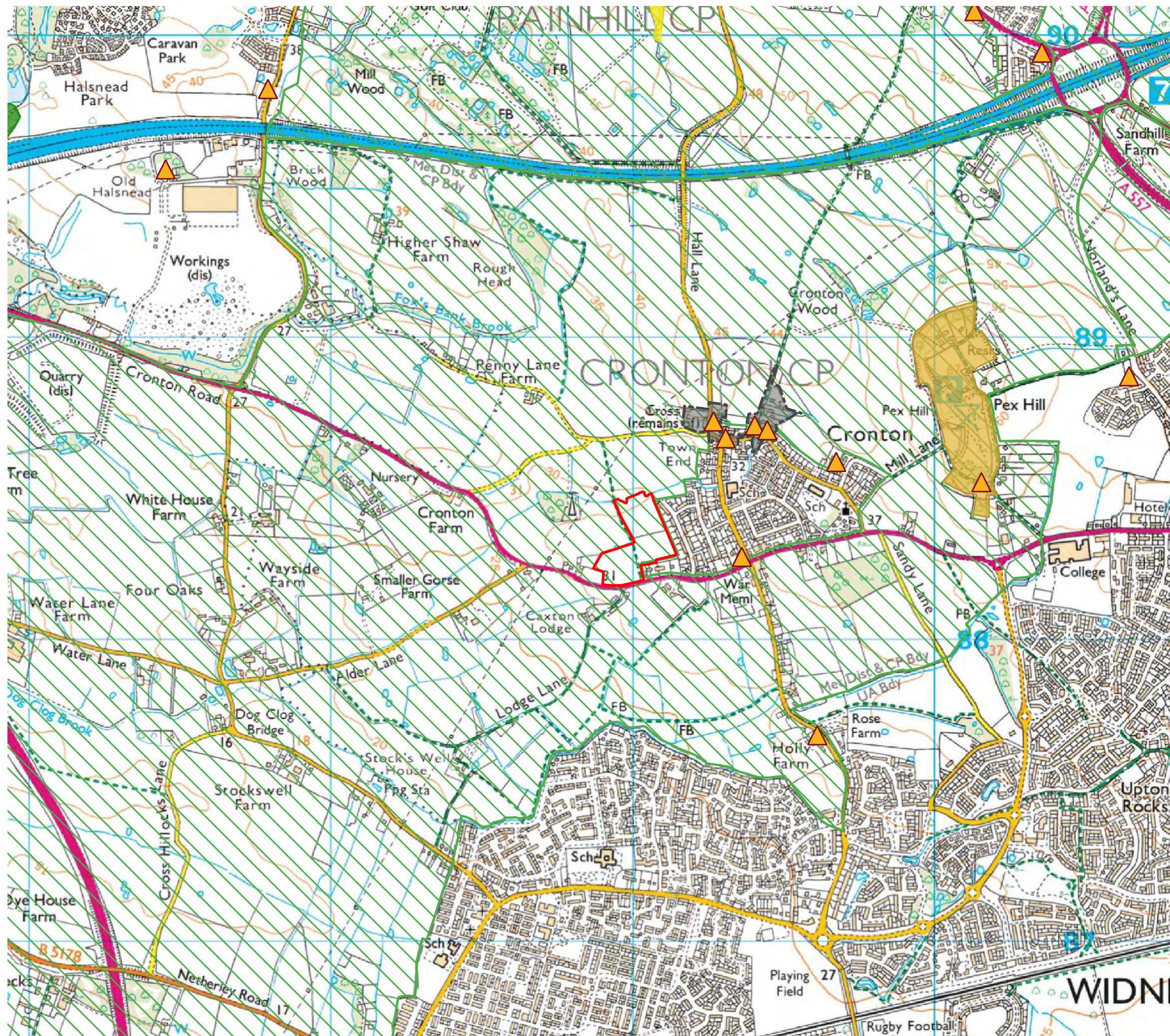
date 27/11/25 drwn/chkd BG / DH

client **Bellway**
project

Land at Cronton Road, Cronton, Knowsley

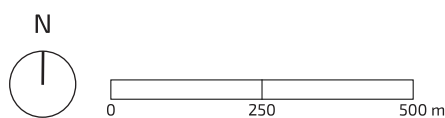
title **LANDSCAPE CHARACTER** scale 1:12,500 @ A3

