

LANDSCAPE & VISUAL APPRAISAL

MAY 2022

Ormskirk Road
Knowsley

U R B A N
G R E E N



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1.0 INTRODUCTION & SCOPE OF APPRAISAL

This Landscape and Visual Appraisal (LVA) has been prepared by Urban Green and provides an appraisal of the proposed development of the Site at Ormskirk Road, Knowsley. The location of the Site is shown at Fig. 1.1, opposite.

The proposals comprise three warehouse facilities, access roads, car parking and associated landscape.

The aim of this document is to identify the key landscape and visual sensitivities of the Appraisal Site, and provide recommendations to support the appropriate development of the Site.

This document considers changes to:

- The character of the landscape, vegetation, landscape features and designations within and surrounding the Site; and
- The composition of selected views from identified visual receptors as a result of the proposed development.

The landscape and visual analysis was prepared following Site visits in March 2022. This appraisal describes and evaluates the anticipated change to landscape and visual amenity, and the extent to which these changes will affect the perception and views of the landscape.

KEY

- Site Boundary
- 0.5km
- 1km
- 1.5km

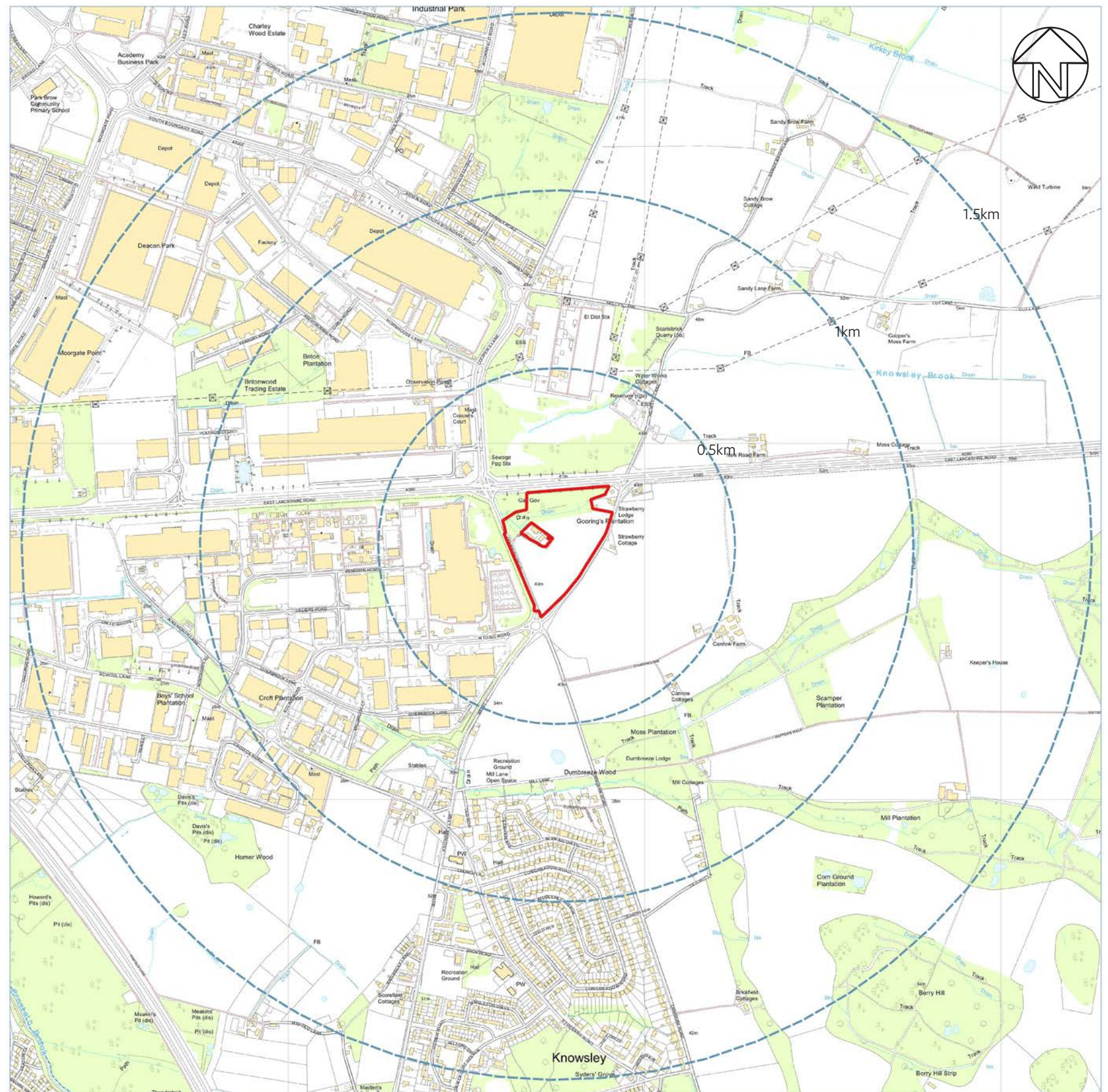


Figure 1.1 - Site Location

2.0 PLANNING POLICY CONTEXT

National Planning Policy Framework

The National planning policy for England is defined within the National Planning Policy Framework (herein referred to as the NPPF) that has distilled the content of previous Planning Policy Statements into one comprehensive document. The NPPF is the relevant national planning policy document against which to test the proposals. A revised NPPF was issued by the Ministry of Housing, Communities & Local Government on 20 July 2021.

General Considerations

As a central theme, the NPPF has a presumption in favour of sustainable development (para. 11) for which it defines three mutually interdependent objectives of sustainability (para. 8) to be jointly sought (economic, social and environmental). With relevance to landscape and visual matters the third objective states:

“an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; (...)”

The planning system is identified as the vehicle for guiding development to sustainable solutions but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area (para. 9, author’s emphasis).

Section 12 Achieving well-designed places

This section of the NPPF identifies that the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve (para. 126) it states that policy should ensure that developments (para. 130):

- b. “(...) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c. 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);*
- d. 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;

- e. 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; (...)”*

In regards to trees in new developments, paragraph 131 states:

“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined50, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”

Section 15 Conserving and Enhancing the Natural Environment

This section of the NPPF identifies a requirement in favour of (para. 174):

- 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);*
- 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 (...)”*

As listed in the NPPF, these valued landscapes include:

- National Parks;
- The Broads; and
- Areas of Outstanding Natural Beauty.

The Appraisal Site is not located within any of the above mentioned valued landscapes.

Section 16 Conserving and Enhancing the Historic Environment

For proposals affecting heritage assets, the NPPF places a requirement on applicants to (para. 194):

“describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”

Para. 195 also states:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”

Para. 197 states:

“In determining applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c. the desirability of new development making a positive contribution to local character and distinctiveness.”*

It is also considered that:

“Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.”

2.0 PLANNING POLICY CONTEXT

Local Planning Policy

The Application Site and Study Area lie within the jurisdiction of Knowsley Council. Key local policies relating to landscape and visual matters are briefly outlined below.

Adopted Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a requirement upon local authorities when determining planning applications to do so in accordance with the adopted development plan unless material considerations indicate otherwise.

The current development plan comprises:

- Knowsley Local Plan Core Strategy adopted (2016); and
- Knowsley Replacement Unitary Development Plan (2006).

The relevant policies within the above noted document are as follows:

Knowsley Local Plan Core Strategy was adopted in January 2016 and sets out the vision, objectives and policies which will guide development within Knowsley until 2028.

Policy SUE1 discusses Sustainable Urban Extensions and Safeguarded Land and states that:

1. "9 sites (referred to as Sustainable Urban Extensions) have been removed from the Green Belt and are allocated to provide additional land to meet development requirements up to 2028 and beyond. These sites and their proposed primary uses are listed below:
 - a. (...) East of Knowsley Industrial and Business Parks, Kirkby (employment) (...)
3. (...)Revisions to Green Belt boundaries to accommodate the Sustainable Urban Extensions and safeguarded land referred to in sections 1 and 2 above (and which ensure that the revised boundaries in these locations follow clearly defined physical features) are defined by the Policies Map (see Sustainable Urban Extension Allocation Profiles at Appendix E). Any

detailed Green Belt boundary changes elsewhere in the borough will be defined by the Local Plan: Site Allocations and Development Policies.

4. Guidance concerning the development of these locations is set out in Policies SUE2 and SUE2a to SUE2c.(...)"

Policy SUE2 sets out Development Principles for Sustainable Urban Extensions and states that:

"Application of the Development Principles

1. Development within the Sustainable Urban Extensions must (in no order of priority):
 - a. deliver sustainable development;
 - b. demonstrate a comprehensive approach to the development of the relevant Sustainable Urban Extension and to infrastructure provision (including, subject to the requirements of Policy CS27: Planning and Paying for Infrastructure, provision of an appropriate proportion of financial and/or 'in kind' contributions towards strategic and/or local infrastructure required to enable the comprehensive development of the sites);
 - c. be of a high design quality which enhances local distinctiveness and identity (incorporating localised design features where appropriate) and provides high levels of physical and visual integration and connectivity with adjacent urban development (see Policy CS19: Design Quality and Accessibility in New Development);
 - d. be carried out in accordance with the development principles and using any appropriate development assessment tools as required by Policy CS2:

Development Principles;

- e. deliver development (including the principal uses defined in Policy SUE1: Sustainable Urban Extensions) which will help to meet borough-wide and local needs;
- f. include appropriate provision for public open space (POS), walking and

cycling routes as part of the Green Infrastructure network integrating with existing POS, recreational assets and areas of ecological value (see Policy CS8: Green Infrastructure and Policy CS21: Greenspaces and Trees);

- g. provide good transport linkages within the relevant Sustainable Urban Extension and with surrounding areas (see Policy CS7: Transport Networks);
- h. Protect or enhance historic and architectural assets where appropriate (see Policy CS20: Managing the Borough's Historic Environment);
- i. Address flood risk by locating development in areas of low probability of flooding and including flood mitigation measures where necessary (see Policy CS24: Flood Risk); and
- j. Provide a clearly defined edge to the developed area.

Site-specific Requirements

2. Indicative considerations applicable to the sustainable development of each SUE are listed at Appendix E: Sustainable Urban Extension Allocation Profiles.
3. For each of the locations referred to in Policies SUE2a to SUE2c) (Knowsley Lane, Huyton; East of Halewood; and South of Whiston and Land South of M62), the Council will prepare a Supplementary Planning Document, which will provide a proposed spatial development framework for the site together with further details of development and infrastructure requirements.
4. Proposals for development within each of these locations will only be granted planning permission where they are consistent with a single detailed master plan for the whole of the Sustainable Urban Extension which is approved by the Council. The master plan should accord with development plan policy and any associated Supplementary Planning Document and may be submitted prior to or with the application. Planning permissions must be linked to any necessary legal agreements for the improvement, provision, management and maintenance of infrastructure, services and facilities, open spaces and other matters necessary to make the development acceptable and which facilitate comprehensive delivery of all phases of development within the Sustainable Urban Extension in accordance with the

2.0 PLANNING POLICY CONTEXT

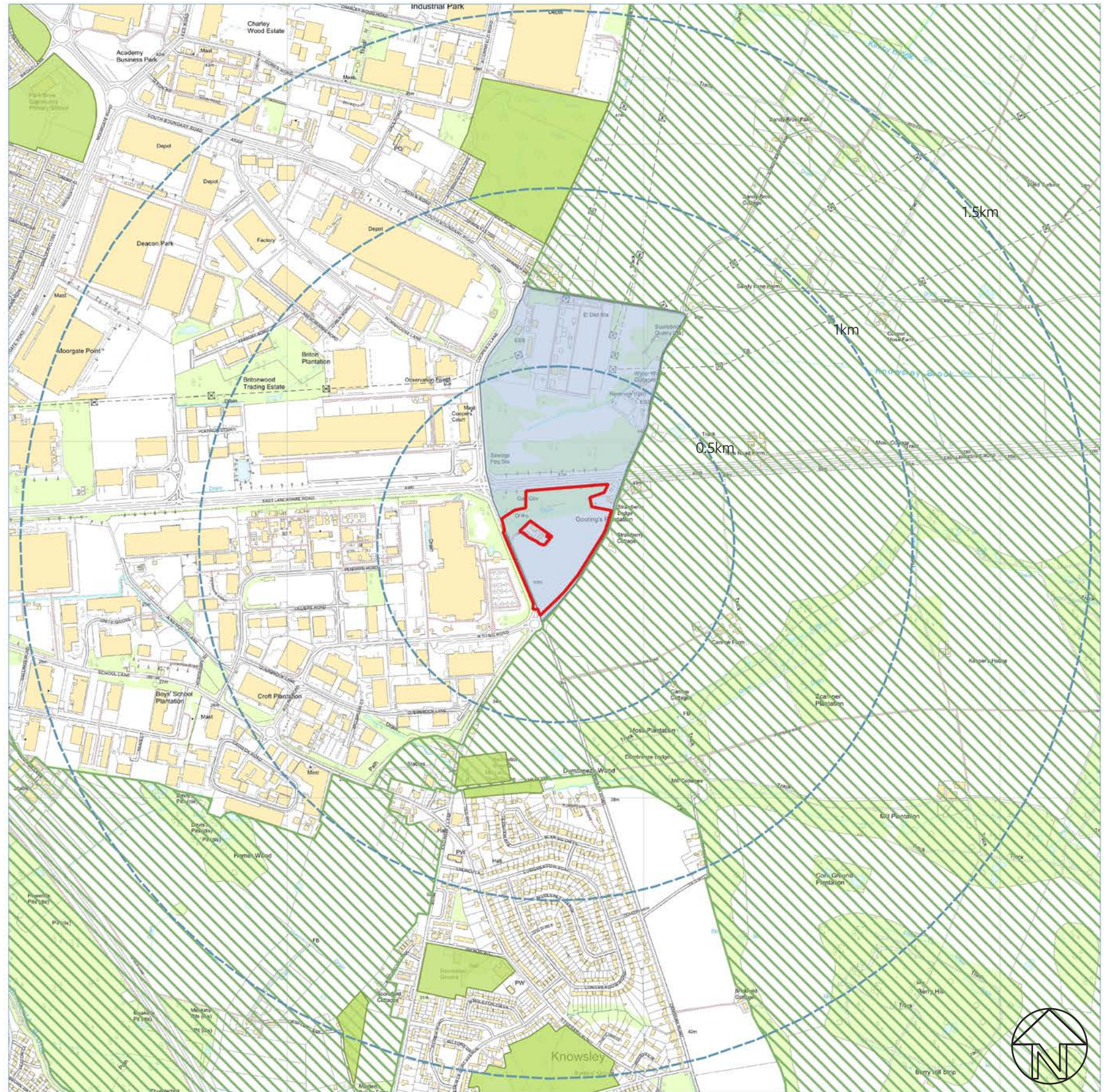


Figure 2.1 - Local Planning Policy

2.0 PLANNING POLICY CONTEXT

single detailed master plan”

