

Maro Developments Ltd.

Mercury 62

Environmental Statement Addendum

Full Planning Application for Employment Uses

March 2023

Prepared for
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Non-Technical Summary

A full planning application (ref. 22/00587/FUL) for an employment development on land off Cronton Road, Prescott (known as Mercury 62) was submitted to Knowsley Metropolitan Borough Council ("KMBC") in September 2022. The planning application was accompanied by an Environmental Statement ("ES") (known as the September 2022 ES). At the time of writing, the planning application is awaiting to be determined by the Council.

The September 2022 ES presented the findings of the Environmental Impact Assessment works undertaken by the Applicant's design team with the objective of identifying and mitigating any potentially significant environmental effects. The ES documents provided with the September 2022 application can be accessed using the following link:

<https://planapp.knowsley.gov.uk/online-applications/search.do?action=simple&searchType=Application>

Since the application was submitted, it has been agreed with KMBC that an ES Addendum would be prepared to include a Landscape and Visual Impact Assessment. This forms the principal reason for the preparation of the Addendum. In addition, a series of clarification matters which have been discussed with Officers is also set out for context. The ES Addendum constitutes additional environmental information as defined by the 2017 EIA Regulations (SI2017/571) and this March 2023 ES Addendum has been prepared on this basis.

A series of consultation responses have been received during the determination period of the application, including:

- National Highways.
- Merseyside Environmental Advisory Service.
- Environmental Health Officer.
- United Utilities.
- Arboricultural Officer.
- Natural England.
- Fire Department.
- Coal Authority.
- Environment Agency.

A review and response to each of these consultation responses is provided within the main body of the assessment, specifically Chapter 2.

There have been no changes to the site boundary, application plans or quantum of development since submission of the planning application in September 2022. The following assessment provides a review of the Landscape and Visual Impact Assessment findings.

Landscape and Visual

A detailed Landscape and Visual Impact Assessment is presented at Chapter 10 within the main body of the ES Addendum. A baseline assessment has been undertaken which has identified the following receptors which could be affected by the development during the construction and operational phases of development:

- LCA: Halsnead Estate.
- LCA: Cronton and Pex Hill.
- The landscape character area of the Site in its immediate setting.
- Existing landscape features within the Site.
- Users of PRow Knowsley TA9/1 & TA9/2.
- Users of PRow Knowsley TA10/3.
- Users of Cronton Road (A5080).
- Users of M62.
- Users of access road to Elowen Garden Village.
- Users of Prescott Road.
- Users of Water Lane.

The site is not subject to any landscape designations such as Areas of Outstanding Natural Beauty. There are trees on site, in the south western extent which are subject to Tree Preservation Orders (“TPOs”).

Prior to commencing works on site, a Construction Environmental Management Plan will be agreed with KMBC including a series of landscape protection and conservation measures to minimise disturbance effects to on and off-site receptors. Potential effects during construction range from negligible to moderate adverse. Two receptors (landscape character of the site; and users of Cronton Road (A5080)) are subject to moderate adverse (significant) effects, whilst all other construction phase effects are not significant.

A comprehensive landscape masterplan has been prepared which aims to retain and enhance vegetation on site. The result being an overall net gain across the various habitats within the site boundary. As a result, once planting matures, the long term effects will range from minor adverse to moderate beneficial. All effects are not significant with the exception of those associated with the existing landscape features within the site, which are anticipated to result in moderate beneficial (significant) effects in the long term.

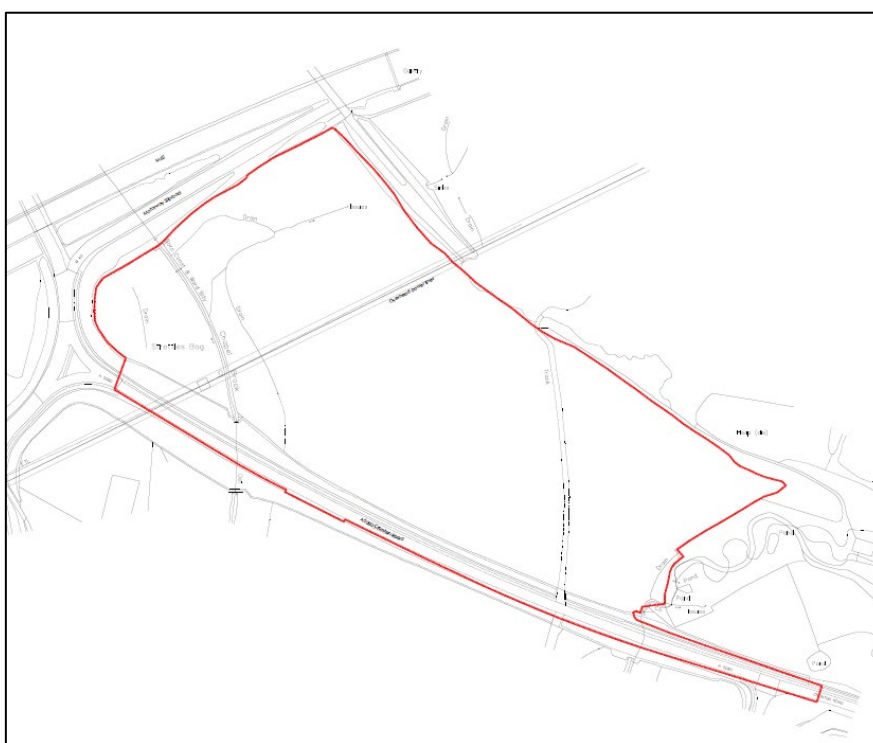
Overall, the assessment presented within this Addendum has demonstrated that the concerns raised by consultees during the determination period have been sufficiently addressed; and the findings of the LVIA have identified long term beneficial effects that would not be realised in the absence of the proposals. The September 2022 ES and this Addendum provide sufficient information to allow KMBC to reach a reasoned conclusion on the likely significant effects of the proposed development.

1. Introduction

- 1.1. A full planning application (ref. 22/00587/FUL) for an employment development on land off Cronton Road, Prescott (known as Mercury 62) was submitted to Knowsley Metropolitan Borough Council (“KMBC”) in September 2022. The planning application was accompanied by an Environmental Statement (“ES”) (hereafter known as the ‘September 2022 ES’). At the time of writing, this application is currently awaiting determination. An extract of the submitted Site Location Plan is provided at Figure 1.1. The site is located within the administrative authority of KMBC.
- 1.2. The September 2022 ES presented the findings of the Environmental Impact Assessment (“EIA”) works undertaken by Maro Developments Ltd (“the Applicant”) and the design team with the objective of identifying and mitigating any potentially significant environmental effects. The ES documents provided with the September 2022 application (ref. 22/00587/FUL) can be accessed using the following link on KMBC’s website:

<https://planapp.knowsley.gov.uk/online-applications/search.do?action=simple&searchType=Application>

Figure 1.1: Extract of the Site Location Plan



- 1.3. Since the planning application was submitted, the Applicant and their design team have undertaken further assessment work with respect to landscape character and visual amenity. This constitutes additional

environmental information as defined by the 2017 EIA Regulations (SI 2017/571) and this March 2023 ES Addendum ("ESA") has been prepared on this basis.