number **FIGURE 3** rev -



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



 Site Boundary

Designated Sites

Natural England

Ancient Woodland

Country Parks

Historic England

Conservation Areas

Scheduled Monuments

Listed Buildings

 Grade II

Gov



Green Belt

date
27/11/25

BG / DH

client
Bellway
project

Land at Cronton Road, Cronton, Knowsley

title
DESIGNATIONS

scale
1:12,500 @ A3

number

FIGURE 4

rev

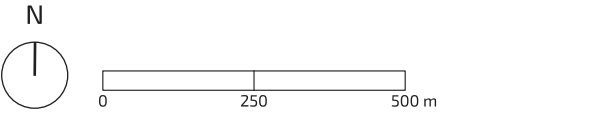
■

FPCR | environment
& design



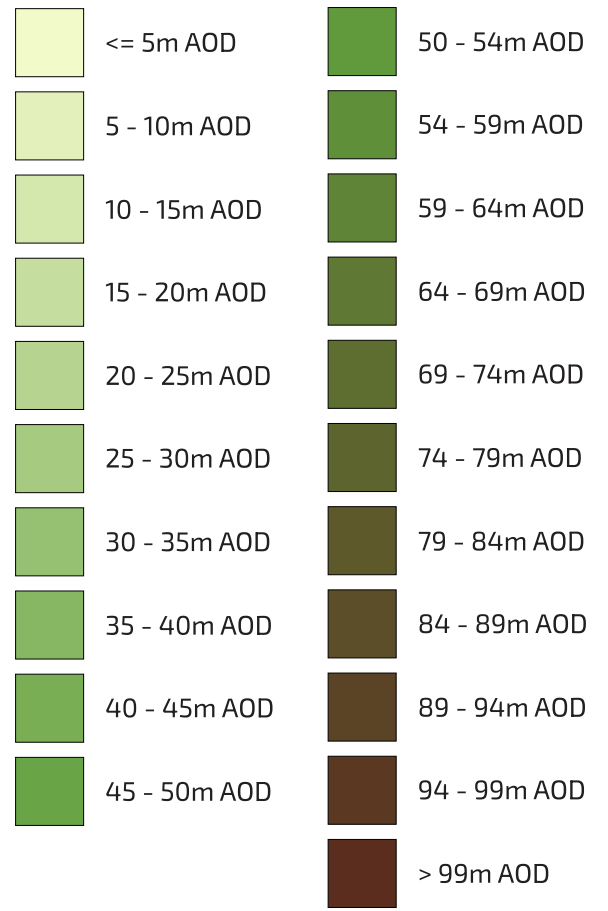
This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