Policy CS8 discusses the delivery of Green Infrastructure and states that:

“Maintenance and Enhancement of Knowsley’s Existing Green Infrastructure

1. *Knowsley’s existing Green Infrastructure and its beneficial functions will be protected, managed and/or enhanced, primarily to:*

- a. *Ensure more attractive and cleaner residential neighbourhoods;*
- b. *Sustain and promote biodiversity (including designated sites, priority habitats and protected and endangered species) in accordance with importance and contribution to ecological networks;*
- c. *Preserve the character and function of historic environments and valued landscapes;*
- d. *Mitigate the effects of climate change and flood risk;*
- e. *Mitigate air, water and noise pollution;*
- f. *Provide local opportunities for sport, recreation and allotments; and*
- g. *Provide sustainable transport linkages between residential neighbourhoods and easy access to employment and services.*

2. *To achieve the above, planning powers and other interventions will be used to:*

- a. *Protect and enhance strategically important areas of greenspace;*
- b. *Ensure an appropriate quantity and improved quality of locally important open spaces, including outdoor sports provision (and ancillary facilities of appropriate scale);*
- c. *Promote effective movement of wildlife through a network of strategic green links, by protecting, maintaining and improving existing and new open spaces, water courses (including water quality) and biodiversity assets;*

d. *Protect, enhance and/or introduce biodiversity into existing areas of Green Infrastructure, through integration into the design of new development and public realm projects;*

e. *Improve accessibility for communities to greenspace offering leisure and recreation opportunities;*

f. *Protect and where possible improve green paths and cycleways linking residential areas, existing strategic areas of greenspace, employment locations, local community services and leisure facilities;*

g. *Work in partnership with other districts and relevant bodies at a landscape scale to minimise the impact of development upon Knowsley’s existing biodiversity and geological assets, and sustain the protection afforded to internationally important sites, including supporting habitat, for biodiversity outside of the borough; and*

h. *Deliver new integrated and functional Green Infrastructure that helps to mitigate and adapt to climate change, such as sustainable drainage systems, carbon capture and storage, soft landscaping and green roofs.*

3. *Site allocations for greenspace will be identified in the Local Plan: Site Allocations and Development Policies document, with further guidance set out in the Developer Contributions Supplementary Planning Document or future Supplementary Planning Document as appropriate.*

Strategic Green Links

4. *Knowsley’s strategically important green links are:*

- a. *Alt Corridor (Huyton) – stretching from Huyton Village through South Alt Park, Alt Park, Alt Meadows and into Stockbridge Village;*
- b. *Valley Corridor (Kirkby) – stretching through Valley Meadow, St. Chad’s Park, Millbrook Park, Millennium Green and Mill Dam;*
- c. *Whiston to Cronton Corridor – stretching through Cronton, Stadt Moers Park and Whiston Greenway;*
- d. *Halewood Triangle – Halewood Park linkage with the Trans-Pennine Trail and to the national cycle network;*

e. *M57 Green Belt Corridor; and*

f. *Knowsley Hall Estate – including Knowsley Safari Park and Local Wildlife Sites.*

Green Infrastructure within the Liverpool City Region

5. *Knowsley Council will work with partners to help deliver local and sub-regional programmes, initiatives and strategies to enhance Green Infrastructure. Approach to Green Infrastructure and New Development*

6. *New development must be served by Green Infrastructure to meet the needs of residents and the local environment, in a manner which will:*

- a. *Contribute to the creation of a high quality residential environment;*
- b. *Provide access to high quality open space for leisure and recreational purposes;*
- c. *Seek to protect, maintain and where possible enhance biodiversity within and around new developments according to their designation and significance to provide space for nature; and*
- d. *Provide adequate mitigation and/or, as a last resort, compensation for Green Infrastructure or biodiversity loss, in circumstances where harm resulting from the development is otherwise unavoidable.”*

Policy CS20: Managing the Borough’s Historic Environment and states that:

1. *“Development proposals in Knowsley should preserve or enhance the borough’s historic and architectural assets, including Listed Buildings, Conservation Areas, Historic Parks and Gardens and archaeological remains, together with other local areas, buildings and structures of historic importance. The Council will:*

- a. *Require preservation of the local distinctiveness and character of historic assets through sensitive design of new development, including appropriate integration with their setting and immediate landscape;*
- b. *Prevent demolition and/or development which would result in substantial harm or the loss of a designated historic asset or its setting,*

2.0 PLANNING POLICY CONTEXT

KEY

Site Boundary

0.5km

1km

1.5km

Ecological

Local Wildlife or Geological Site

Local Nature Reserves

0 200 400 600 800 1,000 m

Figure 2.2 - Local Planning Policy - Ecological Designations

9

Ormskirk Road, Knowsley - LVA

2.0 PLANNING POLICY CONTEXT

unless the proposal would result in substantial public benefits which clearly outweigh the harm or loss;

- c. Where a development proposal will result in less than substantial harm to a designated heritage asset or its setting, assess such harm against the benefits of the proposal;*
- d. Facilitate long term conservation and enhancement of local assets and areas of historic importance, including through the preparation of Conservation Area Management Plans.*
- 2. The re-use of vacant and underused historic assets will be encouraged, with favourable consideration given, where appropriate, to proposals which will:*
 - a. Enable a use for a purpose sympathetic to its conservation;*
 - b. Retain or introduce public access; and*
 - c. Enhance the importance of the asset for local tourism, leisure or the economy.*
- 3. Development proposals on sites which include, or are considered to have the potential to include, heritage assets or comprising archaeological interest, should be accompanied by a heritage impact statement.*
- 4. Locally important historic assets which are not subject to statutory designation will be identified in a local list and will be afforded consideration in the decision making process."*

Policy CS21 is concerned with Greenspaces and Trees and states that:

"Greenspace protection

- 1. In supporting the wider Green Infrastructure functions of urban greenspace in accordance with Policy CS8, the Council will provide and maintain quantitative, qualitative and accessibility standards for different types of public open space.*
- 2. New development which would result in the loss of urban greenspace, will not be permitted unless at least one of the following criteria are met:*

- a. A surplus of provision for all types of greenspace would be maintained relative to local standards;*
- b. The land is considered unsuitable in terms of size, location or character to prevent or address individual deficiencies of different types of greenspace relative to local standards;*
- c. Appropriate mitigation is provided through replacement facilities of at least an equal quantity, quality and accessibility;*
- d. The development is required to improve greenspace provision or for ancillary facilities to support sport or recreation; or*
- e. Where the proposal relates to the loss of indoor or outdoor sports provision, and there is no evidence of future or continuing need for sports use, or alternatively only land incapable of forming a playing pitch or sporting facility is affected and its release accords with either clause 2)a) or 2)b).*
- 3. Irrespective of whether criteria in 2) are met, unless the benefits of a proposal clearly outweigh the loss of urban greenspace, development will be resisted where it would significantly harm any existing or potential special qualities of greenspace in the area in terms of:*
 - a. Visual amenity;*
 - b. Residential amenity;*
 - c. Biodiversity and environmental benefits;*
 - d. Historical, cultural or community value;*
 - e. Recreational benefits; or*
 - f. Physical and/or visual linkages between adjoining urban greenspaces.*

Local Greenspace Standards

- 4. The quantitative and accessibility standards for the provision of public open spaces within Substantial Residential Areas are set out in Table 9.1: Substantial Residential Area (SRA) Standards for Greenspace Quantity and*

Accessibility for the following greenspace typologies:

- a. Park and Garden;*
- b. Amenity Greenspace;*
- c. Provision for Children and Young People; and*
- d. Allotments.*

- 5. The Council's quantitative standards for Outdoor Sports Provision are set out in Table 9.2: Community Area Standards for Outdoor Sports Provision Quantity and Accessibility and seek to maintain an appropriate range of sites and address quantitative needs for individual sports at a Community Area level.*
- 6. The Council will keep the standards of provision referred to above under review and if necessary publish revised standards in a future Local Plan document or Supplementary Planning Document.*

Accessible and Quality Greenspaces

- 7. The Council will support improvements to existing and new areas of greenspace in accordance with best practice standards¹²⁷, to achieve the following requirements:*
 - a. Accessible, safe and secure locations for all members of the community to use;*
 - b. Clean and well maintained facilities, equipment and open spaces; and*
 - c. Conservation of natural features, wildlife, fauna, landscapes, buildings and other structural features, as appropriate.*
- 8. When considering proposals for new residential development, the Council will seek enhancements to greenspaces via on-site provision, new off site provision or enhancement of existing off site provision through developer contributions secured by legal agreement in accordance with Policy CS27: Planning and Paying for New Infrastructure, the Developer Contributions Supplementary Planning Document and/or a Community Infrastructure Levy Charging Schedule, as appropriate.*

2.0 PLANNING POLICY CONTEXT

KEY

Site Boundary

0.5km

1km

1.5km

Heritage

Listed Buildings

Conservation Areas

Registered Parks and Gardens

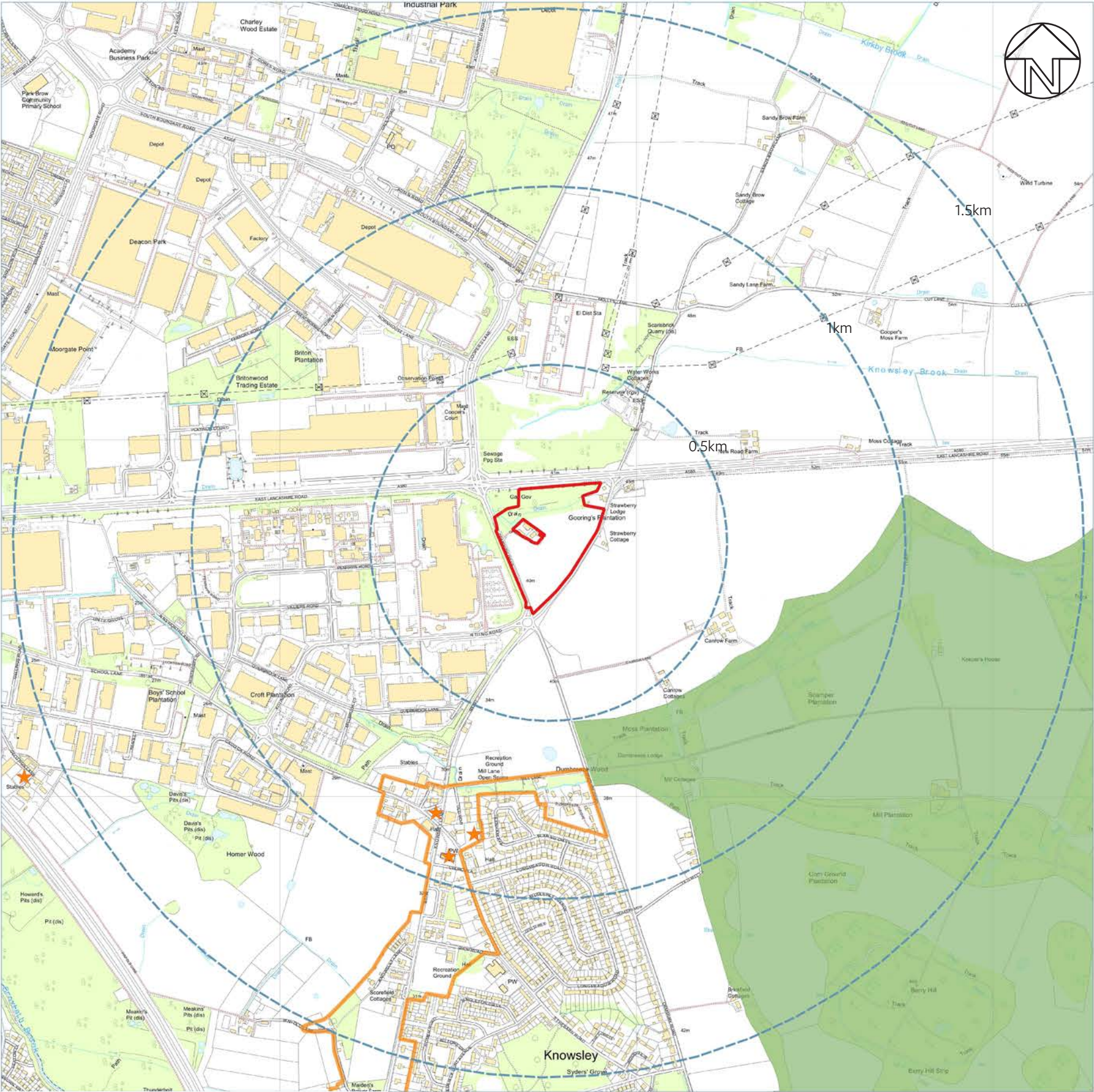


Figure 2.3 - Local Planning Policy - Heritage Assets

2.0 PLANNING POLICY CONTEXT

Local Green Spaces

9. Any Local Green Spaces Designations which are formally designated will be identified in the Local Plan: Site Allocations and Development Policies or future Neighbourhood Plans (if applicable). This designation will only be used where the greenspace concerned is:

- a. Reasonably close to the community it serves;
- b. Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c. Local in character and not an extensive tract of land. Enhancement of Natural and Semi-Natural Greenspace and Tree Protection

10. The Council will encourage proposals for new development to incorporate:

- a. Retention of existing trees, woodland, vegetation and other habitat features which offer a positive contribution to the local environment in terms of visual amenity, recreation value or biodiversity/wildlife interest;
- b. Appropriate planting of trees, other soft landscaping and installation of habitat features for the benefit of biodiversity; and
- c. Adequate replacement provision where tree loss is unavoidable, comprising two additional trees for every tree lost and taking account of species and size."

Knowsley Replacement Unitary Development Plan (2006) contains a number policies which continue to be saved, those pertinent to the Site and Study Area include:

Policy DQ5 is concerned with development affecting Conservation Areas and states that:

- 1. "New development within or close to a Conservation Area must preserve or enhance the character or appearance of the Area, having regard to the following:

- a. The scale, form, massing, height, materials and architectural detail of existing buildings in the Conservation Area;
 - b. Existing plot layouts and the street scene;
 - c. Important views into, within and out of the Conservation Area;
 - d. The need to preserve existing open spaces, structures and landscape features (such as trees and hedges, walls, and traditional paving);
 - e. Likely levels of noise, pollution, traffic, parking or disturbance that may be caused by the development; and
 - f. The visual impact of any vehicular access, parking or servicing/delivery areas that are needed to serve the development.
2. Conditions may be imposed restricting Permitted Development rights where this is necessary to prevent future minor alterations to a development which could adversely affect the character or appearance of the Area.
3. The Council will prepare Conservation Area Appraisals for each Conservation Area which shall be treated as material considerations in determining planning applications for development which may affect these Areas."