- 1.4. In addition, comments have been received from various consultees during the determination period. Points of clarification are provided where relevant within the ESA for completeness. This ESA represents a supplementary report to the September 2023 ES and should be read in conjunction with the previous assessment documents. The ESA includes a Landscape and Visual Impact Assessment ("LVIA") and should be treated in accordance with Regulation 25 'Further information and evidence respecting environmental statements' of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The ESA aims to provide sufficient information to enable KMBC to make an informed decision on whether to grant planning permission.
- 1.5. There have been no changes to the quantum of uses proposed nor has the red edge boundary changed.

ES Addendum

- 1.6. Egniol are competent EIA experts have been commissioned by the Applicant to coordinate the EIA process and produce the ESA for the proposed development. As such, this ESA has been coordinated by Egniol's Environmental Planning team who are members of the Institute of Environmental Assessment and Management ("IEMA").
- 1.7. This ESA comprises of a single volume which incorporates a non-technical summary, the main assessment text, and associated figures and appendices.
- 1.8. The September 2022 ES and this ESA are available for viewing on KMBC's planning portal. Further copies of the September 2022 ES, this ESA and associated appendices are available on CD at a cost of £25 from Egniol. Contact details are as follows:

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2. Approach

Introduction

- 2.1. This ESA has been prepared in accordance with statutory requirements and current industry accepted guidance in relation to EIA. The ESA has been prepared to provide an LVIA in an EIA format due to the potential for significant effects.
- 2.2. This ESA should be read in conjunction with and as an Addendum to the September 2022 ES. The September 2022 ES remains valid and up-to-date; however, it has been agreed with KMBC that an LVIA needs to form part of an ESA to support the decision making process. The remaining assessments which were scoped-in to the September 2022 ES (and remain unchanged) include:
- Ecology.
 - Water Resources and Flood Risk.
 - Traffic and Transport.
 - Air Quality.

ES Addendum Approach and Methodology

- 2.3. The September 2022 ES considered the likely significant environmental effects as a result of the proposed development on the site and its surroundings. As part of the iterative design process, mitigation measures were identified early in the process and ‘embedded’ into the scheme design. Where significant adverse effects remained, following the implementation of further mitigation, the September 2022 ES identified these remaining or ‘residual’ effects and classified them in accordance with a standard set of significance criteria. A detailed methodology section is included within Chapter 2: Approach of the September 2022 ES. The approach to this ESA has utilised the same methodology in terms of defining ‘significance’ and reference should be made to the September 2022 ES.
- 2.4. Where points of clarification or further information has been provided in respect of the other technical disciplines, this is set out within the relevant chapter of this ESA.
- 2.5. The sections of this report are numbered in accordance with the chapter numbers of the September 2022 ES for ease of reference.
- 2.6. No ES Chapters, figures or appendices associated with the September 2022 ES have been superseded as part of this ESA.

Consultation

- 2.7. An integral part of the EIA process is consultation with a range of stakeholders and consultees. Where possible, the scope and approach of assessments which form part of the ESA have been agreed with the relevant officers at KMBC.
- 2.8. Following the submission of the application, KMBC have undertaken consultation with statutory and non-statutory consultees to provide comments on the application proposals. To date, the following responses have been issued:
- Arboricultural Officer (8 March 2023).
 - Coal Authority (6 December 2022).
 - Environment Agency (22 December 2022).
 - Environmental Health (19 January 2023).
 - Fire Department (25 October 2022).
 - Merseyside Environmental Advisory Services (“MEAS”) (19 January 2023).
 - National Highways (16 December 2022).
 - Natural England (23 December 2022).
 - United Utilities (4 November 2022).
- 2.9. Table 2.1 sets out a review of each response and points of clarification are set out, where necessary, within the relevant technical chapter.

Table 2.1: Review of Consultation Responses

Consultee	Summary of Queries	Response
Arboricultural Officer (8 March 2023)	Concerns regarding tree loss.	Ongoing liaison between the arboriculture consultant and the tree officer to resolve.
Coal Authority (6 December 2022)	No objection.	No further action.
Environment Agency (22 December 2022)	No objection, series of conditions proposed.	No further action.
Environmental Health (19 January 2023)	Air quality – various comments including modelling findings and cumulative effects. Series of conditions proposed in relation to noise, lighting, construction and ground conditions.	Redmore have confirmed the air quality assessment is robust for the purposes of decision making.
Fire Department (25 October 2022)	Consideration of fire safety requirements.	Development satisfies the necessary standards.

Consultee	Summary of Queries	Response
MEAS (19 January 2023)	Queries raised in respect of the impacts on Stretles Bog LWS; TPO area; Old Wood Ancient Woodland. Request for climate change considerations within application.	Applicant has commissioned an Energy and Sustainability Statement which is submitted as part of the supplementary submission pack. A letter addressing the concerns relating to ecological designations has been prepared and issued to MEAS.
National Highways (16 December 2022)	Acceptance of the Transport Assessment Addendum modelling findings.	No further action.
Natural England (23 December 2022)	No objection.	No further action.
United utilities (4 November 2022)	Request for a detailed drainage plan to be issued prior to determination.	Drainage plans submitted with planning application and to be conditioned on decision notice.

Limitations and Assumptions

- 2.10. The EIA has been undertaken based on the planning application drawings and description of the development submitted with the planning applications. The technical assessments have been based on the current land uses and the existing baseline conditions at the Site. Any assumptions made or limitations relating to individual technical assessments are presented, where applicable, in the relevant technical chapters.

The Project Team

- 2.11. The ESA has been compiled using a wide range of sources and with inputs from competent, technical specialists. The 2017 EIA Regulations require that an ES is prepared by competent experts and include a statement of the relevant expertise of the technical experts inputting into an EIA. The project team which has prepared and inputted into this ES is presented in Table 2.2.

Table 2.2: Competency Details of the Project Team

Discipline and Company	Personnel Profile
Landscape and Visual – Randall Thorp	Joanne Folland, Landscape Assessor Cassandra is chartered landscape architect who specialises in the planning stages of schemes and in Townscape/Landscape and Visual Impact Assessment (TVIA/LVIA). Her experience has encompassed the preparation of many standalone TVIA/LVIA and input to Environmental Statements for a wide range of schemes.

Discipline and Company	Personnel Profile
EIA Coordination – Egniol	Richard Kevan (Director) MRTPI, PIEMA Richard has over 18 years of experience. Richard provides planning and EIA advice to private and public sector clients to navigate the EIA process and secure planning permissions. This includes day-to-day project management and co-ordination of technical consultants providing input into the EIA process. Richard acts as editor-in-chief reviewing and commenting on draft technical ES chapters. He is a Chartered Member of the Royal Town Planning Institute.