 Site Boundary

Topography



date 27/11/25 drwn/chkd BG / DH

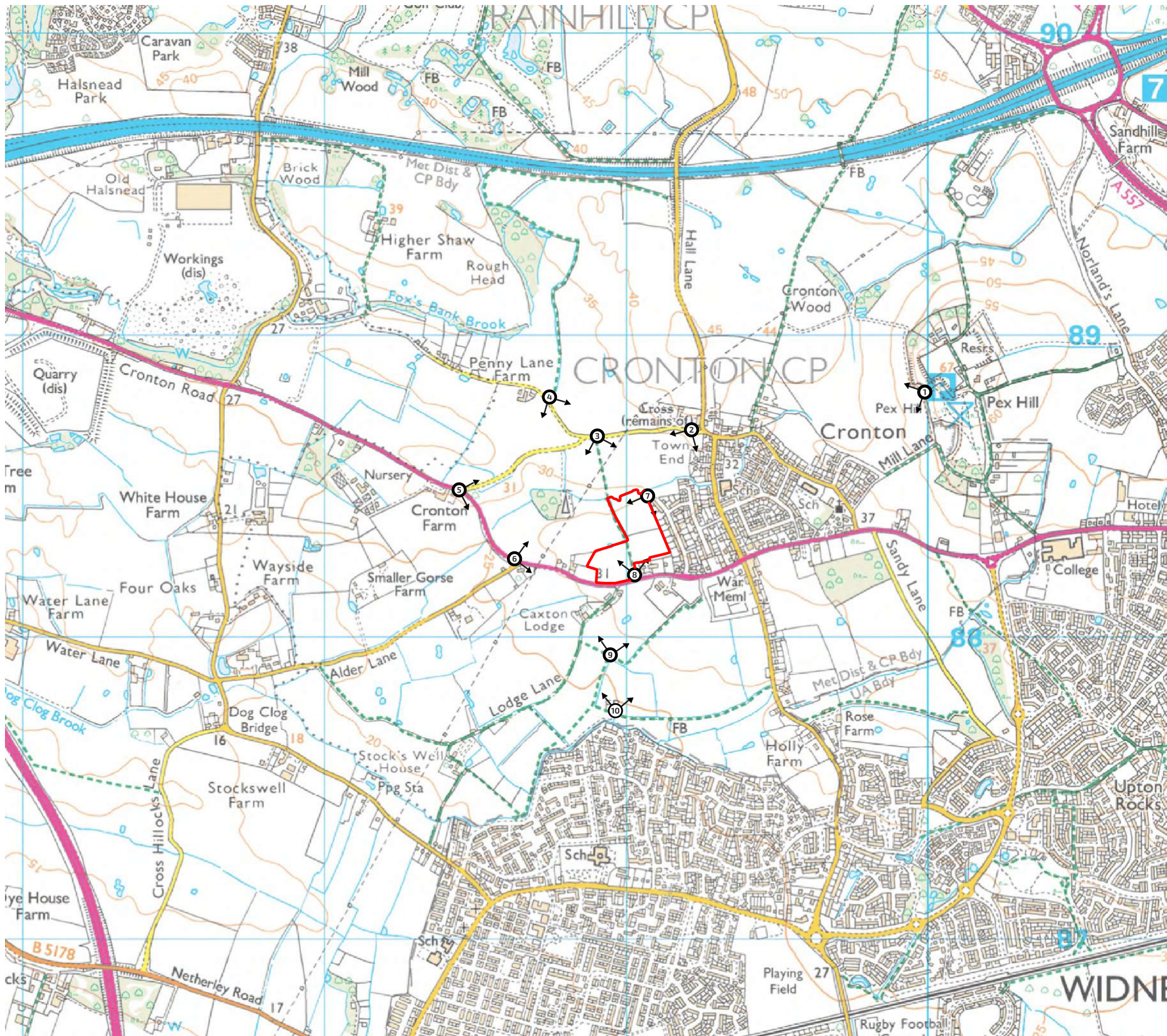
client
Bellway
project

Land at Cronton Road, Cronton, Knowsley

title TOPOGRAPHY scale 1:12,500 @ A3

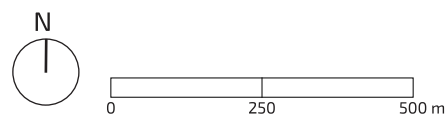
number **FIGURE 5** rev -

FPCR | environment & design



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



Site Boundary

Visual Appraisal



Viewpoint Locations

date
27/11/25

drwn/chkd
BG / DH

client
Bellway

project

Land at Cronton Road, Cronton, Knowsley

title
VISUAL APPRAISAL

scale
1:12,500 @ A3

number
FIGURE 6

rev
-

FPCR | environment
& design

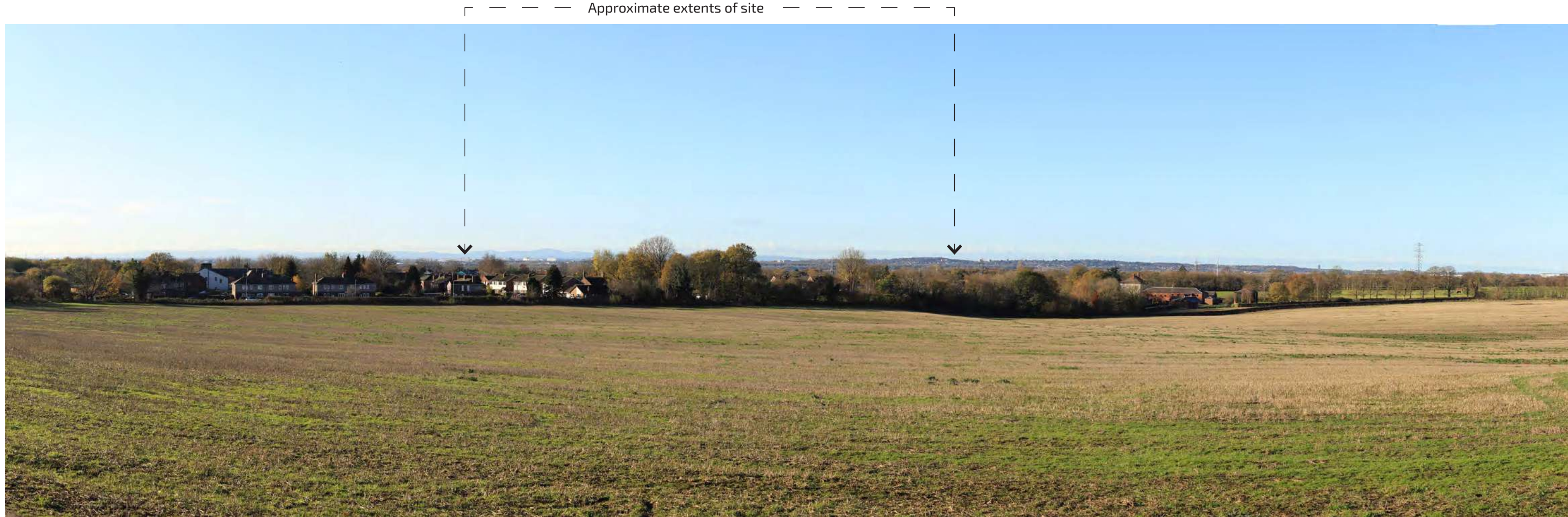


Photo Viewpoint 1: View south west from Pex Hill



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 25/11/25
Time: 11:49
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 135°
Direction of View: 243° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
27/11/25	BG / DH
client	
Bellway	
project	
Land at Cronton Road, Cronton, Knowsley	
title	
PHOTO VIEWPOINT 1	
number	rev



Photo Viewpoint 2: View southwest from Penny Lane



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 25/11/25
Time: 12:09
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 132°
Direction of View: 209° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
27/11/25	BG / DH
client	
Bellway	
project	
Land at Cronton Road, Cronton, Knowsley	
title	
PHOTO VIEWPOINT 2	
number	rev

FIGURE 8



Photo Viewpoint 3: View south from Penny Lane



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 25/11/25
Time: 12:20
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 132°
Direction of View: 162° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
27/11/25	BG / DH
client	
Bellway	
project	
Land at Cronton Road, Cronton, Knowsley	
title	
PHOTO VIEWPOINT 3	
number	rev

FIGURE 9



Photo Viewpoint 4: View south from Penny Lane/ footpath CR13-3/2



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 25/11/25
Time: 12:30
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 132°
Direction of View: 150° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
27/11/25	BG / DH
client	
Bellway	
project	
Land at Cronton Road, Cronton, Knowsley	
title	
PHOTO VIEWPOINT 4	
number	rev