3.0 LANDSCAPE BASELINE

Landscape Baseline – Landscape Character

The assessment of landscape character is a method of understanding the particular attributes or factors that have influenced the historic development, current and future features of an area, and what makes that area distinctive from other areas. Natural England describes landscape character assessment as a:

“...systematic way of analysing and describing landscape identifying areas of distinctive character, classifying and mapping them. The process involves identifying the patterns, elements and features that give landscapes homogeneity and make them different from each other.”

Landscape characterisation is a process which has been developed extensively by local authorities to assist them in the planning process. Published studies of landscape character provide a source of information to enable the fuller understanding of landscape character – whether at a regional or national scale or at a local district scale; it is of course possible to carry through the process of analysis to individual sites or parts of sites. Typically, the published assessments provide character descriptions of specific areas and consider factors likely to influence future character and / or set out prescriptions for change.

There is a range of published assessments at national, regional, and local levels relevant to the Appraisal Site. Each is considered below. That at a national level pre-dated the guidance set out in the ‘Landscape Character Assessment; Guidance for England and Scotland (2002)’ – widely regarded as the definitive guidance on the subject. That said, it is important to recognise that these assessments are purely assessments of landscape character; they are not, and are not intended to be, the development plan, and thus what the documents may say about the potential effects of development in any location cannot of itself be considered determinative as a matter of policy.

National Landscape Character Assessment

At a National level, the north west portion of the Appraisal Site lies within the National Character Area (NCA) 58 Merseyside Conurbation whilst the south east portion lies within NCA 56 Lancashire Coal Measures. The key characteristics of these NCAs pertinent to the study area and Site are described as:

NCA 58 Merseyside Conurbation:

- *“A low-lying but gently rolling platform punctuated by low ridges; however, the extensive urban development generally dominates the topography.*
- *Woodland cover is significant in such a heavily urban area, with new community woodland being created, while urban parks, cemeteries and suburban street plans provide trees and, in some cases, wooded habitats.*
- *Pockets of mainly versatile and good-quality farmland remain on the fringes of urban areas, often arable or horticultural.*
- *Field boundaries are generally hedgerows, sometimes marked by drainage ditches with grassy banks.*
- *Green infrastructure is interspersed through the urban fabric, while pockets of ‘encapsulated countryside’ provide important wildlife refuges and opportunities to link local people to the natural world.*
- *Renowned for its strong maritime heritage, there is much industrial archaeology, along with Victorian public parks and designed gardens.*
- *The built environment is characterised by a mix of red brick and sandstone within the city and a diverse range of modern materials in the outlying suburbs.*
- *Distinct urban centres have amalgamated to form the Merseyside conurbation, surrounding the larger dominant centre of the city of Liverpool, but split by the River Mersey.*
- *Dense settlement pattern with extensive areas of housing and industry.*
- *Extensive transport infrastructure of motorways and railway lines, while the ports provide for significant international trade and cruise liners, as well as international and local passenger ferries.”*

NCA 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.”*

3.0 LANDSCAPE BASELINE

KEY

Site Boundary

0.5km

1km

1.5km

NCA

NCA 56

NCA 58

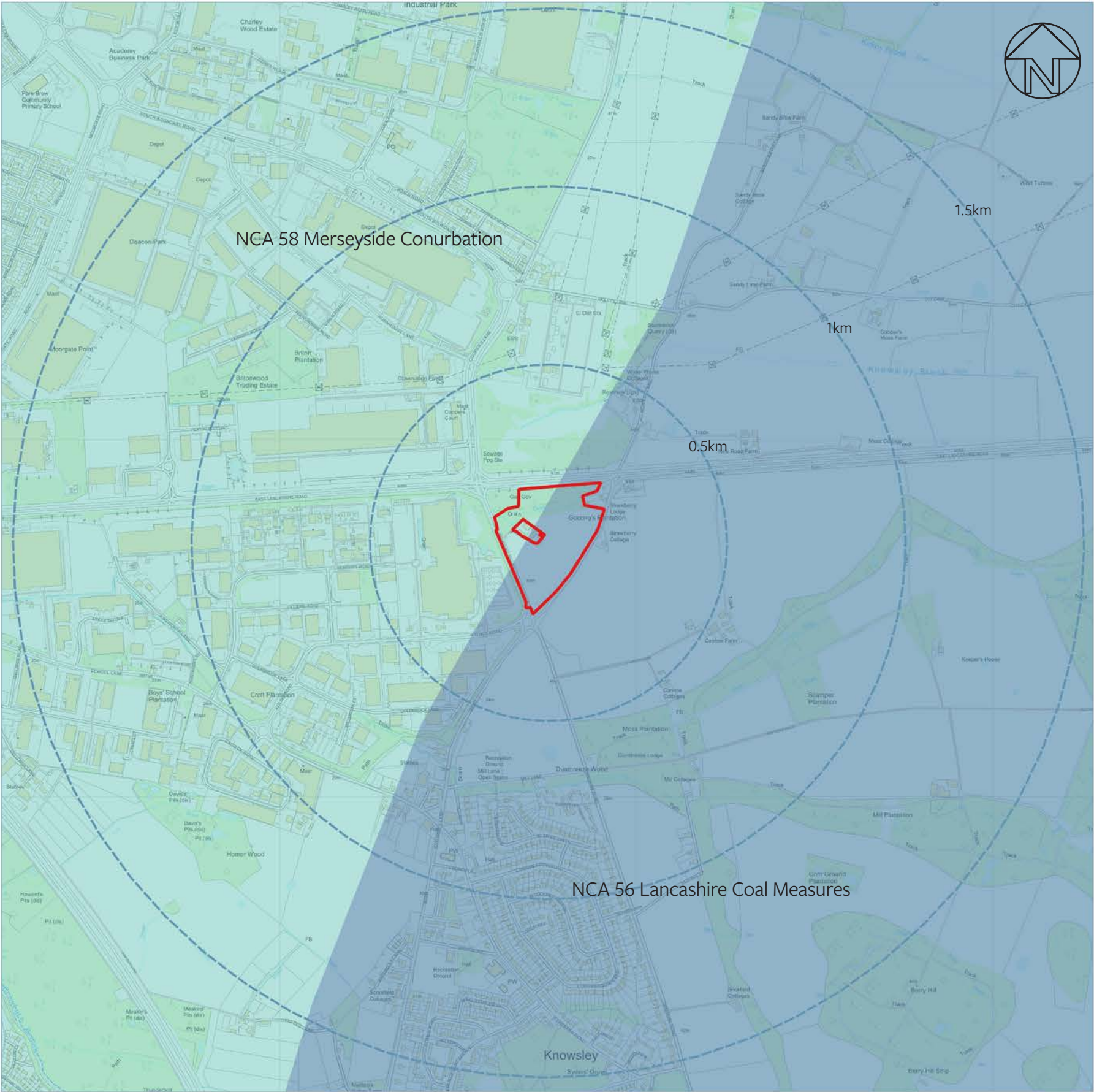


Figure 3.1 - Landscape Character

3.0 LANDSCAPE BASELINE

County / Local Landscape Character Assessment

Knowsley Council published their Landscape Character Assessment of Knowsley Metropolitan Borough in 2007. The Assessment identifies Seven landscape character areas in Knowsley, the Assessment Site is located within the area described as Knowsley Village / M57 Corridor. Key characteristics of this area pertinent to the Site and Study Area include:

“This character area exists to the east and west of the M57 motorway and lies between Liverpool’s suburb of Croxteth and the outlying urban settlements of Kirkby and Knowsley Village. The major impact on the landscape is the M57 motorway as it dissects the area into two. It is particularly dominant at its junctions and when on embankment. The urban settlements that border the area, are visible from all parts, and therefore have a major influence on the character of the area. There are a number of isolated farmsteads and scattered residential dwellings within the area, and these are generally red brick with slate roofs.

The topography of this area is flat and low-lying, dissected in places by drainage ditches and water courses such as the River Alt and Knowsley Brook. A pattern of moderately large arable fields exists, with tree cover largely restricted to isolated groups around buildings and along roads. This pattern has arisen from a general loss of field boundaries including hedgerows, trees and ancient field boundaries. Much of the land to the west of the motorway is poorly maintained rough grass land which acts as a buffer between more intensively farmed arable land and the urban edge.

Key Summary

Topography - Flat with some a gentle undulation towards the Knowsley Estate

Land Use - Predominantly agriculture with arable cropping and pasture

Tree Cover - Generally deciduous woodland in clumps or isolated trees along tracks, roads and old field boundaries. Some tree cover / shelterbelts around isolated dwellings, urban fringes, water courses and along roads such as the M57

Settlement - Urban fringe settlement is prominent in the background with isolated farmsteads and scattered residential dwellings. Mainly red brick with some render with pitched grey slate roofs

Other Distinguishing Features

- *Evidence of encroachment and vandalism at urban fringes.*
- *Views of Industry and High Rise buildings have a negative visual impact*
- *Maintenance of landscape areas on the periphery of farmland is generally poor quality.*
- *The M57 in sections on its embankments is intrusive on the landscape*
- *Noise pollution is evident from the M57.”*

Landscape Designations

There are no landscape designations that cover the Site. The Liverpool, Manchester and West Yorks Green Belt covers the area of agricultural land immediately to the south east of the Site. The Registered Knowsley Park is approximately 330 m to the south east of the Site and covers the south east portion of the Study Area.