Conclusion

- 2.12. Overall, there has been no amendment to the overall approach of the EIA since the September 2022 ES was prepared. Where there has been an update to a technical assessment or amendments have been introduced, these are set out within the technical sections of this ESA.

3. Site Description

- 3.1. There have been no amendments to the site boundary nor have the site conditions changed since the September 2022 ES was submitted. A summary of the site conditions is provided below for context.

Site Location

- 3.2. The site is irregular in shape and occupies approximately 10.1ha of undeveloped land. The site is located to the east of Junction 6 of the M62, bound by Tarbock roundabout to the west, M62 to the north, Cronton Road to the south and undeveloped land to the west.
- 3.3. Strategically, the site is located c. 6.15km northwest of Widnes, 2.3km south of Whiston and 12.6km east of Liverpool City Centre. The M62 provides strategic highways access to Liverpool in the west and Yorkshire in the east. Junction 21A of the M6 is located 17km east of the site. The M57 is located to the west of the site travelling in a broadly north-south direction and accessed via the Tarbock Island roundabout.

Site History

- 3.4. The site was open fields until the 1920s when Ravenhurst Pits were present in the site's central section. By 1925 a mineral railway associated with Cronton Colliery is present along the north eastern boundary with a tank. By 1959 the Ravenhurst pits are no longer recorded.
- 3.5. Sometime between 1974 and 1977, the mineral railway along the north eastern boundary is demolished. By 1977, Cronton Road has been moved towards the north and now runs along the south western boundary of the site. The roundabout and the M62 slip road are present along the north western boundary and an electricity pylon is present in the eastern site section with overhead cables crossing the site towards the north east. The site has remained largely unchanged since.

Site Characteristics

- 3.6. Based on the information gathered during preparation of the ES, the main environmental characteristics of the Site have been identified as follows:
- The site has excellent transport accessibility to the Strategic Road Network.
 - There are ecological constraints associated with the designated LWS on-site, and the additional LWS' located within the vicinity.

- Areas of land adjacent to the watercourse on site are located in Flood Zones 2 and 3; however, the main area of the site for development is located within Flood Zone 1.
- Public footpaths form part of the northern and eastern boundaries for the site.
- There are legacy contamination risks associated with coal mining and made ground within the site.

4. Alternatives

- 4.1. In accordance with the EIA Regulations, a robust alternatives assessment was undertaken as part of the September 2022 ES. There have been no changes to the proposals such that an update to the alternative assessment presented in the September 2022 ES is required.

6. Ecology

- 6.1 There have been no changes to the proposed development that would necessitate an update to the ecology assessment. MEAS provided a consultation response on 19 January 2023. This response raised concerns regarding the potential effects on Strettlles Bog Local Wildlife Site (“LWS”), an area of trees on site subject to a Tree Preservation Order (“TPO”) and the off-site Ancient Woodland, Old Wood. A response letter addressing MEAS’ concerns was issued and all queries have now been satisfied.
- 6.2 A summary of the ecology assessment presented in the September 2022 ES is provided below for reference.

Summary of the September 2022 Ecology Assessment

- 6.3 An ecological assessment was undertaken to assess the baseline ecological conditions currently at the site, evaluate the potential direct and indirect effects of the development, and outline any avoidance or mitigation measures which may be needed to address ecological effects.
- 6.4 In order to assess the ecological value of the site and the wider study area, a Preliminary Ecological Appraisal has been undertaken. No part of the site is covered by any statutory designations. The nearest internationally designated site is the Mersey Estuary Special Protection Area (“SPA”) and Ramsar site, located c. 6km south.
- 6.5 Strettlles Bog LWS is located within the western extent of the site. There are a number of further LWSs located adjacent to the site, including:
- The Old Wood, South – north.
 - Mine Waste, Cronton – east.
 - Daggers’ Bridge Wood – south.
- 6.6 The habitats on site comprise a mix of semi-natural broadleaved woodland, mixed scrub, watercourses, ditches, grassland and tall ruderal plants. The habitats on site have been assessed based on their ability to support protected species surveys; however, no further protected species surveys have been considered necessary due to the lack of suitable habitats.
- 6.7 During the construction phase, no effects are anticipated on statutory designated ecological sites. Prior to the implementation of mitigation, the construction works could have a direct moderate adverse effect on Strettlles Bog LWS. No direct impacts are anticipated on the adjacent LWS, but indirect effects associated dust, noise, water quality could result in a moderate adverse effect. A CEMP will be implemented but the effects on

Strettles Bog are anticipated to remain moderate adverse, whilst the offsite effects on adjacent LWS' will reduce to negligible.

- 6.8 The loss of a range of habitats on site could result in a moderate adverse effect; however, the majority of effects are reduced to negligible following the implementation of a CEMP. The loss of semi-natural broadleaved woodland would, however, remain as moderate adverse due to the direct effects associated with the development.
- 6.9 The loss of bird nesting habitat and bat foraging habitat results in a minor adverse and moderate adverse effect respectively. A CEMP and appropriate bird nesting avoidance / checking measures will reduce the effects to negligible.
- 6.10 In the long term, the impacts on statutory and non-statutory designated sites is reduced to negligible following the implementation of a Landscape and Ecological Management Plan ("LEMP"). The impacts on bats will be minor beneficial following the delivery new foraging habitat and provision of new bat boxes. The loss of urban grassland assemblage is anticipated to result in a minor adverse effect following the implementation of mitigation.
- 6.11 Overall, in the long term, no significant adverse effects are anticipated. In the cumulative effects assessment, no new effects have been identified which would change the significance of effects associated with the proposed development in isolation.

7. Water Resources and Flood Risk

- 7.1. There have been no changes to the proposed development that would necessitate an update to the water resources and flood risk assessment. The EA have provided a consultation response on 22 December 2022 which raised no objections.
- 7.2. A summary of the water resources and flood risk assessment presented in the September 2022 ES is provided below for reference.

Summary of the September 2022 Water Resources and Flood Risk Assessment

- 7.3. A Flood Risk Assessment was undertaken to assess the baseline conditions currently existing at the site and surroundings, the potential direct and indirect impacts of the development arising from changes to the existing flood risk and drainage regime at the site, the mitigation measures required to prevent, reduce or offset the impacts of the development.
- 7.4. The study area includes the site and the surrounding area immediately upstream and downstream of the site. The flood maps for the site indicate the majority of the site (and the entire area proposed for development) is located within Flood Zone 1, and is therefore at a low risk of fluvial flooding. There are areas of land adjacent to the watercourse in the site's western extent which are located in Flood Zones 2 and 3.
- 7.5. There is a minimal extent of surface water flooding in the site, with small areas of high-risk surface water flooding identified in the southern area of the site at the highway boundary. There is no known adopted foul water, surface water or combined water sewer infrastructure in close proximity to the site. Chapel Brook (main river) is located in the western extent of the site whilst Fox's Brook (ordinary watercourse) is located in the eastern extent of the site.
- 7.6. The development of the site will result in changes to the surface water runoff regime, this may affect the flows in the watercourses which, without mitigation during construction, would result in a minor adverse impact. Similarly the effects on water quality, unmitigated, could result in a minor adverse effect. The effects associated with flood risk is considered to be negligible. Once a construction site drainage plan is implemented with control and treatment measures also set out within a CEMP, all construction phase effects are considered to be negligible.
- 7.7. In the long term, the proposed development will result in an increase in the impermeable area across the site. Without mitigation, this will result in an increase in surface water runoff entering the receiving watercourses.