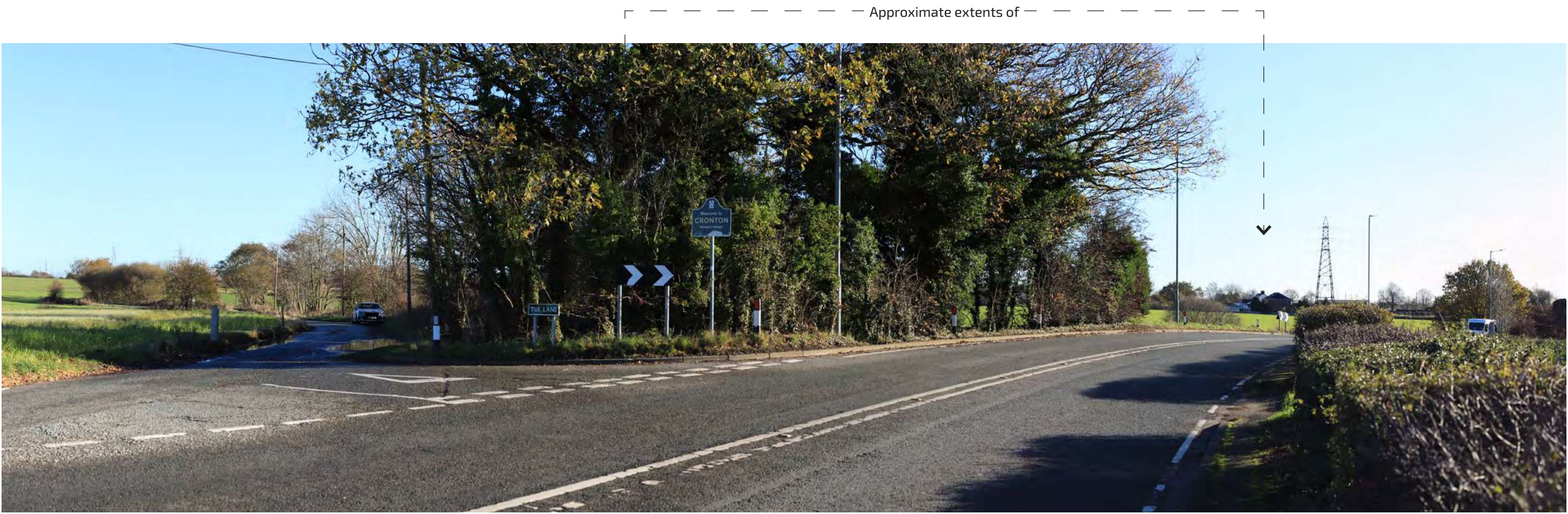


Photo Viewpoint 5: View southeast from A5080 and Tue Lane junction



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 25/11/25
Time: 12:35
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 132°
Direction of View: 106° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	27/11/25	drwn/chkd	BG / DH
client	Bellway		
project	Land at Cranton Road, Cranton, Knowsley		
title	PHOTO VIEWPOINT 5		
number		rev	