3.0 LANDSCAPE BASELINE

KEY

Approximate Site Location

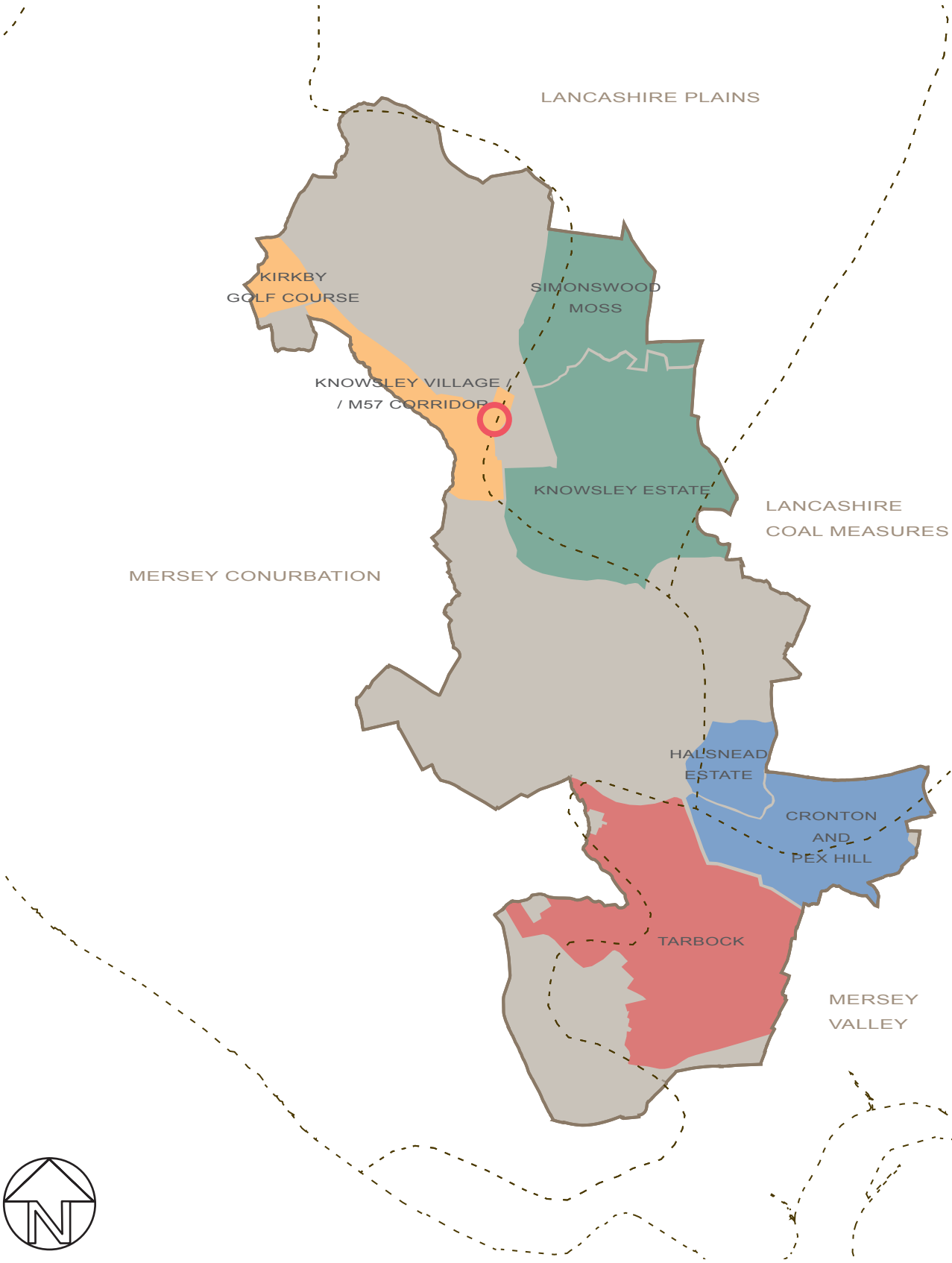


Figure 3.2 - Knowsley Landscape Character Areas - 2020 Knowsley Ltd

3.0 LANDSCAPE BASELINE

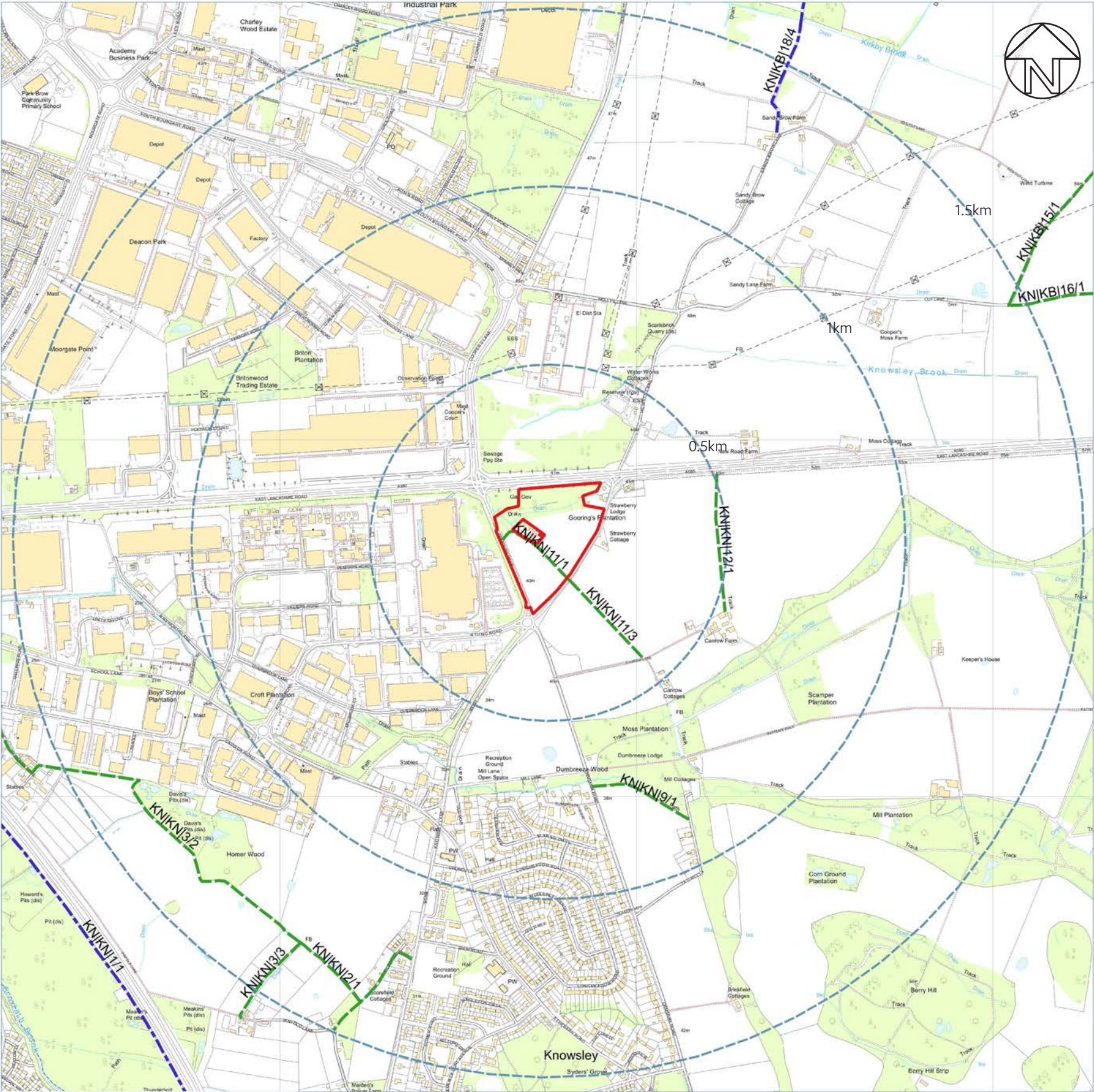


Figure 3.3 - Public Rights of Way

3.0 LANDSCAPE BASELINE

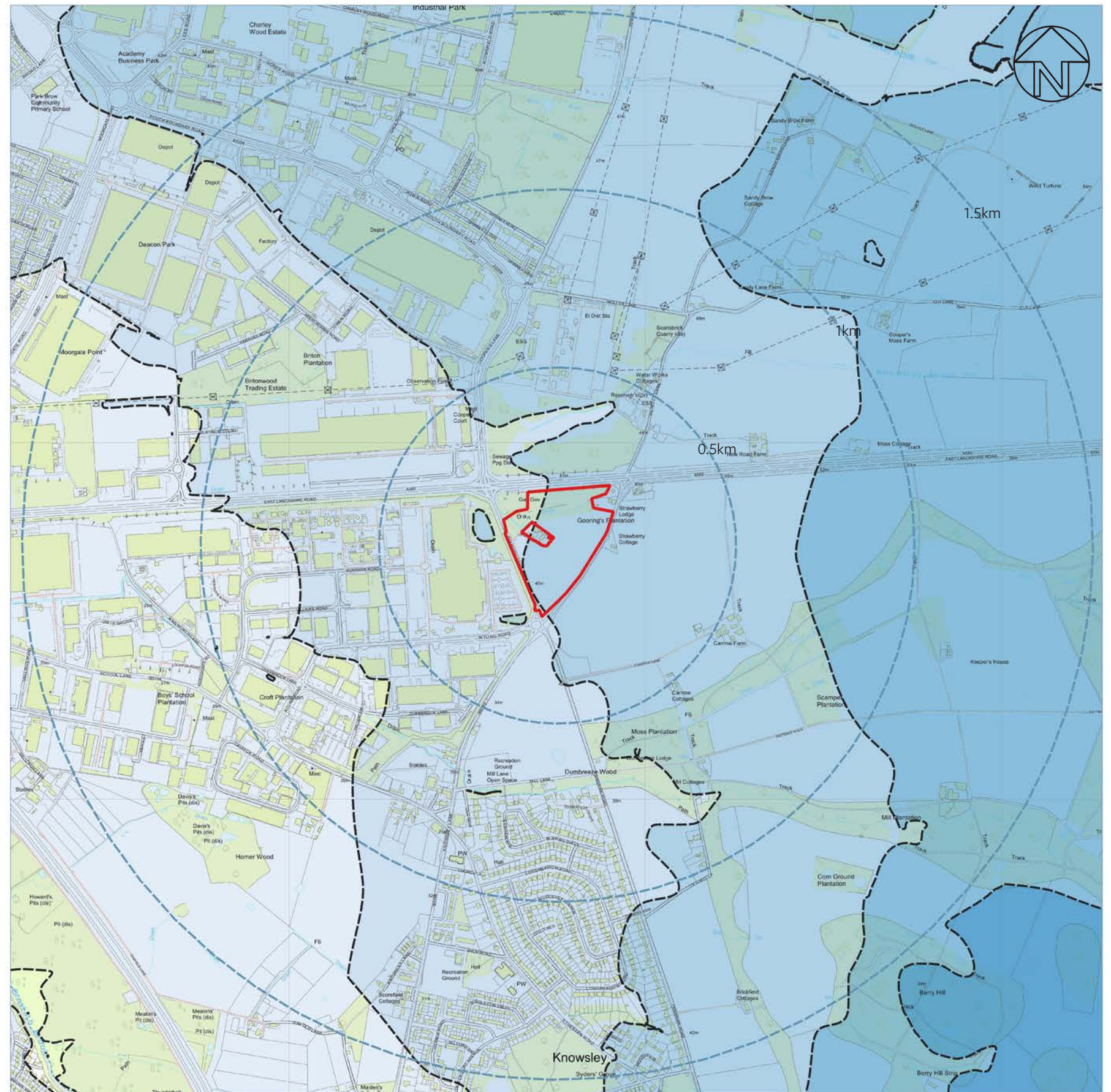


Figure 3.4 - Landform

3.0 LANDSCAPE BASELINE

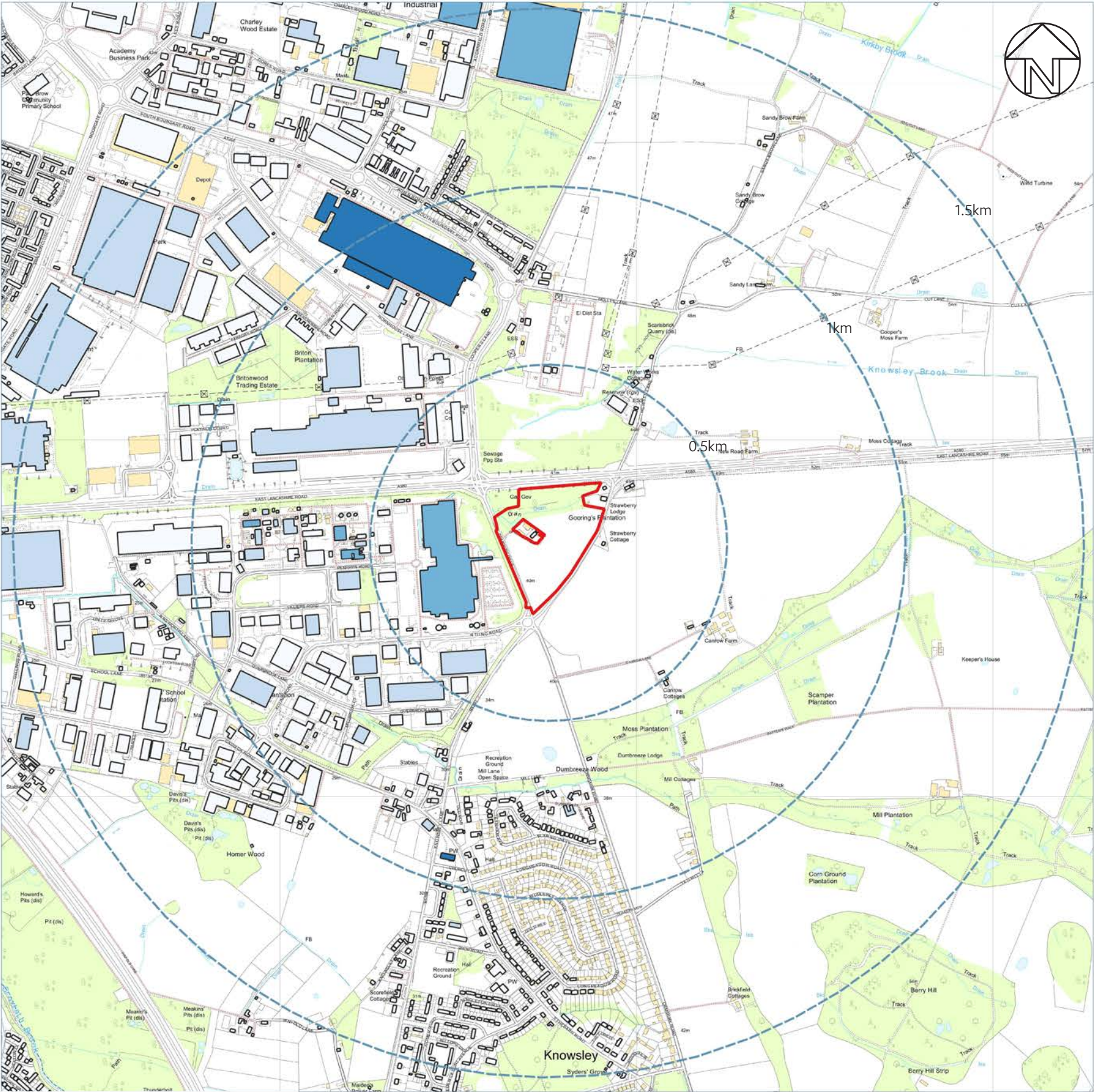
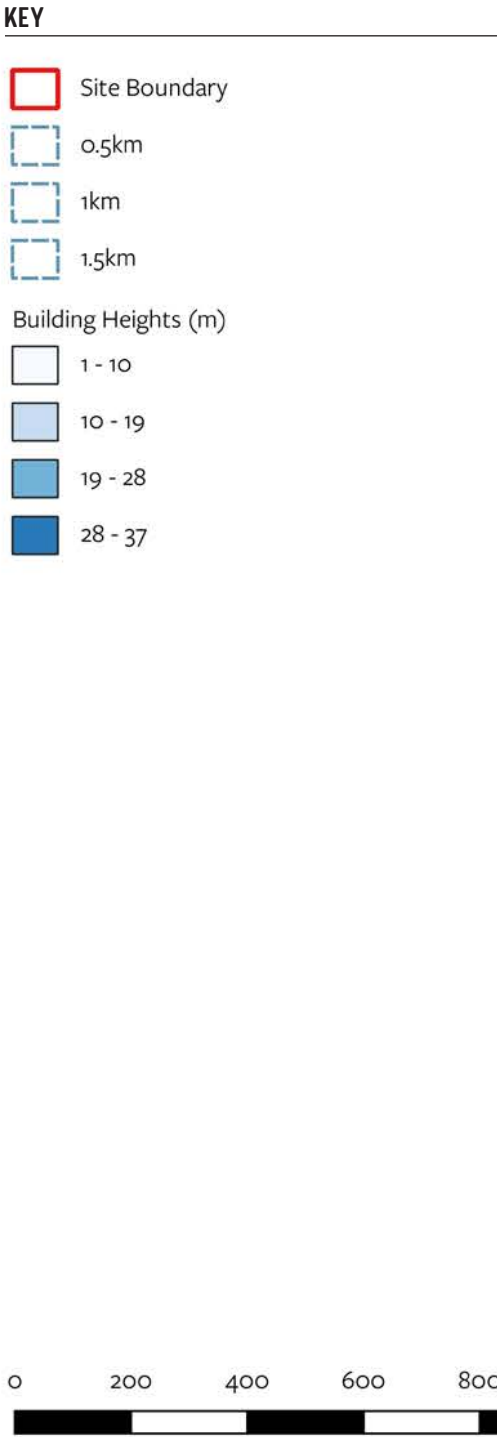


Figure 3.5 - Building Heights

3.0 LANDSCAPE BASELINE

Characteristics of the Appraisal Site

Land Use

The southern and central portions of the Site are comprised of an arable field parcel, bound by a continual native hedgerow to the west and a gappy hedgerow to the south east. There is an existing dwelling and associated out buildings located centrally within the Site (note: this built form is outside of the Site boundary) and is accessed from a minor road from Ormskirk Road. The Northern portions of the Site include an area of broadleaved woodland with an area of dense scrub beyond associated adjacent to the East Lancashire Road. The Site is bound by the East Lancashire Road to the north, Ormskirk Road to the west and the B5202 Knowsley Lane to the south east. The landscape to the east is largely agricultural while Knowsley Business Park is located to the west of the Site.

Topography

The Site and surrounding area is relatively flat, lying on the north west face of a minor ridgeline associated with Knowsley Park. Landform within the Site falls broadly from south east to north west from a high point of approximately 44.6m AOD on the Site's eastern boundary to a low point of approximately 38.2m AOD to the north west of the Site.

Vegetation

A tree survey of the Site has been carried out in accordance with BS 5837:2012 'Trees in Relation to Design, Demolition and Construction' by Urban Green, in March 2022. The report revealed the Site contains a total of 49 individual trees and 15 groups and 5 hedges. Of these there were:

Individual Trees:

- 4 category 'A' trees;
- 31 category 'B' trees;
- 14 category 'C' trees; and
- 0 category 'U' trees.

Groups:

- 0 category 'A';
- 7 category 'B'; and

- 8 category 'C'.

Hedges:

- 5 category 'C'.

There are mix of tree species; those typically characteristic of an agricultural landscape and a number of shelter belt species. Species include; Sycamore, Hawthorn, Oak, Alder, Crab Apple, Turkey Oak, Leyland Cypress and Silver Birch.

The principal arboricultural features of good to fair health are formed by the individual trees and the boundary groups i.e. those of A and B grade category. These trees are prominent within the Site and form a strong green infrastructure especially to the Site boundaries. Off Site trees have been considered during this survey and the development of the proposals.

Water Bodies

There is a small area of standing water within the area of broadleaved woodland.

Built Elements

Built form within the Site is limited, the dwelling and associated out buildings is located outside of the Site boundary. Further built elements are limited to boundary fences.

Public Rights of Way

Footpath KN|KN|11/1 crosses the arable field to the south of the Site, connecting Ormskirk Road to the B5202 Knowsley Lane. Beyond the Site, Footpath KN|KN|11/3 connects the B5202 Knowsley Lane to Canrow Lane to the south of the Site.