This could potentially increase flood risk downstream by increasing the flows. As such, a detailed drainage strategy has been prepared to store surface water and discharge at greenfield runoff rates, also making an allowance for climate change. The drainage strategy includes a series of treatment measures to minimise the pollution related effects of the site operations on the local highways network including debris and hydrocarbons accidentally entering the watercourse network. The SuDS measures will ensure all operational phase effects are negligible.

- 7.8. Overall, no significant effects have been identified as a result of the proposed development. No additional effects have been identified as part of the cumulative effects assessment.

8. Traffic and Transport

- 8.1. Mott MacDonald produced the Traffic and Transport ES Chapter; Transport Assessment (“TA”) and Travel Plan (“TP”) to support the September 2022 ES. The transport impact of the development was assessed in the ES in terms of severance, driver delay, pedestrian amenity, and accidents and safety. The general approach to the ES was informed by the Guidelines for the Environmental Assessment of Road Traffic (1993 – Institute of Environmental Assessment (“IEA”), now the Institute of Environmental Management and Assessment (“IEMA”))
- 8.2. The ES assessment demonstrated that the development would not result in significant environmental effects with respect to traffic and transport. Following submission of the September 2022 ES, KMBC and National Highways requested that traffic modelling of operational effects on the local and strategic network should be undertaken using VISSIM microsimulation modelling. This was completed and submitted to KMBC during the determination period but did not identify any changes to the previous conclusions reached in the September 2022 ES. The Transport Assessment Addendum concluded that the development does not materially change the overall performance of the modelled network when compared against the baseline situation. Network speed and overall journey times are not materially impacted by the proposed development.
- 8.3. A copy of the Transport Assessment Addendum is provided at **Appendix 8.1** and should be read in conjunction with the September 2022 ES documents. The additional modelling undertaken has demonstrated that the conclusions of the September 2022 ES remain valid for the purposes of decision making.
- 8.4. A summary of the traffic and transport assessment presented in the September 2022 ES is provided below for reference.

Summary of the September 2022 Traffic and Transport Assessment

- 8.5. A transport assessment was undertaken to determine the existing traffic conditions around the site and to assess the potential effects of the proposed development on pedestrian, bicycle, public transport and private car conditions in the local area.
- 8.6. Traffic surveys have been undertaken to identify the key junctions within the vicinity of the site which could be affected by the traffic created by the proposed development. The surveys focused on the key peak periods during the morning and evening periods.
- 8.7. Future impacts on the local highways network, including modelling at 16 junctions / roundabouts has been undertaken. This modelling takes into account the existing traffic conditions and the likely increase in vehicle trips that will be generated as a result of traffic related activities associated with the development.

- 8.8. During the construction phase of the development, Heavy Goods Vehicles (“HGV”) movements are considered to be the most likely contributor to traffic generation on Cronton Road. To alleviate the potential impact of HGV movements during this phase of the development, a Construction Traffic Management Plan (“CTMP”) will be implemented, reducing the potential impact to negligible.
- 8.9. The transport assessment demonstrated that the overall impact due to the increase of traffic flows is considered to be negligible which is not significant. The implementation of a travel plan as mitigation will encourage traffic associated with the development to travel by sustainable travel modes, minimising the impacts as a result of increased traffic flows.
- 8.10. The assessment incorporated cumulative development flows at the outset to ensure the worst case highways related effects are considered. In summary, no significant traffic and transport related effects are anticipated during construction or operation.

9. Air Quality

9.1. There have been no changes to the proposed development that would necessitate an update to the air quality assessment. The Environmental Health Officer has issued a consultation response on 19 January 2023. Points of clarification have been issued to the EHO confirming the following:

- The background concentrations within Table 10.14 of the September 2022 ES were provided for information only. 2019 background concentrations were utilised to provide a worst-case scenario of estimated background concentrations throughout our modelling extents.
- The 2021 and 2022 monitoring data was not included within the report as this data had not been ratified by Department for Environment, Food and Rural Affairs at the time of reporting.
- Detailed dispersion modelling was undertaken at the junction of Whitefield Lane/Cronton Road including the use of 2024 traffic data and 2019 emission factors and background concentrations which is considered to provide a worst-case scenario. Speeds around the junction were also lowered to 15kph to represent queuing traffic in this area. A number of receptors were identified within the vicinity of the Whitefield Lane/Cronton Road and included within the assessment. This indicated air quality impacts were considered negligible and not significant in accordance with the Institute of Air Management Land-Use Planning & Development Control: Planning for Air Quality at all receptors across the modelling extents but notable those at the Whitefield Lane/Cronton Road Junction.

9.2. It is not considered any further updates are required to the air quality assessment which is considered robust for the purposes of decision making. A summary of the air quality assessment presented in the September 2022 ES is provided below for reference.

Summary of the September 2022 Air Quality Assessment

9.3. An Air Quality Assessment was undertaken to establish the baseline conditions currently existing at the site and surrounding area, the potential direct and indirect impacts of the development arising from construction and operation, the mitigation measures required to prevent, reduce or offset the impacts and residual impacts on air quality.

9.4. Information of the existing background air quality was gathered from the results of monitoring undertaken by DEFRA and KMBC. Concentrations of NO_x, NO₂ and PM₁₀ within the site and its immediate area are below the relevant guideline standards. There are no Air Quality Management Areas ("AQMA") located within the Borough.