FIGURE 11

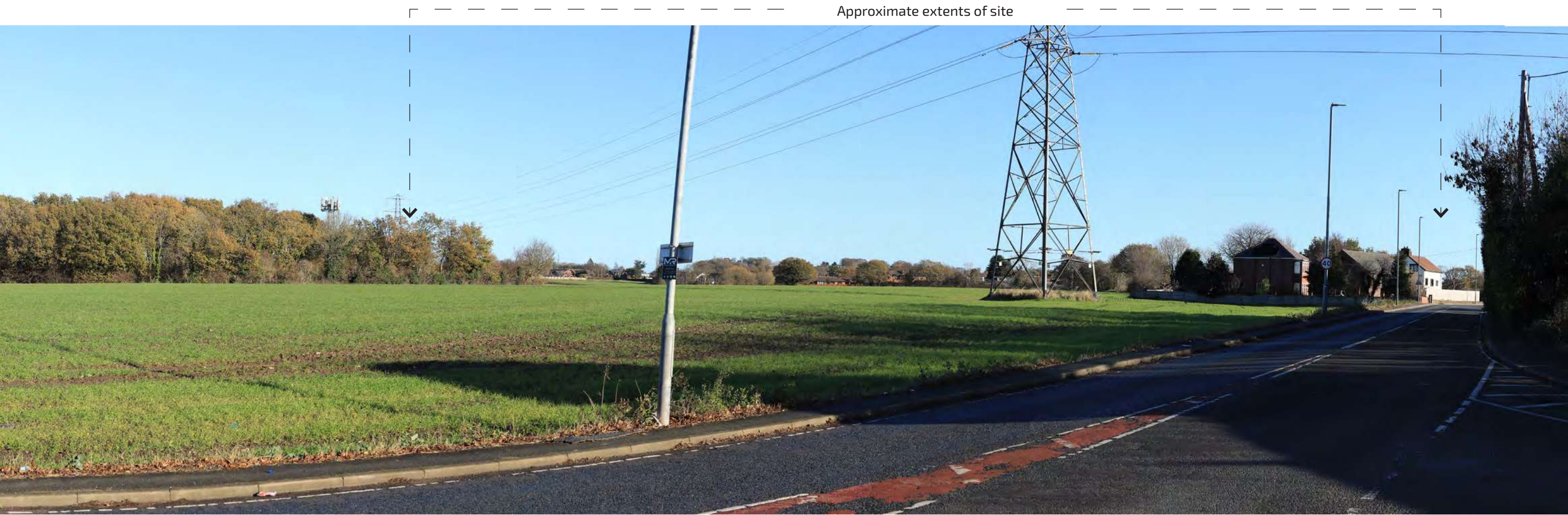
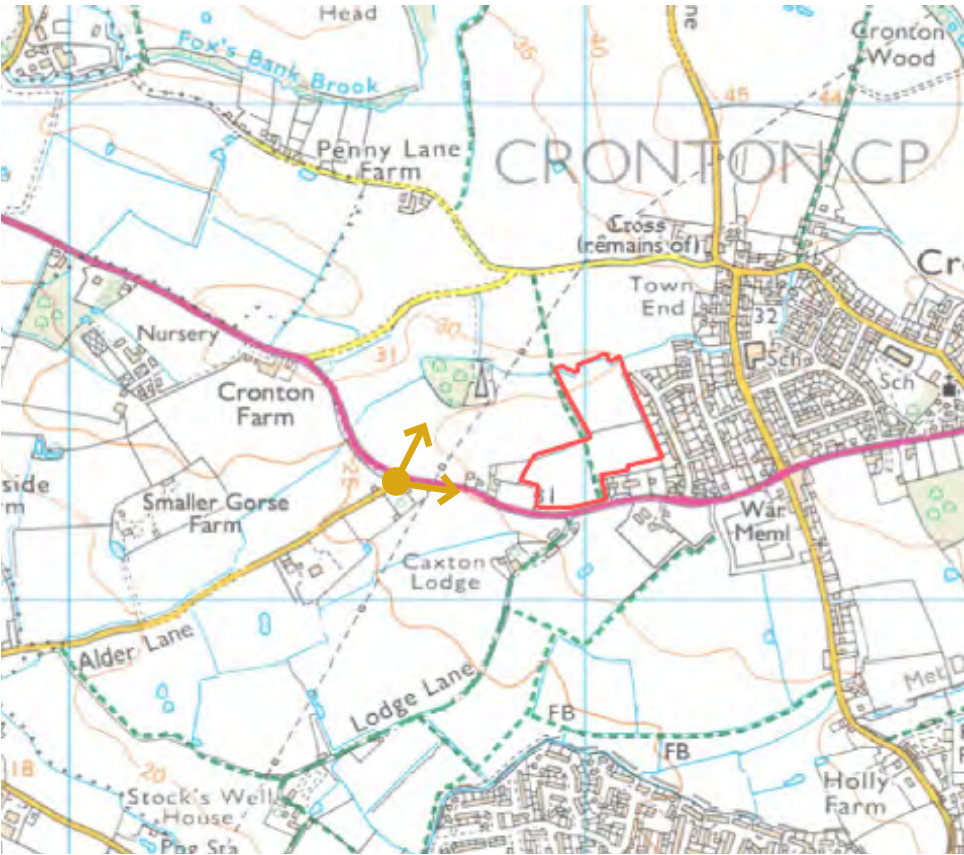


Photo Viewpoint 6: View east from A5080 and Alder Lane junction



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 25/11/25
Time: 12:40
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 132°
Direction of View: 80° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
27/11/25	BG / DH
client	
Bellway	
project	
Land at Cronton Road, Cronton, Knowsley	
title	
PHOTO VIEWPOINT 6	
number	rev



Photo Viewpoint 7: View southeast from dog walking field adjacent to Houghton Croft



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 25/11/25
Time: 12:51
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 132°
Direction of View: 60° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	27/11/25	drwn/chkd	BG / DH
client	Bellway		
project	Land at Cronton Road, Cronton, Knowsley		
title	PHOTO VIEWPOINT 7		
number		rev	-