Heritage

There are no Heritage Assets within or in close proximity to the Site. The closest designated asset to the Site is the Knowsley Conservation Area approximately 460m to the south and the grade II listed Knowsley War Memorial which is located approximately 620m to the south east of the Site. Knowsley Park, a Grade II Register Park and Garden is located approximately 875m to the south east of the Site and covers much of the south east portion of the Study Area.

Ecology

There are no designated areas within or in close proximity to the Appraisal Site. The closest statutory site is the Acornfield Local Nature Reserve, approximately 670m north of the Site.

Landscape Baseline – Landscape Resource

Landscape character areas differ in their range of Landscape features and the patterns these create, and consequently in their ability to accommodate different types of development. Some areas may be particularly sensitive and others more resilient.

In respect of Landscape Condition (the physical state of the landscape), the Assessment Site essentially comprises arable field parcel, broadleaved woodland, mature boundary vegetation and dense scrub. When judged against the criteria set out in Appendix 1 Table 1, the Appraisal Site is considered to be in Ordinary Condition. This conclusion is reached on the basis that although the Site itself is not designated, the Footpath KN|KN|11/1 bisects the Site and there are a number of recognisable landscape features such as mature vegetation and characteristic patterns of landform which are still evident such as the existing boundary vegetation and fencing, however, there are some detracting landscape elements including the condition of the site boundaries and vegetation within the Site would benefit from improved management.

Landscape Baseline – Landscape Receptors

From the above analysis of the Landscape Baseline, it is concluded that the Landscape Receptors relevant to the assessment site that need to be assessed in the following section on Landscape Effects are:

- Landscape Character Areas both on Site and within the Study Area;
- Public Right of Way within the Site; and
- Vegetation and landscape features within the Site and along its boundaries.

3.0 LANDSCAPE BASELINE



Figure 3.6 - Designations - Site Level

3.0 LANDSCAPE BASELINE

A visual inspection of the Appraisal Site was conducted on 15th March 2022.

KEY

Site Boundary

Site Context Photographs

0255075100125 m



Figure 3.7 - Internal Site Context Photographs

3.0 LANDSCAPE BASELINE



Internal Site Context Viewpoint 1 - View looking south east across the central portion of the Appraisal Site towards Canrow Farm from within the Appraisal Site. The upper portions of the dwelling within the Appraisal Site and Strawberry Cottage on the B5202 Knowsley Lane are visible above the intervening mature vegetation. Views out are limited from this location and include mature vegetation and a well treed ridge line to the south east of the Site associated with Knowsley Park.



Internal Site Context Viewpoint 2 - View looking north west across the northern portion of the Appraisal Site towards the A580 East Lancashire Road from within the Appraisal Site. The view is predominately composed of the mature vegetation and scrub within the Site. There are also views to mature vegetation beyond the Site and East Lancashire Road to the north of the Site.

3.0 LANDSCAPE BASELINE



Internal Site Context Viewpoint 3 - View looking south west across the central portion of the Appraisal Site towards Ormskirk Road from within the Appraisal Site. The upper portions of the dwelling within the Appraisal Site, Strawberry Cottage, a warehouse facility to the west of the Site and the spire of Saint Mary's Church in Knowsley are visible above and through the intervening mature vegetation. Views out to the north are truncated due to the mature vegetation within the Site.



Internal Site Context Viewpoint 4 - View looking north west across the southern portion of the Appraisal Site towards Ormskirk Road from the Footpath KN|KN|11/1 within the Appraisal Site. The dwelling within the Appraisal Site is visible centrally within the view. A warehouse facility to the west of the Site is visible above and through the intervening mature vegetation. Views out to the north are again truncated due to the mature vegetation within the Site.

3.0 LANDSCAPE BASELINE



Internal Site Context Viewpoint 5 - View looking north across the southern portion of the Appraisal Site towards the A580 East Lancashire Road from within the Appraisal Site. The dwelling within the Appraisal Site is visible centrally within the view. The upper portions of a warehouse facility to the north west of the Site is also visible above the intervening mature vegetation. The upper portions of Strawberry Cottage, Strawberry Lodge and a line of electricity pylons are visible to the north east.

4.0 VISUAL BASELINE

This LVA considers a study area of 1.5km radius from the Site boundary, in order to establish the spatial parameters of the Site and identify the potential landscape and visual effects of the proposed development. It is considered that views from receptors beyond 1.5km will be at such distances that the proposals would form only a very minor proportion of the wider view and are barely perceptible to the casual observer.

A field survey was undertaken in March 2022 which identified a range of views offering a wide coverage of the Site from a number of representative viewing locations, ranging from within the Appraisal Site and its immediate proximity, to longer distance views. A summary of key visual receptors is provided below, and a selection of representative viewpoints is presented at Table 4.1.

Residents of Dwellings

There are open views of the Appraisal Site for the residents of the dwelling within the Site (outside of the Site boundary), open and partial views for residents of dwellings on the B5202 Knowsley Lane including Strawberry Cottage and partial views from Strawberry Lodge (refer to Viewpoints 3 and 4). There are potential partial and partial glimpsed views for residents of dwellings on Canrow Lane and potentially for a single dwelling on Mill Lane (refer to Viewpoints 10 and 14). Further views to the Site for residents in dwellings are truncated due to a combination of mature vegetation and built form.

Road Users

There are open and partial views to the Site for transient users of the local road network from portions of A580 East Lancashire Road, Ormskirk Road and the B5202 Knowsley Lane primarily in close proximity to the Site (refer to Viewpoints 1, 2, 3, 4, 6 and 7). There are also partial and partial glimpsed views from portions of Canrow Lane, Mill Lane and Kitling Road (refer to Viewpoints 6 and 10). Further views to the Site for road users are truncated due to a combination of mature vegetation and built form.

Public Rights of Way

There are open views across the Appraisal Site from Footpath KN|KN|11/1 within the Appraisal Site and also open and partial views from Footpath KN|KN|11/3 to the south east of the Site (refer to Viewpoints 5 and 10). There are also partial views from portions of Footpath KN|KN|12/1 to the east of the Site (refer to Viewpoint 9). Further views to the Site for users of public rights of way are truncated due to a combination of mature vegetation and built form.

Heritage Assets

There are potential partial glimpsed views to the Site from the northern boundary of the Knowsley Village Conservation Area along portions of Mill Lane (refer to Viewpoints 14 and 15). Further views from Heritage Assets are truncated due to a combination of mature vegetation and built form. It is noted that the registered Knowsley Park has limited public access to the area within the Study Area and there are not anticipated to be views from this area.

Open Space Users

There are limited partial glimpsed views from portions of Mill Lane public open space (refer to Viewpoint 15). Further views to the Site for open space users are truncated due to a combination of mature vegetation and built form.

Employees at Work

There are potential partial views to the Site for workers in the warehouse facility industrial facility to the west of the Site. Further views to the Site for employees at work are truncated due to a combination of mature vegetation and built form.

4.0 VISUAL BASELINE

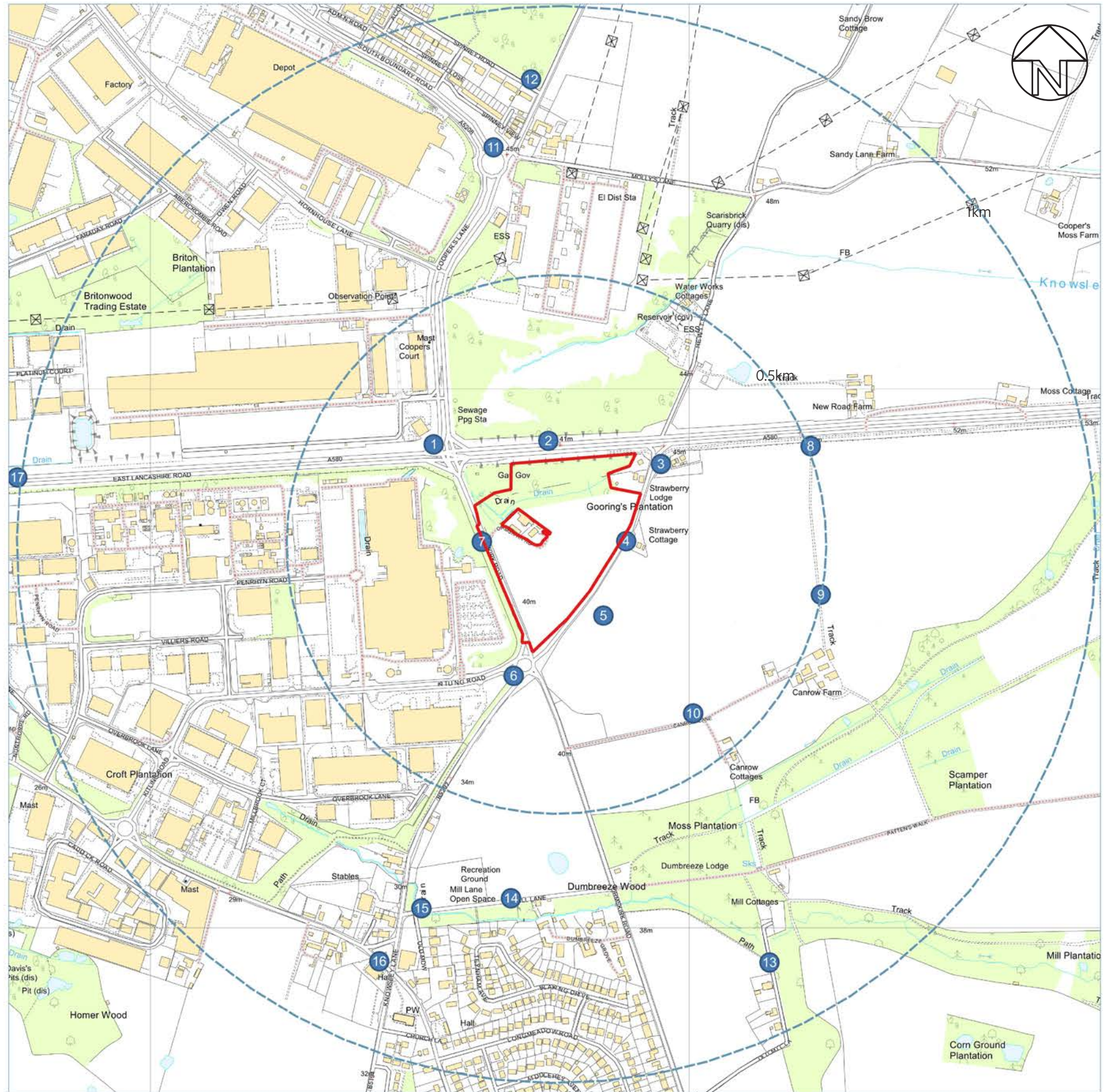


Figure 4.1 - Viewpoints - Close Range

4.0 VISUAL BASELINE

KEY

Site Boundary

0.5km

1km

1.5km

Viewpoints

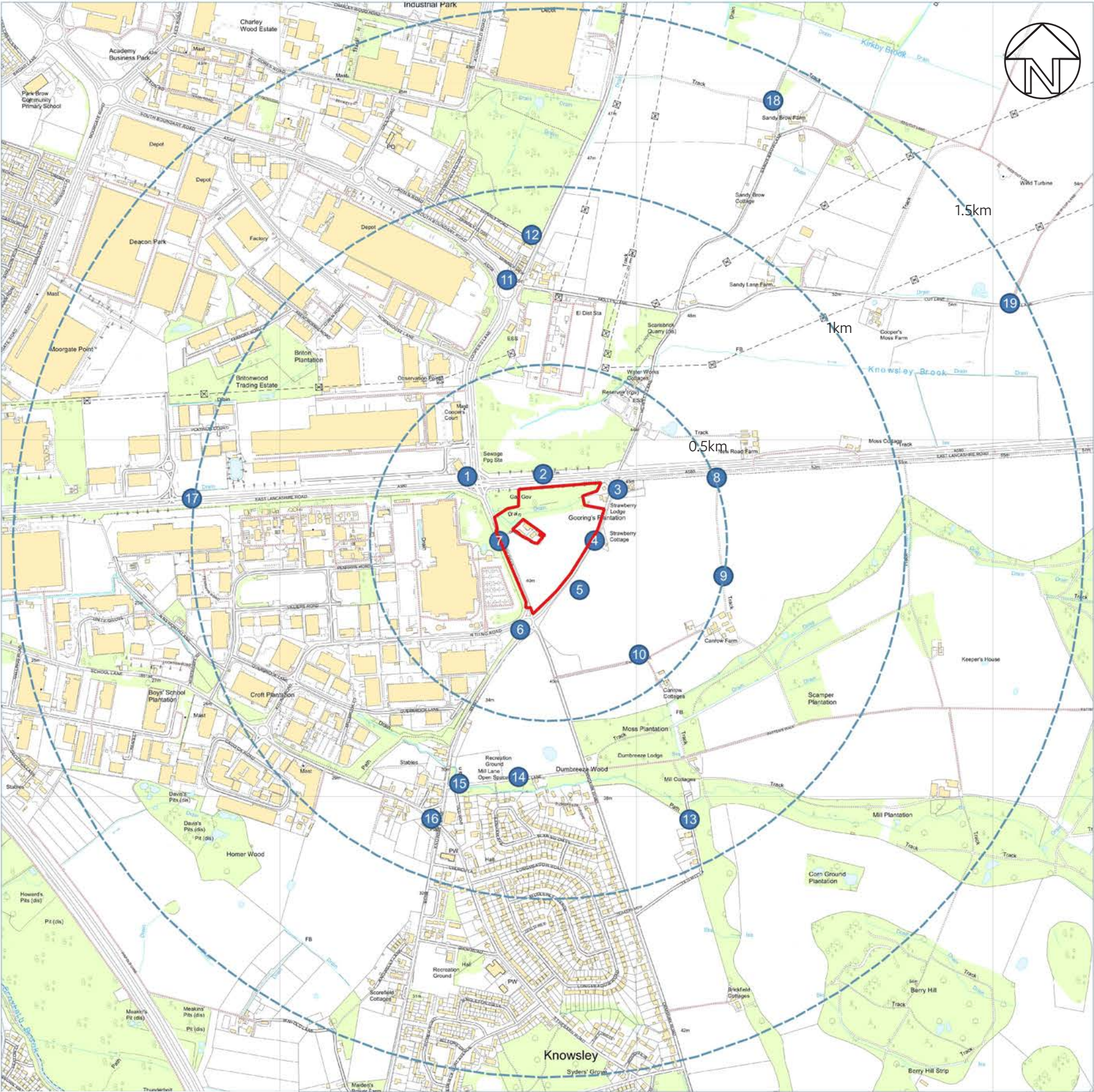


Figure 4.2 - Viewpoints

4.0 VISUAL BASELINE

Table 4.1 - Visual Receptors					
Viewpoint No.	Location	Viewing Direction	Distance to Site	Visual Receptor(s)	Visibility of Site
1	Junction of the A580 East Lancashire Road and Ormskirk Road	South east	~140m	Transient users of road network	Open and partial views
2	A580 East Lancashire Road	South	~30m	Transient users of road network	Open and partial views
3	B5202 Knowsley Lane	South west	~60m	Residents of dwellings, transient users of road network	Open and partial views
4	B5202 Knowsley Lane near Strawberry Cottage	West	~8m	Residents of dwellings, transient users of road network	Open views
5	Footpath KN KN 11/3 near the B5202 Knowsley Lane	North west	~45m	Transient users of the footpath network	Open and partial views
6	Junction of Ormskirk Road and the B5202 Knowsley Lane	North	~50m	Transient users of road network	Open, partial and partial glimpsed views
7	Ormskirk Road	East	Site Boundary	Transient users of road network	Open, partial and partial glimpsed views
8	A580 East Lancashire Road	South west	~330m	Transient users of the road and footpath network	Views are truncated
9	Footpath KN KN 12/1	West	~410m	Transient users of the footpath network	Partial views
10	Footpath KN KN 11/3 near Canrow Lane	North west	~300m	Transient users of the road and footpath network	Partial views
11	Coopers Lane	South	~595m	Transient users of road network	Views are truncated
12	Spinney Woods off Spinney Road	South	~710m	Visitors to the public open space, transient users of road network, residents of dwellings	Views are truncated
13	Junction of Old Mill Lane and Footpath KN KN 9/1	North west	~735m	Transient users of the road and footpath network, residents of dwellings	Views are truncated
14	Mill Lane	North	~465m	Transient users of road network	Partial glimpsed views