- 9.5. Typically, during the construction phase of development, the main sources of dust on site is from creation of development platforms, movement of materials and vehicles travelling within the site. The suspension of dust from mud deposited on local roads by construction traffic is the main cause of dust generation off site. Due to the size of the development, the dust emission effect is considered to be low. As such, standard dust management risk mitigation measures will be implemented from Institute of Air Quality Management ("IAQM") 2014 guidance. This will include a comprehensive dust management plan which will minimise the potential for dust to be generated as a result of construction activities. The resultant potential effect on human health and amenity will be not significant.
- 9.6. The completed development has the potential to have an effect on air quality as traffic generated by the development may increase the levels of NO₂, PM₁₀ and PM_{2.5}. Based on IAQM / Environmental Protection UK ("EPUK") criteria, potential receptors include existing residential properties, the nearest of which is 280m to the east. The air quality assessment predicted the pollutant levels in the opening year of the development (2024).
- 9.7. Predicted emissions of NO₂, PM₁₀ and PM_{2.5} are anticipated to be below the relevant objectives at all receptors, both with and without the proposed development in place. The effect is therefore considered to be not significant. The traffic figures used in the air quality assessment incorporate the cumulative schemes identified in the Transport Assessment. The effects presented are therefore a worst case scenario assessment.
- 9.8. Overall, no significant effects are anticipated during construction or operation. Nonetheless, the proposed development does provide 12 EV charging spaces to encourage the use of electric or low emission vehicles for future site users. The total quantum of development sought for approval amounts to 29,081sqm. The proposed development includes a single employment unit with a maximum building height of 18.5m above Finished Floor Level ("FFL"). The office floorspace will be split over three levels; ground, first and second floors.

10. Landscape and Visual

Introduction

- 10.1. This chapter assesses the effects of the Proposed Development on landscape character and visual amenity. In particular it identifies and assesses the anticipated effects of change resulting from the Proposed Development on the character and features of the landscape; and on people's views and visual amenity within the Landscape and Visual Impact Assessment Study Area.
- 10.2. The chapter describes the methods used to assess the likely significant effects, the baseline conditions currently existing at the Site and surroundings, the potential direct and indirect effects of the development on landscape and visual amenity, the mitigation measures required to prevent, reduce, or offset the identified significant effects and the residual effects. It has been written by Randall Thorp.
- 10.3. This Chapter is supported by the following figures and appendices:
- Figure 10.1: Landscape Study Area.
 - Figure 10.2: Visual Context and Receptors.
 - Figures 10.3 – 10.4: Site Photographs.
 - Figures 10.5 – 10.9: Photo Viewpoints.
 - Appendix 10.1: Extract of Knowsley Landscape Character Assessment (2007).
 - Appendix 10.2: ZTV Assessment.
 - Appendix 10.3: Boundary Treatment Plan.
 - Appendix 10.4: Landscape Strategy Plan.

Planning Policy Context

National Planning Policy

National Planning Policy Framework

- 10.4. The National Planning Policy Framework (NPPF July 2021) promotes a presumption in favour of sustainable development for both plan-making and decision-taking (Paragraph 11).

10.5. Of most relevance are:

- Section 12, Achieving Well-Designed Places (paragraphs 126, 130, 131 and 134).
- Section 15, Conserving and Enhancing the Natural Environment (paragraph 174).

National Design Guide

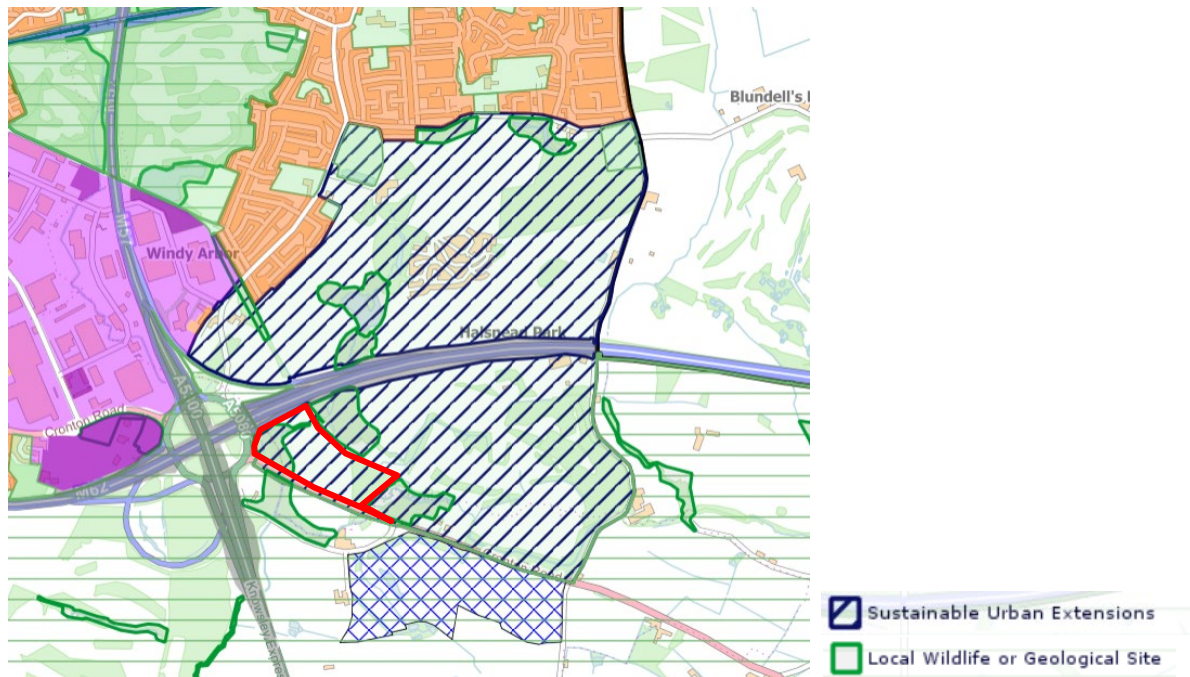
10.6. The Ministry of Housing Communities and Local Government published the National Design Guide in January 2021. Together with the National Model Design Code and Guidance Notes for Design Codes, the documents *“illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice”*. It encompasses all current best practice thinking in urban design.

10.7. The National Design Guide identifies the components for good design and emphasises that good design should not only pay attention to buildings. Careful attention should also be given to the context for places and buildings, hard and soft landscape, technical infrastructure - transport, utilities, and services such as drainage, and social infrastructure - social commercial, leisure uses and activities.

Local Planning Policy

Knowsley Local Plan Core Strategy (Jan 2016)

10.8. The Knowsley Core Strategy (CS) was adopted in January and sets out the strategic framework for the growth and development of Knowsley up to 2028 and beyond. The Local Plan Policies Map (Figure 10.1) identifies the entire Site, and a wider area, as Sustainable Urban Extension ‘Land South of the M62’ relating to Policy SUE2c. A small part of the Site, close to the western boundary is identified as Local Wildlife Site ‘Strettles Bog, Tarbock’, relating to Policy CS8.

Extract 10.1: Local Plan Policy Map Extract

10.9. Relevant policies are:

- **CS8 Green Infrastructure:** states that new development must be served by Green Infrastructure to meet the needs of residents and the local environment.
- **SUE2 Sustainable Urban Extensions Development Principles:** states that development within the Sustainable Urban Extensions must be of a high design quality which enhances local distinctiveness and identity, and includes appropriate provision for public open space.
- **SUE2c Sustainable Urban Extensions South of Whiston and Land South of M62:** states that the comprehensive development of Land South of Whiston and Land South of the M62 will be supported. The allocation is for residential and employment development as well as a country park.
- **CS19 Design Quality and Accessibility in New Development:** seeks to enhance local distinctiveness, requiring development (among other things) to respond to and integrate positive characteristics of the immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment, and, to complement and enhance (where possible) existing landscape, topography, Green Infrastructure.
- **CS21 Greenspace and Trees:** seeks to enhance natural and semi-natural greenspace and to protect trees.