FIGURE 13



Photo Viewpoint 8: View north from A5080 and footpath CR-5/1



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 25/11/25
Time: 13:00
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 132°
Direction of View: 8° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	27/11/25	drwn/chkd	BG / DH
client	Bellway		
project	Land at Cronton Road, Cronton, Knowsley		
title	PHOTO VIEWPOINT 8		
number		rev	-

FIGURE 14



Photo Viewpoint 9: View north from footpath CR-10/1 and CR-8/3



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 25/11/25
Time: 13:10
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 132°
Direction of View: 10° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
27/11/25	BG / DH

client
Bellway
project

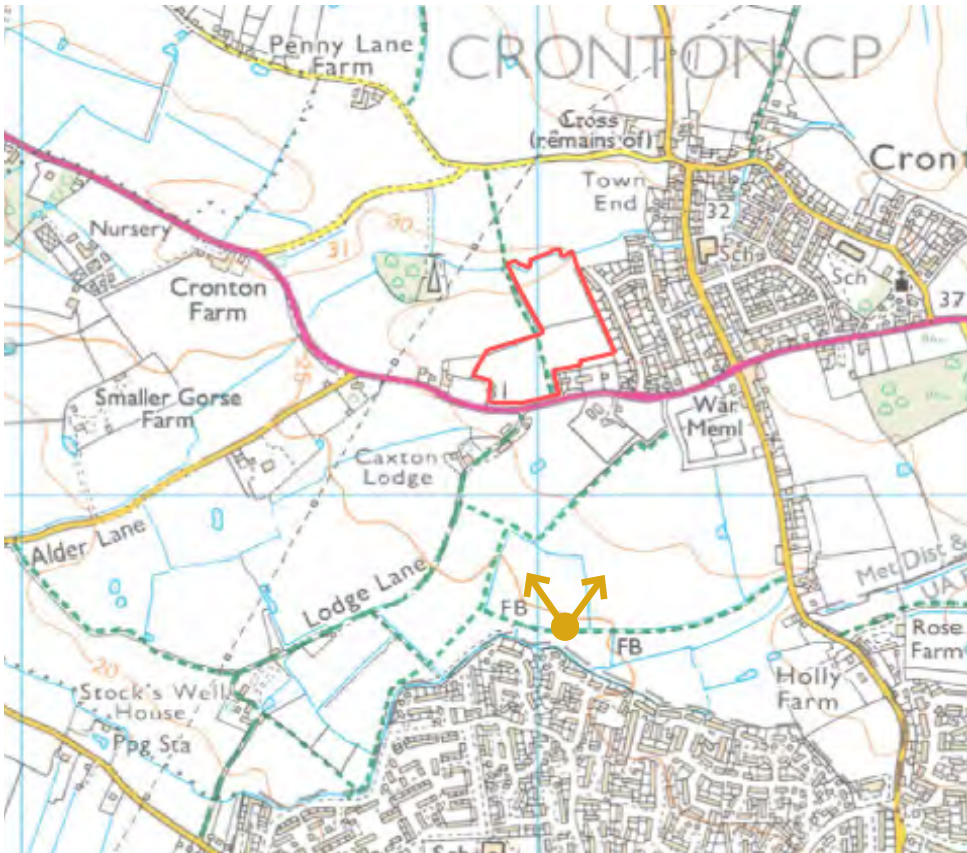
Land at Cronton Road, Cronton, Knowsley

title	rev
PHOTO VIEWPOINT 9	
number	

FIGURE 15



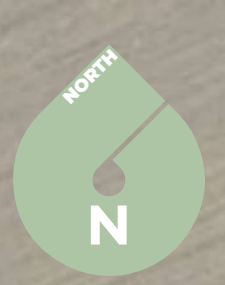
Photo Viewpoint 10: View north from footpath CR-11/1



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 25/11/25
Time: 13:15
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 131°
Direction of View: 5° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
27/11/25	BG / DH
client	
Bellway	
project	
Land at Cronton Road, Cronton, Knowsley	
title	
PHOTO VIEWPOINT 10	
number	rev

FIGURE 16



Appendix A



Illustrative Masterplan

Drawing Number - APD/BHNW189/IMP01
Revision - A
Date - 08/12/2025
Scale / Sheet Size - 1:500/A0

1:500 0 5 10 15 25m

URBAN
DESIGN
GROUP

Bellway