4.0 VISUAL BASELINE

Viewpoint No.	Location	Viewing Direction	Distance to Site	Visual Receptor(s)	Visibility of Site
15	Mill Lane public open space	North east	~520	Visitors to the public open space, transient users of road network	Limited partial glimpsed views
16	School Lane	North east	~635m	Transient users of the road network, residents of dwellings	Views are truncated
17	A580 East Lancashire Road	East	~850m	Transient users of the road network	Views are truncated
18	Bridleway KN KB 18/4	South west	~1175m	Transient users of the footpath network	Views are truncated
19	Footpath KN KB 15/1	South west	~1255m	Transient users of the road and footpath network	Views are truncated

4.0 VISUAL BASELINE



Viewpoint 1 - View looking south east towards the Appraisal Site from the junction of the A580 East Lancashire Road and Ormskirk Road. There are open and partial views to mature vegetation within the northern portion of the Site from this location. Further view to the central and southern portions of the Site are truncated by the intervening mature vegetation.



Viewpoint 2 - View looking south towards the Appraisal Site from A580 East Lancashire Road. Again, there are open and partial views to mature vegetation within the northern portion of the Site from this location. Further view to the central and southern portions of the Site are truncated by the intervening mature vegetation.

4.0 VISUAL BASELINE



Viewpoint 3 - View looking south west towards the Appraisal Site from the B5202 Knowsley Lane. There are open and partial views to mature vegetation within the north east corner of the Site from this location. Further views in to the interior of the Site are truncated due to the intervening mature vegetation and built form.



Viewpoint 4 - View looking west towards the Appraisal Site from the B5202 Knowsley Lane near Strawberry Cottage. There are open views across the southern and central portion of the Site. View are seen in the context of the mature vegetation in and adjacent to the Site and the existing warehouse facility to the west of the Site.

4.0 VISUAL BASELINE



Viewpoint 5 - View looking north west towards the Appraisal Site from Footpath KN|KN|11/3 near the B5202 Knowsley Lane. There are open views and partial views to parts of the southern and central portion of the Site including the existing mature vegetation and the ground plane. View are seen in the context of the mature vegetation in and adjacent to the Site and the existing warehouse facility to the west of the Site.



Viewpoint 6 - View looking north towards the Appraisal Site from the junction of Ormskirk Road and the B5202 Knowsley Lane. There are open views to the mature boundary vegetation within the Site from this location. There are also partial and partial glimpsed views to mature vegetation within the Site from this location. Further views in to the interior of the Site are truncated due to the intervening mature vegetation.

4.0 VISUAL BASELINE

Approximate extent of Appraisal Site



Viewpoint 7 - View looking east towards the Appraisal Site from Ormskirk Road. There are open views to the mature boundary vegetation within the Site from this location. There are also partial and partial glimpsed views to mature vegetation within the Site from this location. Further views in to the interior of the Site are largely truncated due to the intervening mature vegetation.

Approximate location of Appraisal Site



Viewpoint 8 - View looking south west towards the Appraisal Site from the A580 East Lancashire Road. Views to the Site are truncated due to the intervening mature vegetation.

4.0 VISUAL BASELINE



Viewpoint 9 - View looking west towards the Appraisal Site from Footpath KN|KN|12/1. There are partial views to parts of the southern portion of the Site including the existing mature boundary vegetation and the upper portions of mature vegetation within the Site. View are seen in the context of the mature vegetation in and adjacent to the Site and the existing warehouse facility to the west of the Site.



Viewpoint 10 - View looking north west towards the Appraisal Site from Footpath KN|KN|11/3 near Canrow Lane. There are partial views to parts of the southern portion of the Site including the existing mature boundary vegetation and the upper portions of mature vegetation within the Site. View are seen in the context of the mature vegetation in and adjacent to the Site, the electricity pylons in the vicinity and the existing warehouse facility to the west of the Site.

4.0 VISUAL BASELINE

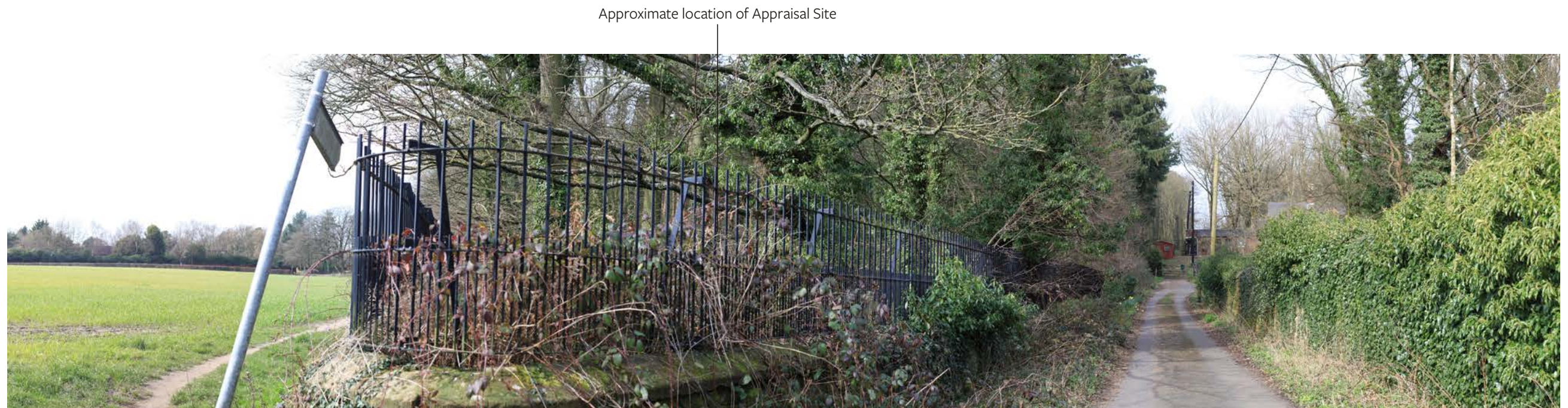


Viewpoint 11 - View looking south towards the Appraisal Site from Coopers Lane. Views to the Site are truncated due to the intervening mature vegetation.



Viewpoint 12 - View looking south towards the Appraisal Site from Spinney Woods off Spinney Road. Views to the Site are truncated due to the intervening built form.

4.0 VISUAL BASELINE



Viewpoint 13 - View looking north west towards the Appraisal Site from the junction of Old Mill Lane and Footpath KN|KN|9/1. Views to the Site are truncated due to the intervening mature vegetation.

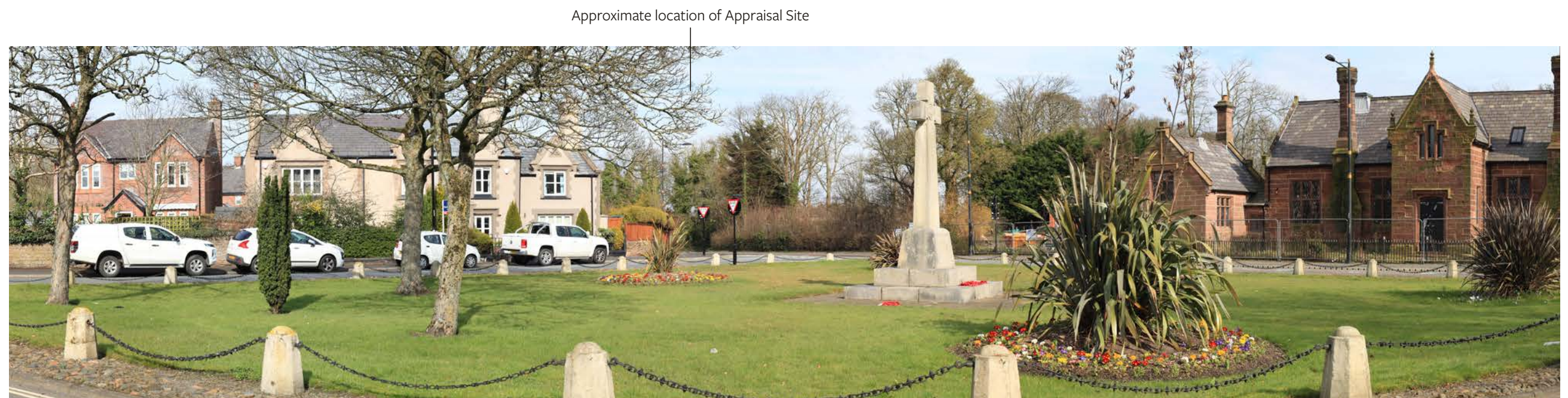


Viewpoint 14 - View looking north towards the Appraisal Site from Mill Lane. There are partial glimpsed views to the upper portions of mature vegetation in the Site. View are seen in the context of the mature vegetation local landscape, the electricity pylons in the vicinity, a wind turbine and the existing warehouse facility to the west of the Site.

4.0 VISUAL BASELINE



Viewpoint 15 - View looking north east towards the Appraisal Site from Mill Lane public open space. There are limited partial glimpsed views to the upper portions of mature vegetation in the Site. View are seen in the context of the mature vegetation local landscape, the electricity pylons in the vicinity, a wind turbine and the existing warehouse facility to the west of the Site.



Viewpoint 16 - View looking north east towards the Appraisal Site from School Lane. Views to the Site are truncated due to the intervening built form and mature vegetation.

4.0 VISUAL BASELINE

Approximate location of Appraisal Site



Viewpoint 17 - View looking east towards the Appraisal Site from the A580 East Lancashire Road. Views to the Site are truncated due to the intervening built form and mature vegetation.

Approximate location of Appraisal Site



Viewpoint 18 - View looking south west towards the Appraisal Site from Bridleway KN|KB|18/4. Views to the Site are truncated due to the intervening mature vegetation.

4.0 VISUAL BASELINE



Viewpoint 19 - View looking south west towards the Appraisal Site from Footpath KN|KB|15/1. Views to the Site are truncated due to the intervening mature vegetation.

5.0 LANDSCAPE STRATEGY

The physical appraisal of the Site, subsequent review of its constraints and opportunities and the requirements identified in the both the NPPF and local planning policies has led to the development of a conceptual outline masterplan. The following principles have been incorporated into the concept to reflect the Sites potential to support the proposed commercial development:

- The new development seeks to retain and utilise the existing mature trees and hedges to aid integration into the existing landscape. New tree planting, areas of native planting, hedge planting and species rich wildlife meadow are incorporated to reinforce the existing landscape structure within the Site and to create areas of native landscape buffer to sensitive boundaries such as the existing woodland and scrub to the north and to filter views from Knowsley Lane to the south;
- New warehouse buildings are located sensitively within the Site, avoiding the boundary with the Knowsley Lane to the south and will relate to the existing built form both within the site and to the adjacent portion of Knowsley Business Park to the west;
- The southern section of the Site is to be developed as a primarily car parking with a landscaped buffer / ecological link maintaining a degree of separation between the centrally located new warehouse buildings and Knowsley Lane to the south.

The landscape masterplan incorporates the landscape design concepts associated with the future development of the Site. The Site organisation has been developed to respond to the landscape constraints and opportunities and consider the Site's relationship with the existing landscape in order to minimise landscape and visual effects.



Figure 5.1 - Landscape Masterplan

6.0 APPRAISAL OF LANDSCAPE & VISUAL EFFECTS

Landscape Effects

The following paragraphs summarise the anticipated landscape effects as in respect of each main landscape receptor. The criteria for the determination of sensitivity and magnitude of landscape effects is set out in the methodology at Appendix 1.

Landscape Character

At a national and regional level, the anticipated landscape effect of the future development of the Site are anticipated to be negligible and entail negligible change to the existing landscape. At a local level however, a greater impact on landscape character is present.

The development of the Site will maintain much of the existing green infrastructure particularly along the Site boundaries where possible. Development will be comparable in terms of scale and density with the adjacent industrial estate to the west of the Site. Notwithstanding this, areas of the Site would have direct, long term changes in terms of the impact on their character. As such potential effects are anticipated to be Slight adverse. Effects will reduce over time as the proposed enhancement of the existing landscape structure matures.

At the local level, the Appraisal identifies that the key issues to address are the generally poor condition and loss field boundaries including hedgerows, trees and ancient field boundaries which are characteristic of the existing landscape character. The development proposals seeks to address this issue through considering the recommendations made for the enhancement of the landscape features within the area. The Proposals will seek to retain and reinforce the existing vegetation framework; maintain the existing field pattern through the retention of boundary features and containing development within the historic field boundaries. The proposals will establish a new framework of native planting combining significant interconnecting biodiverse links with new tree planting, which will create a strong landscape framework to the development. New planting will be native, characteristic of the area and of local provenance where practical.

Landscape Features and Vegetation

The Site has a significant degree of tree cover, particularly to the northern portions of the Site. The existing vegetation within the Site consists of an area of broad leaved woodland, mature individual trees, scrub and mature boundary hedgerows. The sensitivity of the Appraisal Site to change is considered to be Medium, since it currently comprises primarily poorly managed vegetation and

has scope for rationalisation and improved maintenance and management.

The development proposals will require a degree of tree removal across the Site to accommodate a new access road and the industrial units. However, considering the proposed tree planting within the Site and the predominately native planting palette, the anticipated magnitude of effects on this resource are considered overall to range from Small to Medium.