Knowsley Replacement Unitary Development Plan (June 2006)

10.10. The Knowsley Replacement Unitary Development Plan (UDP) was adopted in June 2006. Through a Plan Review in June 2009 and following the adoption of the CS in 2016 there are now 39 UDP policies which continue to be “saved” and carry material weighting in the determination of planning applications.

10.11. Relevant policies are:

- **DQ4 – Trees and Development:** states proposals for new development should include appropriate planting of trees or other soft landscaping, the location and details of which should be determined as an integral part of the development, and which shall have regard to the character of the surrounding area.

Other Material Considerations

Trees and Development SPD (2016)

10.12. The Trees and Development SPD explains the Council’s approach in relation to Trees and Development setting out guidance relating to: promoting best practice for proposals incorporating trees and landscaping within new developments; development proposals affecting existing trees, woodlands and other vegetation; requirements for detailed survey of all existing trees; and requirements for provision of replacement trees.

Halsnead Masterplan SPD (2017)

10.13. The Council published the Halsnead Garden Village Masterplan Supplementary Planning Document in June 2017. The SPD was produced in line with Core Strategy Policy SUE2 and sets out the Council’s vision and objectives for the SUE, establishing key development requirements that planning applications will be expected to incorporate. The Masterplan defines the development parameters, including land use, access, movement, and green infrastructure. The SPD contains a Framework Masterplan which identifies the Site for potential strategic employment development, with areas of retained existing woodland and strategic green space to the north, east and west. Two vehicular access points into the Site are indicated directly from Crompton Road.

Assessment Methodology and Significance Criteria

Guidance

- 10.14. The LVIA is prepared in accordance with 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3), Third Edition, 2013; Landscape Institute and the Institute of Environmental Management and Assessment.
- 10.15. Landscape Institute Technical Guidance Note 06/19 (2019) – Visual Representation of Development Proposals has been followed in respect of Type 1, Annotated Viewpoint Photographs.
- 10.16. Landscape Institute Technical Guidance Note 02/21 – Assessing landscape value outside national designations has been followed in respect of the assessment of valuing the landscape.
- 10.17. Baseline information has been gathered through a combination of desk studies and field surveys.

Desk-based Data

- 10.18. The following documents have been reviewed as part of the desk study:
- National Planning Policy Framework ("NPPF") (2021).
 - National Design Guide (2019).
 - Knowsley Local Plan Core Strategy (2016).
 - Knowsley Replacement Unitary Development Plan (2006).
 - Trees and development SPD (2016).
 - Halsnead Masterplan SPD (2017).
 - National Character Area Profile 56 'Lancashire Coal Measures'.
 - National Character Area Profile 60 'Mersey Valley'.
 - Knowsley Landscape Character Assessment (2007).
- 10.19. In addition, desk studies include:
- Review and analysis of landform, field and settlement patterns using Ordnance Survey mapping and public rights of way mapping.
 - Review of landscape characteristics and landscape grain using aerial photographs.
 - Visual analysis has been assisted by the production of a computer generated Zone of Theoretical Visibility (ZTV). This takes account of the topography as well as the screening effects of buildings and vegetation within a 2km radius of the Site. The ZTV assumes that the proposed building on the Site would be 18.5m at

its highest point based on FFL 22m AOD (heights taken from submitted application information). It assumes that existing buildings in the context of the Site are 9m tall and woodland 12m tall. The ZTV and desk study have been verified on Site to establish a more accurate understanding of the potential visibility of the proposals. The ZTV is included within **Appendix 10.2**.

Site Survey

10.20. A Site survey was carried out by an experienced professional on 12th October 2022. The Site survey has confirmed the following:

- The visual characteristics of the landscape.
- The distribution and management of vegetation which affects Site visibility.
- The true extent of visibility of the Site including the range of views of the Site from publicly accessible locations such as Public Rights of Way (PRoW) and roads in the vicinity.
- Any evidence to indicate valued views (e.g. viewpoints).

Identification of the Study Area

10.21. The landscape study area is shown on **Figure 10.1**. In line with GLVIA3 the study area includes “the Site itself and the full extent of the wider landscape around it which the Proposed Development may influence in a significant manner”. Influenced by the ZTV, the study area extends to a maximum 2km radius from the Site.

Identification of Sensitive Receptors

10.22. The desk study, ZTV and Site visit informed the selection of potential landscape and visual receptors.

Landscape Receptors

10.23. The landscape receptors which potentially could be affected and have been considered in the assessment are the effects on:

- Landscape Character Area: Halsnead Estate.
- Landscape Character Area: Cronton and Pex Hill.
- The landscape character area of the Site in its immediate setting.
- Existing landscape features within the Site including trees and hedgerows.

Visual Receptors

- 10.24. The visual receptors within the Site and the immediate area which could be affected and have been assessed are shown on **Figure 10.2**. These are:

Views from footpaths:

- Users of PRoW Knowsley TA9/1 & TA9/2.
- Users of PRoW Knowsley TA10/3.

Views for motorists (and pedestrians as appropriate) using roads within the immediate vicinity of the Site:

- Motorists and pedestrians using Cronton Road (A5080).
- Motorists using M62.
- Motorists and pedestrians using access road to Elowen Garden Village (under construction).
- Motorists using Prescott Road.
- Motorists using Water Lane.

Receptors Scoped Out

- 10.25. The Site is located close to the junction of three National Character Areas (NCA) and falls within NCA 56 'Lancashire Coal Measures' as shown on **Figure 10.1**. Given that NCA's cover extensive areas of urban, industrial and rural uses, the fact that the Site is allocated for employment use, and that there are more relevant local landscape character assessments available, it is considered that the Proposed Development will not result in any perceivable harm to the NCA's and therefore effects on NCA's have been scoped out of this LVIA.
- 10.26. As part of the Knowsley Landscape Character Assessment, land to the west of the M57 falls within the 'Tarbock' Landscape Character Area as shown on **Figure 10.1**. This land falls away from the M57 to the west. The ZTV has demonstrated that there will be no intervisibility between the development and land to the west of the M57 therefore effects on the 'Tarbock' LCA have been scoped out of this LVIA.

Photography Methodology

- 10.27. A photographic survey has been carried out to obtain views from readily accessible public viewpoints. A digital SLR camera (Nikon D3300) with a 35mm fixed lens was used with the camera hand-held to obtain normal eye height. Photographs included in the assessment are presented as representative of views from visual receptors with the intention of aiding the understanding of the descriptive text. Where appropriate, frames have been joined together to create panoramas which are representative of normal forward vision with a horizontal field of view of 120 degrees, and which may be extended up to a maximum of 180 degrees. This complies with the

Visual Representation of Development Proposals, Technical Guidance Note 06/19 in respect of Type 1, Annotated Viewpoint Photographs.

- 10.28. Users of the M62 are considered in the assessment, however for safety and accessibility reasons, the assessment relies upon Google Streetview imagery and photographs taken from within the Site to consider potential effects upon views from the M62.

Establishing the Value of the Landscape

- 10.29. Landscape value is defined in GLVIA3 (para 5.19) as *“the relative value that is attached to different landscapes by society”*. Box 5.1 (GLVIA3) lists a range of factors that are now generally agreed to help in valuing landscapes.

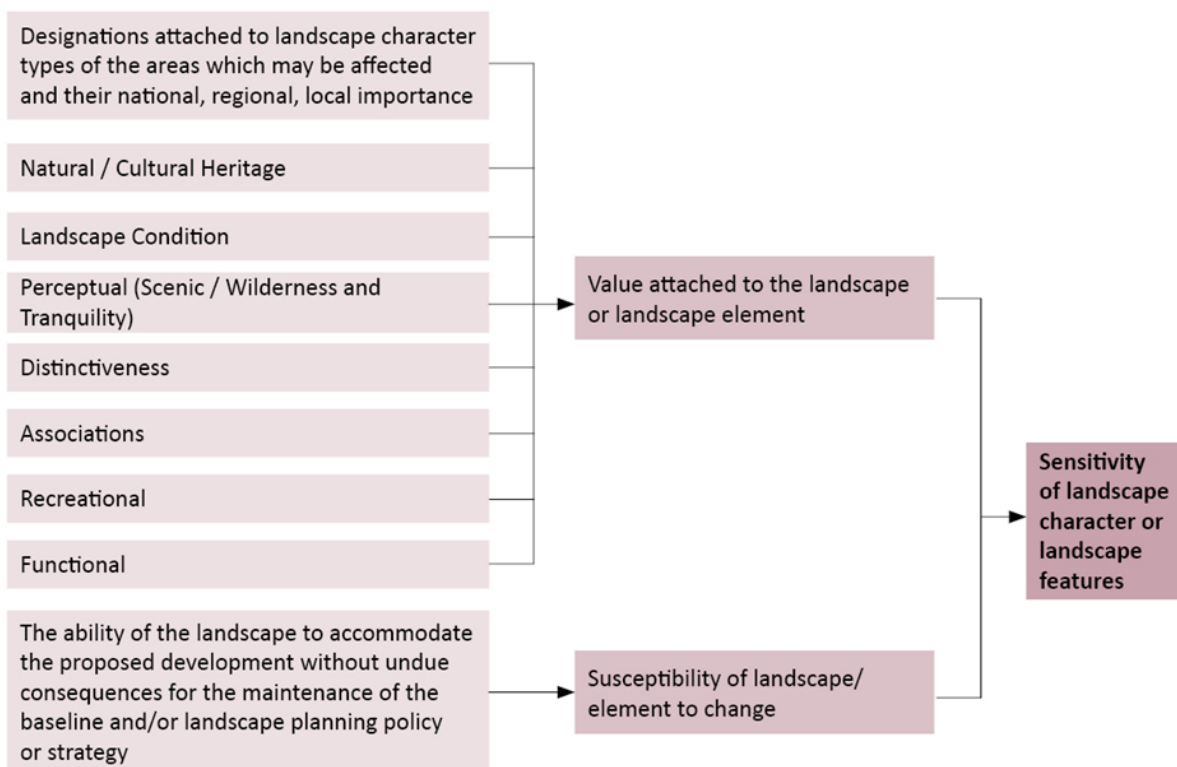
- 10.30. Landscape Institute Technical Guidance Note TGN 02-21 ‘Assessing Landscape Value outside National Designations’ was published in May 2021. This provides information and guidance to landscape professionals and others who need to make judgments about the value of a landscape (outside national landscape designations) in the context of the UK Town and Country Planning system. Table 1 within TGN 02-21 sets out a range of factors that can be considered when identifying landscape value and broadly follows Box 5.1 (GLVIA3). The factors identified are:

- Natural heritage.
- Cultural heritage.
- Landscape condition.
- Associations.
- Distinctiveness.
- Recreational.
- Perceptual (scenic).
- Perceptual (Wilderness and tranquillity).
- Functional.

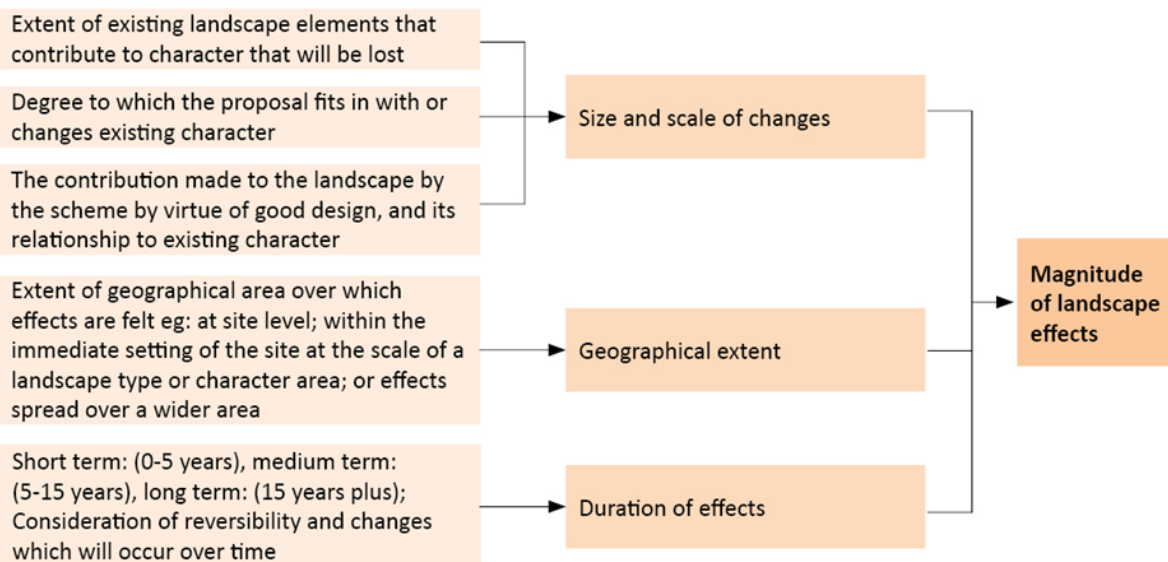
- 10.31. The value of the landscape is established taking into account any landscape planning designations, the range of factors identified in Box 5.1 of GLVIA3 and advice contained within Landscape Institute Technical Guidance Note TGN 02-21. The value is described as High, Medium or Low.