Whilst it is anticipated that there will be a localised negative effect within the Site and in consideration of the new native tree planting infrastructure, which will maintain the longevity of the existing tree stock, effects would be Moderate to the existing Site resource in the long term. There is the opportunity to replace none native tree species to improve the proportion of native tree stock within the Site. The magnitude of effect is therefore anticipated to be Small resulting in an overall Moderate to Slight significance of effect in terms of landscape features and vegetation.

Public Rights of Way

There is an existing PROW which traverses the Appraisal Site, Footpath KN|KN|11/1. This PROW is considered to be of High overall sensitivity in landscape terms. The proposed development seeks to positively incorporate this PROW into the design of the scheme, in consideration of retained landscape features and the proposed Site layout, new green infrastructure and framed views. It is therefore considered that, in landscape terms, the proposals would give rise to a Small overall magnitude of effect.

Heritage Assets

The existing Listed Buildings within the study area are physically and visually separated from the Appraisal Site and would not be effected by any future development proposals.

Policy Compliance

The proposed development is allocated under Policy SUE1 Sustainable Urban Extensions and Safeguarded Land of the adopted Local Plan Core Strategy. As such, the proposals have considered and positively responded to the requirements of Policies SUE2, CS8 and CS21 of the Core Strategy. Proposals include the provision and retention of large areas of open space and green infrastructure especially to the north, south and west of the Site which incorporate new native trees and enhanced native scrub planting, focusing development away from the more sensitive areas of the Site to the south and through the provision of footpath links through the Site to the wider Public Rights of Way network.

The Site will not have an adverse affect on the setting of any local Scheduled Monuments, Registered Historic Parks and Gardens, Listed Buildings or Conservation Areas in accordance with Core Policy CS20 and saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan.

Overall Conclusions on Potential Landscape Effects

In overall terms, the proposed development of the Appraisal Site would give rise to some Negligible and Slight effects on landscape character and Moderate to Slight effects on landscape features and vegetation at the Site level. It is therefore considered that the development of the Site would not constitute an overall significant or unacceptable environmental effect.

6.0 APPRAISAL OF LANDSCAPE & VISUAL EFFECTS

Visual Effects

The following paragraphs summarise the visual effects in respect of each identified category of visual receptor. The criteria for the determination of sensitivity and magnitude of visual effects are set out in the methodology at Appendix 1.

Residents of Dwellings

Anticipated views towards the Appraisal Site from residential properties within the study area are largely limited to those in within and in close proximity to the south of the Site where there are the potential for open and partial views from a small number of dwellings on the B5202 Knowsley Lane and more distant, partial and partial glimpsed views for a small number of residents on Canrow Lane and potentially a single dwelling on Mill Lane (refer to Viewpoints 3, 4, 10 and 14). There are no further views to the Appraisal Site from dwellings within the study area.

Residential receptors are considered to be of High sensitivity, and the magnitude of effect of the potential development of the Site on this visual receptor are considered to range from Medium for the dwelling within the Site (outside of the Site boundary) and Strawberry Cottage immediately adjacent to the southern boundary to Negligible for dwellings at greater distance, leading to an overall Major / Moderate to Minimal significance of effect on residents largely in close proximity to the Site, depending upon their distance and orientation to the Appraisal Site.

Users of Public Rights of Way

The principle views of the proposed development from users of Public Rights of Way will be from the route which traverses the Site, Footpath KN|KN|11/1 and also Footpath KN|KN|11/3 in close proximity to the Site's southern boundary (refer to Viewpoint 5). For visual receptors along these routes, the proposals would form a new built elements within the view, and would comprise an overall Medium magnitude of effect for footpath users in the Site reducing to Small for users to the south. Since users of PRoW are considered to be High sensitivity receptors, the overall significance of effect is considered to be range from Major / Moderate for footpath users within the Site and Moderate for users of

Footpath KN|KN|11/3 to the south.

Views towards the proposed development from users of PRoW at greater distances are often partially or entirely screened by intervening landform or vegetation, resulting in overall magnitudes of effect of either Negligible or None. The overall significance of effect on these visual receptors is therefore considered to be Minimal or None.

Road Users

Views towards the Site from road users are largely reserved to those routes in immediate proximity to the Site primarily from portions of A580 East Lancashire Road to the north, Ormskirk Road and the B5202 Knowsley Lane in close proximity to the Site (refer to Viewpoints 1, 2, 3, 4 and 7). There are also partial and partial glimpsed views from portions of Canrow Lane, Mill Lane and Kitling Road (refer to Viewpoints 6 and 10). Road users, as visual receptors, are considered to be of Low overall sensitivity. The potential development of the Site is considered to give rise to a Small magnitude of effect resulting in Minor overall effects to road users in close proximity to the Site, ranging to Negligible effects for road users at greater distances.

Employees

There are anticipated to be potential limited partial views to the Appraisal Site for employees of the Warehouse Units within the Knowsley Industrial Estate to the immediate west of the Appraisal Site. The sensitivity of the employees as visual receptors is considered to be Low. The overall significance of effect on employees in close proximity to the Site's eastern boundary is therefore considered to be Negligible.

Heritage Assets

There are potential partial glimpsed views to the Site from the northern boundary of the Knowsley Village Conservation Area along portions of Mill Lane (refer to Viewpoints 14 and 15). Receptors visiting the Conservation Area are considered to be of High sensitivity, and the magnitude of effect of the development of the Site on this visual receptor are considered to be Negligible, leading to an overall Minimal significance of effect on these receptors.

Public Open Space

There are limited views towards the Appraisal Site from Mill Lane public open space to the south (refer to Viewpoint 15). There are no further views to the Appraisal Site from areas of Public Open Space within the study area. The sensitivity of Public Open Space users as visual receptors is considered to be High. The overall significance of effect on users of Mill Lane public open space is considered to be Minimal for users of the park.

Overall Conclusions on Visual Effects

The potential development of the Site is therefore considered to have a range of Negligible to Major / Moderate effects on visual receptors within the study area, primarily for receptors in close proximity to the Site. Effects are anticipated to reduce over time as the proposed planting matures.

7.0 CONCLUSIONS

This Landscape and Visual Appraisal (LVA) has been prepared on the Third Edition of the Guidelines for Landscape and Visual Impact Assessment by the Landscape Institute and the Institute of Environmental Management and Assessment (Routledge, 2013). The appraisal of the Site at Ormskirk Road, Knowsley has been carried out to inform the landscape design response to the outline development proposals in consideration of the landscape and visual issues, current planning policy and emerging guidance.

A review of the landscape designations and planning policy at the national, regional and local level has been carried out. There are no landscape, ecological or heritage designations which directly cover the Site. The Site has been identified in the Local Plan Core Strategy as an area allocated for development. The Site topography is generally flat lying on the north west face of a minor ridge. The Site is currently largely in agricultural use, with an area of managed grassland comprising the Site's southern portion. The Site is bound by an area of woodland to the north. A number of mature individual trees and hedgerows lie within the Site, typically associated with the Site boundaries.

Open and partial views into the Site are available from the B5202 Knowsley Lane A580 East Lancashire Road, Ormskirk Road and Footpath KN|KN|11/1 within and in close proximity to the Site. Open and partial views are possible from a small number of residential properties within (outside of the Site boundary) and in close proximity to the Site. At greater distances, further views are largely truncated by built form or mature vegetation and form a small part of wider views. Where views are available they are seen within the context of the built form of the adjacent industrial estate and as a small part of wider views.

The proposed development has been laid out to largely retain the existing landscape features including mature boundary trees, hedges and the most sensitive parts of the Site, addressing the current local policy. Hedges and boundary vegetation will be enhanced with additional tree planting, native shrubs and hedges where appropriate. In response to the visibility of the southern areas of the Site the layout has developed to locate the significant built form within the central and northern portions of the Site in order to reduce the amount of development within this sensitive area. Effects are anticipated to reduce over time as the proposed planting matures.

Moderate to Slight adverse effects are anticipated in relation to the loss of the vegetation within the Site. Slight to Negligible adverse effects are anticipated to landscape character. These effects will be borne in an area that has an existing relationship with the adjacent industrial estate to the west and will largely be offset by the new landscape scheme.

In summary, the proposed development will sit within the existing landscape character without causing significant harm. New tree planting is to be considered for long term replacement ensuring the longevity and vigour of the existing vegetation is maintained on Site.

APPENDIX 1 – LANDSCAPE AND VISUAL APPRAISAL METHODOLOGY

Guidance and Publications

This appraisal has been carried out in light of the latest relevant guidance as set out in ‘Guidelines for Landscape and Visual Impact Assessment’ (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment (2013), and ‘Landscape Character Assessment: Guidance for England and Scotland’ published by the Countryside Agency and Scottish National Heritage (2002). These documents do not set out a prescriptive approach to how assessments or appraisals should be undertaken, but rather identify key principles and good practice.

Whilst this methodology refers to landscape appraisals, the same general principles are also applicable in townscape settings. Further guidance on townscape appraisal is given at page 74 of GLVIA3 (2013).

The following guidelines and publications have also been considered when producing this appraisal:

- ‘Seeing the History in the View: A Method for Assessing Heritage Significance within Views’ (English Heritage; 2011);
- ‘The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)’ (Historic England; 2017); and
- ‘Visual Representation of Development Proposals - Technical Guidance Note 06/19’ (Landscape Institute; 2019).

The appraisal comprises the following stages:

- A summary of the relevant aspects of extant and emergent landscape planning policies;
- A definition the scope of the appraisal, Site reconnaissance and desktop background research;
- A description of the existing conditions in respect of the landscape baseline (dealing with matters of current landscape character and existing landscape resources), and the visual baseline (dealing with matters relating to the visibility of the Appraisal Site);
- Summary of key landscape and visual sensitivities relating to the Appraisal Site and surrounding land;

- A description of the development proposed on the Appraisal Site;
- An appraisal of landscape effects; and
- An appraisal of visual effects.

Baseline Appraisal Methodology

The following specific desk-based tasks have been undertaken:

- A review of the planning policy relevant to the Appraisal Site;
- A review of any existing landscape character appraisals relating to the study area;
- A review of landscape designations from the English Heritage database and local authority sources; and
- Identification of landscape character and key landscape elements.

The baseline description in this appraisal comprises two separate elements:

- a. Landscape Baseline; and
- b. Visual Baseline.

In this appraisal, a distinction has been drawn between the study area and the Appraisal Site. The Appraisal Site is the area proposed for development whilst the study area takes in the wider surrounds of the Appraisal Site. The determination of the study area has been informed by desk top studies of maps and aerial photographs to assess how topography, vegetation and built form in the area surrounding the Site were likely to control views towards the Appraisal Site.

This work was followed by Site visits to determine the potential visibility of the Appraisal Site. The study area boundaries were then set to ensure that all relevant areas of potential visibility were assessed. In general terms, it is assumed that the extent of visibility of the Appraisal Site (and ultimately of proposed development upon it) will not exceed a 1.5km radius.

The Landscape Baseline

The Landscape Baseline comprises two elements; the existing Landscape Character and the existing Landscape Resource.

Landscape Character is defined in 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.”* As such, character is influenced by the physical constituent components of the landscape including geology, soils, topography, vegetation, water features, land utilisation and built elements. Landscape Character Appraisal is the process of identifying variation and change in the landscape and using that information to assist in managing future landscape change (arising from development or other factors). Landscape Character Appraisals – at differing scales – have typically been prepared by, or on behalf of, national and local government or agencies, and provide a starting point for the consideration of landscape character. As a generality, the more detailed the existing Landscape Character Appraisal, the more relevant it will be to the specific Appraisal Site and/or the development proposal. There are four main levels at which landscape character appraisal has been, or may be carried out, as follows:

- a. National Level (the National Character Area Profiles prepared by Natural England);
- b. Regional Level (typically produced for Natural England or a regional grouping of local authorities);
- c. Local Authority Level (normally at a County, or District level, or for a number of Districts (or specific parts thereof)); and
- d. Local Level (typically of a settlement or a group of settlements within a local authority).

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In addition to referencing these published documents, a local level character appraisal of the Appraisal Site and its surrounding has been undertaken which describes, in summary, the following elements:

- a. Existing Land Use;
- b. Adjoining Land Uses;
- c. Topography;
- d. Vegetation;
- e. Water Features; and
- f. Public Rights of Way.

The Landscape Resource baseline considers two separate aspects; landscape condition – the physical state of the landscape – and landscape value – how different areas of landscape are valued by society. The following criteria have been used to categorize landscape condition, which is described in the appraisal text. The typical examples given provide an indication of the likely landscape condition but it does not necessarily follow that because a Site is within a specific designated area that the categorisation of landscape condition will automatically follow; much will depend on specific Site conditions.

Table 1: Landscape Condition		
Category	Criteria	Typical Example
Exceptional	i. Strong landscape structure, characteristic patterns, balanced combination of landform and landcover; ii. Appropriate management for land use and landcover; iii. Distinct features worthy of conservation; iv. Sense of place; v. No/ negligible detracting features.	Internationally or Nationally recognised e.g. all or the great majority of which would be World Heritage Site, National Park or AONB.
High	i. Strong landscape structure, characteristic patterns, balanced combination of landform and landcover; ii. Appropriate management for land use and landcover but potentially scope to improve; iii. Distinct features worthy of conservation; iv. Sense of place; v. Occasional detracting features.	Nationally or Regionally recognised e.g. parts of National Park or AONB, all or the great majority of AGLV.

Good	i. Recognisable landscape structure, characteristic patterns and combinations of landform and cover are still evident; ii. Scope to improve management for land use and landcover; iii. Some features worthy of conservation; iv. Sense of place; v. Some detracting features.	
Ordinary	i. Distinguishable landscape structure, characteristic ii. Patterns of landform and landcover often masked by land use; iii. Scope to improve management of vegetation; iv. Some features worthy of conservation; v. Some detracting features.	
Poor	i. Weak landscape structure, characteristic patterns of landform and landcover are often masked by land use; ii. Lack of management and intervention has resulted in degradation; iii. Frequent detracting features.	
Very poor	i. Degraded landscape structure, characteristic patterns and combinations of landform and landcover are masked by land use; ii. Lack of management / intervention has resulted in degradation; iii. Extensive detracting features.	
Damaged	i. Damaged landscape structure; ii. Disturbed or derelict land requires treatment; iii. Detracting features dominate.	
Derelict	i. Land so damaged by industrial or other development that it is incapable of beneficial use without treatment.	

The following criteria have been used to categorise the landscape value of the Site. The categories of Exceptional and High are informed directly by reference to development plan documents; the other categories entail a judgement in respect of the attributes of the area / locality or may be informed by published landscape character appraisals.

Table 2: Landscape Value			
Value	Typical Criteria	Typical Scale	Typical Example
Exceptional	Very high importance (or Quality) and Rarity. No or extremely limited potential for substitution.	International, National.	World Heritage Site, National Park or AONB.
High	High Importance (or Quality) and Rarity. Limited potential for substitution.	National, Regional, Local	National Park, AONB, AGLV, ALLI
Good	Medium Importance (or Quality) and Rarity. Limited potential for substitution.	Regional, Local	Undesignated but value perhaps expressed through non-official publications or demonstrable use.
Ordinary	Low Importance (or Quality) and Rarity.	Local	Areas identified as having some redeeming feature or features and possibly identified for improvement.
Poor	Low Importance (or Quality) and Rarity.	Local	Areas identified as having few redeeming features and lots of scope for improvement.
Very poor	Low Importance (or Quality) and Rarity.	Local	Areas identified for recovery.

From these separate appraisals of landscape character and the landscape resource, the overall sensitivity of landscape receptors – defined as those aspects of the landscape that have the potential to be affected by the proposed development - is determined.

The Visual Baseline

The extent of visibility of the Appraisal Site, and of the proposed development, is determined by the buildings/development surrounding the Site, as well as by existing vegetation and topography. An initial appraisal was made, using OS mapping and aerial photographs of potential locations from where the Appraisal Site might be seen by visual receptors - defined as individuals or groups who have the potential to be affected by the proposal. Potential locations that are identified include residential and commercial properties, roads, PROW, and areas of public open space/ recreational land.

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A field visit was carried out in March 2022. The Site was viewed from the surrounding area from a range of locations, including those identified through the desk study and other locations that became apparent from the field appraisal. At the time of the field appraisal vegetation was not in leaf and thus visibility in winter months – i.e. usually taken to be the ‘worst case’ - was assessed. In the appraisal the potential visual receptors are identified on plan and described in tabular form, which categorizes the receptor by type (i.e. residential property etc.) and distance from the edge of the Appraisal Site (using the terms set out in Table 3).

Table 3: Distance of Views	
Distance of Views	Definition
Adjoining	On the edge of the Appraisal Site
Close	Less than 250m from the edge of the Appraisal Site
Middle	From 250m to 500m from the edge of the Appraisal Site
Long	500m or greater from the edge of the Appraisal Site

From the field appraisal, a number of viewpoints have been identified which are representative of visual receptors in proximity. The viewpoints selected essentially cover three types of views:

- Representative viewpoints: typical of a particular type of visual receptor, e.g. certain points along a PROW;
- Specific Viewpoints: a key or promoted viewpoint within the landscape possibly related to local visitor attractions or associated with a designated landscape or a cultural landscape; and
- Illustrative Viewpoints: where a particular effect may only be available from certain locations.

Not all of these types of viewpoints will necessarily be present or need to be considered in all appraisals. Generally, but not exclusively, the majority of viewpoints identified will be representative viewpoints. All of the viewpoints identified are public viewpoints. Whilst private locations, such as houses, were not visited during the field appraisal, an appraisal of the likely views from these properties and their visual context was made from nearby locations.

Viewpoint locations are shown in plan form and the views available from the selected viewpoints shown as photographs in the appraisal.

Appraisal of Landscape and Visual Effects – General Approach

As defined in GLVIA3, landscape effects are those effects on the landscape as a resource in its own right, and visual effects are those effects on specific views and on the general amenity as experienced by people. The judgement made in respect of both landscape and visual effects is a combination of an appraisal of the sensitivity of the receptor against the magnitude of the landscape or visual effect.

The judgement to be made in respect of sensitivity is a combination of the susceptibility of those receptors to the specific change occasioned by the proposed development (for both landscape and visual receptors) along with the value attached to that receptor (again for both landscape and visual receptors). Similarly, the judgement to be made in respect of the magnitude of landscape and / or visual effects is derived from a combination of the size or scale of the effect(s); the duration of the effect(s); and whether such effect(s) is / are reversible (or not). The appraisal of landscape and visual effects give rise to separate considerations and these are set out in more detail below.

Appraisal of Landscape Effects

In respect of the judgment to be made of the sensitivity of landscape receptors, the susceptibility to specific change for each landscape receptor is categorized as set out in the following tables.

Table 4: Susceptibility of Landscape Receptors to Change			
Receptor	Susceptibility of Receptor to Change		
	High	Medium	Low
Landscape Character	A highly distinctive and coherent landscape character, with an absence of detracting or intrusive elements. Low or no capacity to accept change.	Distinctive character, with a general consistency, notwithstanding the presence of some detracting or intrusive elements. Some capacity to accept change.	Mixed character, where there is a lack of coherence and detracting or intrusive elements have become dominant or have eclipsed original character. Significant capacity to accept change.

Designated Areas	National designated Landscape such as National Park and AONB	Local landscape designations (e.g. AGLV/Areas of Local Landscape Importance (ALLI) (or similar)	Not designated
Landscape Features	Largely or completely intact, in good condition	Largely in moderate condition – may be in process of improvement	Undesignated but value perhaps expressed through non-official publications or demonstrable use.
Aesthetic / Perceptual Aspects	Recognised formally as a coherent area/ feature of aesthetic attraction	Some areas/ features of aesthetic attraction	Not noted for aesthetic qualities

The value for each landscape receptor is taken from Table 2 above. The overall sensitivity of each receptor is then categorised on a High/ Medium/ Low/ Negligible basis. In respect of the magnitude of landscape effects, Table 5 sets out the judgements to be made, and the categories adopted in respect of the separate considerations of scale, geographic extent, duration.

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Table 5: Magnitude of Landscape Effects				
Type of Effect	Magnitude of Effects			
Size/Scale	Major	Moderate	Minor	Negligible / None
	Total loss of, or major alteration to key elements/ features/ characteristics of the Site and/ or the introduction of elements totally uncharacteristic to the receiving landscape	Partial loss of or alteration to one or more key elements/ features/ characteristics of the Site and/ or introduction of elements that would be evident, but not necessarily uncharacteristic to the receiving landscape	Limited loss of or alteration to one or more key elements/ features/ characteristics of the Site and/ or introduction of elements characteristic with the receiving landscape.	Very minor or no loss or alteration to one or more key elements/ features/ characteristics of the Site and/ or introduction of elements characteristic within the surrounding landscape – approximating to a “no change” situation.
Geographic Extent	Extensive	Major	Localised	Restricted
	Effects would be experienced over many landscape character types or area	Effects would extend over the major part of the landscape character type or area	Effects would be confined to the immediate setting of the Appraisal Site	Effects would not extend beyond the Appraisal Site
Duration	Long	Medium	Short	Construction Stage
	Over 15 years after completion of construction works	5-15 years after completion of construction works	0-5 years after completion of construction works	Restricted to construction stage (explain likely length of construction and any key stages)

The overall magnitude of landscape effects is then described on the basis of professional judgement on a High / Medium / Low / Negligible basis. The separate appraisals in respect of sensitivity and magnitude have been drawn together in the appraisal in a single tabular form. An overall conclusion in respect of landscape change – the likely significant landscape effects - is set out in the appraisal text. That overall conclusion is expressed by reference to the terms set out in the matrix at Table 6, showing the interrelationship between sensitivity of the landscape receptor and the magnitude of landscape effect. The principal conclusions deriving from the tabular presentation are then summarised in the appraisal text.

Table 6: Landscape Effects				
Magnitude of Effect	Sensitivity of Receptor			
		High	Medium	Low
	Large	MAJOR	MAJOR/ MODERATE	MODERATE
	Medium	MAJOR/ MODERATE	MODERATE	MINOR
	Small	MODERATE	MINOR	NEGLIGIBLE
	Negligible	MINOR	NEGLIGIBLE	NEGLIGIBLE
	None	NEUTRAL	NEUTRAL	NEUTRAL

In Table 6 the terms used to describe overall landscape effects are taken to have the following meanings, particularly in respect of the purpose of the Appraisal to identify likely significant environmental effects:

- Major: Would fundamentally change the existing landscape and would thus constitute a significant environmental effect.
- Major / Moderate: Would substantially change the existing landscape and would thus constitute a significant environmental effect.
- Moderate: Would bring about some change to the existing landscape but would not constitute a significant environmental effect.
- Minor: Would entail only limited change to the existing landscape and would not constitute a significant environmental effect.
- Negligible: Would entail negligible change to the existing landscape and would not constitute a significant environmental effect.
- Neutral: Would be approximate to a no-change situation.

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Appraisal of Visual Effects

In respect of the judgment to be made of the sensitivity of visual receptors, the susceptibility to specific change for each landscape receptor is categorised as set out below.

Table 7: Susceptibility of Visual Receptors to Change		
Type of Visual Receptor	Susceptibility of Specific Change	Notes
Residential Property	High	Residential properties are considered the most sensitive of potential visual receptors and are thus accorded a High susceptibility. It is an established tenet that the planning system does not serve to protect private interests; the issue is not whether owners and occupiers of neighbouring properties would experience financial or other loss (including visual effect) from a particular development but whether such development would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest. Thus, in seeking to assess the visual effects of development account should be taken of the effects on residential property, but it is pertinent to note that purely private interests may carry less weight than public interests.
Commercial Property / Places of Employment	Low to Medium	Indoor workers are likely to have a Low susceptibility; outdoor workers (e.g. in agriculture) a Medium susceptibility.
Public Roads	Low to Medium	The degree of susceptibility will vary according to the nature of the road and its primary purpose for users. Motorways and trunk roads are taken to have a Low susceptibility; A class roads a Low to Medium susceptibility, and all other roads a medium susceptibility.
Public Rights of Way / Cycleways	High	The degree of susceptibility will vary according to the nature of the PRoW and its primary purpose for users. Bridleways and PRoW designated locally as specific routes are taken to have a High susceptibility.

Informal Paths	Medium to High	Informal paths have been taken to have a Medium to High susceptibility.
Public Open Space	High	Users of areas of POS are likely to be at leisure, and thus such areas are taken to have a High susceptibility.
Cultural Heritage Sites	High	Users of areas of cultural heritage sites are likely to be at leisure, and thus such areas are taken to have a High susceptibility.
Recreational Land	Medium	Users of recreational land are likely to be at leisure but are taken to be focussed primarily on the recreational activity, and thus such areas are taken to have a Medium susceptibility.

The value of views is categorized as set out below:

Table 8: Criteria for Value of Views	
Magnitude	Criteria
High	A unique or identified view (e.g. shown as such on OS map or marked on a tourist map) or one noted in literature
Medium	A typical and/ or representative view from a particular receptor type
Low	Undistinguished or unprepossessing view

In respect of the magnitude of visual effects, Table 9 below sets out the judgements to be made, and the categories adopted in respect of the separate considerations of scale, geographic extent, duration, and reversibility.

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Table 9: Criteria for Determination of Visual Effect				
Type of Effect	Magnitude of Effects			
Size/Scale	Major	Moderate	Minor	Negligible / None
	The proposals form a significant and immediately apparent part of the view that will change its overall character.	The proposals will form a visible and recognisable new element within the overall view and will be readily noticed by the observer.	The proposals constitute only a minor component of the wider view, which might be overlooked by the casual observer. Awareness of the proposals will not have a marked effect on the overall quality of the view.	Only a very small Part (or no part) of the proposal will be discernible and / or it will be at such a distance that it will be scarcely appreciated, and consequently it will have very little/ no effect on the view.
Geographic Extent	Extensive	Major	Localised	Restricted
	Effects would affect all the visual receptor/ and/ or would be seen at close distance.	Effects would extend over the major parts of the visual receptor and/ or would be seen at medium distance.	Effects would be confined to part/s of the visual receptor and/ or would be seen at long distance.	Effects would be confined to edges of/ glimpse views from the visual receptor and/ or would be seen at long distance.
Duration	Long	Medium	Short	Construction Stage
	The visual effect, even considering mitigation works, will still obtain 15 years after completion of construction works	The visual effect, taking into account mitigation works, will obtain for between 5-15 years after completion of construction works	The visual effect, taking into account mitigation works, will obtain for up to 5 years after completion of construction works	Restricted to construction stage (explain likely length of construction and any key stages)
Reversibility	Irreversible		Reversible	
	The development will entail a permanent effect on the view.		If the development was de-constructed/ demolished the existing view (i.e. without development) would be returned.	

The overall magnitude of visual effects is then described on the basis of professional judgement on a High / Medium / Low / Negligible basis. The separate appraisals in respect of visual sensitivity and magnitude have been drawn together in the appraisal in a single tabular form. An overall conclusion in respect of visual change – the likely significant visual effects - is set out in the appraisal text. That overall conclusion is expressed by reference to the terms set out in the matrix at Table 10, showing the interrelationship between sensitivity of the visual receptor and the magnitude of visual effect. The principal conclusions deriving from the tabular presentation are then summarised in the appraisal text.

Table 10: Visual Effects				
Magnitude of Effect	Sensitivity of Receptor			
	High	Medium	Low	
	Large	MAJOR	MAJOR/ MODERATE	MODERATE
	Medium	MAJOR/ MODERATE	MODERATE	MINOR
	Small	MODERATE	MINOR	NEGLIGIBLE
	Negligible	MINOR	NEGLIGIBLE	NEGLIGIBLE
None	NEUTRAL	NEUTRAL	NEUTRAL	

In Table 10 the terms used to describe overall visual effects are taken to have the following meanings, particularly in respect of the purpose of the Appraisal to identify likely significant environmental effects:

- Major: Would fundamentally change the existing view and would thus constitute a significant environmental effect.
- Major/ Moderate: Would substantially change the existing view and would thus constitute a significant environmental effect.
- Moderate: Would bring about some change to the existing view but would not constitute a significant environmental effect.
- Minor: Would entail only limited change to the existing view and would not constitute a significant environmental effect.
- Negligible: Would entail negligible change to the existing view and would not constitute a significant environmental effect.
- Neutral: Would be approximate to a no-change situation.

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Overall Appraisal of Landscape and Visual Effects

The separate conclusions in respect of likely significant landscape and visual (as described above) are set out in the appraisal text.

in the document 'Visual Representation of Development Proposals - Technical Guidance Note 06/19' (Landscape Institute; 2019);

Visual Baseline Conditions

The following specific desk-based tasks have been undertaken:

- Consultation with the local planning authority within the detailed study area, regarding methodology, key views and viewpoint locations.
- Identification and field appraisal of potential receptors within the visual envelope and an appraisal of their sensitivity.
- Appreciation of the nature and importance of existing views experienced by the identified receptors.

The visual appraisal involved an initial desk-based review of OS mapping to establish the wider context within which views initially appear to be set, followed by Site surveys to establish the form and nature of specific views and the role of the proposed development area in such views. The Site survey was informed by the computer generated ZTV mapping which indicates where the development may be visible from.

Methodology for Preparation of Photographs

The Site survey includes a photographic record of the viewpoints. At each of the viewpoints the following details are recorded;

- The grid reference (of the viewpoint);
- The viewer height (measured to the lens of the camera);
- The date (of survey);
- The distance to the development (from the viewpoint).

The photographs have been taken using a digital SLR camera with a 50mm fixed focal length lens, giving a focal length equivalent to 75mm on a 35mm film camera. The photographs were taken in accordance with guidance outlined

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