Assessing the Likely Effects of the Proposed Development and their Significance

- 10.32. In line with GLVIA3, the assessment is based on consideration of the sensitivity of landscape character, landscape features, and views/viewers to the type of development being proposed, (i.e. employment development) and on the magnitude of change likely to occur. The sensitivity and magnitude are then considered together, and conclusions drawn on the potential effects on the landscape or on people's visual amenity. For each landscape and visual receptor, a wide range of considerations are drawn together as indicated by Diagrams 1 and 2.

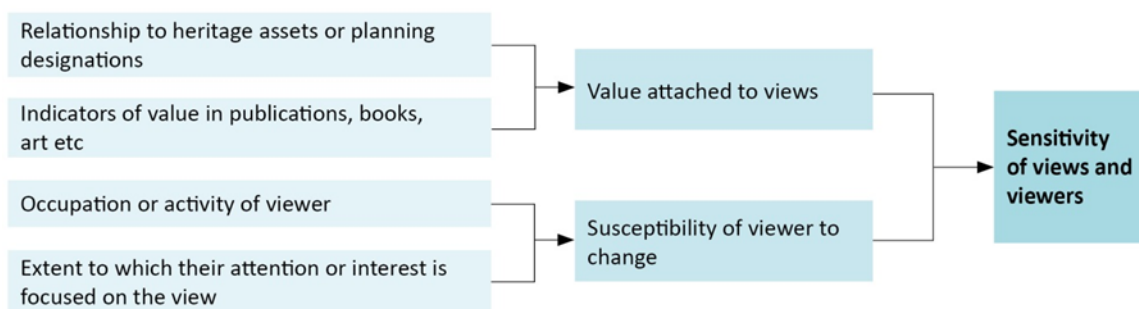
Diagram 1: Considerations contributing to establishing the significance of landscape effects.

A **Overall Judgement in respect of sensitivity:** Combines all of these considerations and is explained in text. It will be described as *High, Medium, Low or Negligible* depending on the combination of circumstances

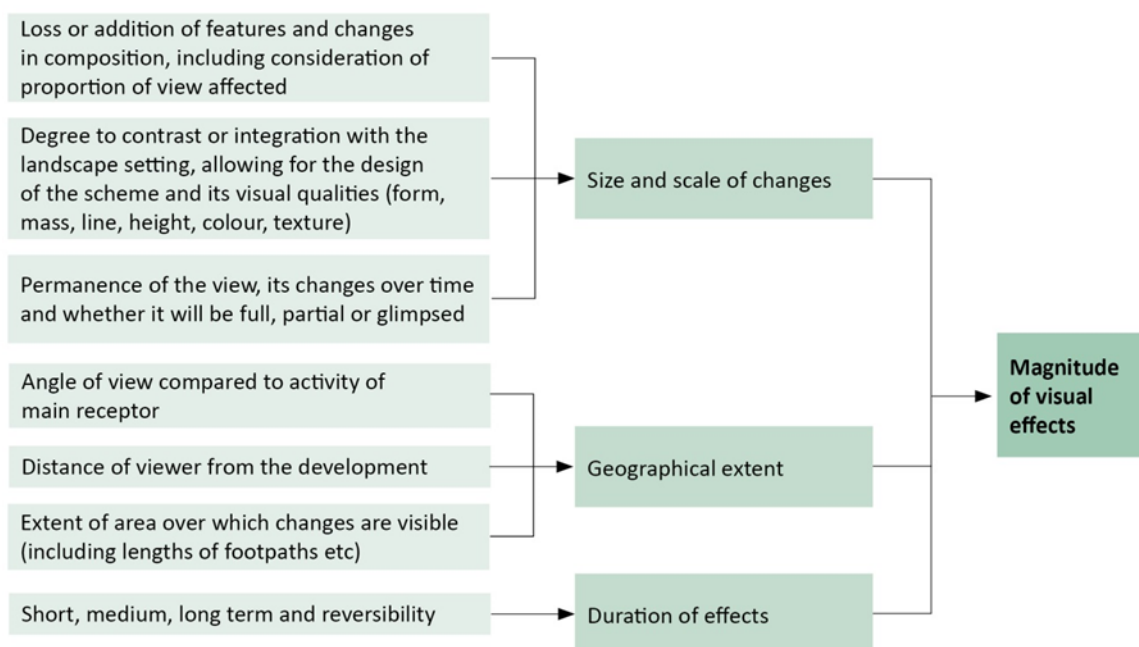


B **Overall judgement in respect of magnitude of landscape effects:** Combines all of these considerations and is explained in text. It will be described as *High, Medium, Low or Negligible* depending on the combination of circumstances

A + B = C **Judgement of effects:** Combines sensitivity and magnitude in a considered way and will be described as *Major, Moderate, Minor, Negligible, and as Beneficial, Adverse or Neutral* depending on the circumstances

Diagram 2: Considerations contributing to establishing the significance of visual effects.

Overall Judgement in respect of sensitivity: Combines these considerations which are explained in the text. It will be described as *High, Medium or Low* depending on the combination of circumstances



Overall judgement in respect of magnitude of visual effects: combines these considerations which are explained in text. It will be described as *High, Medium, Low or Negligible* depending on the combination of circumstances

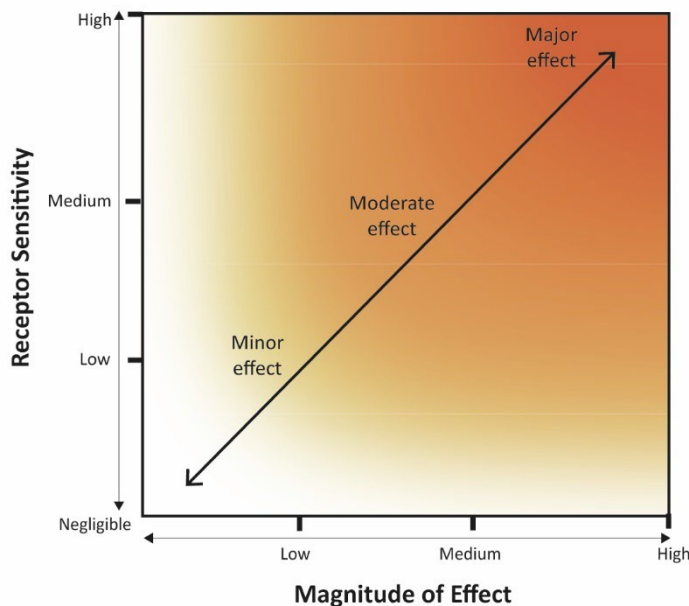


Judgement of effects: Combines sensitivity and magnitude in a considered way taking into account the pleasantness of the existing and resultant view, and will be described as *Major, Moderate, Minor or Negligible*, and as either *Beneficial, Adverse or Neutral* depending on the circumstances

- 10.33. The effects of the Proposed Development on the landscape and visual receptors will be described as being Major, Moderate, Minor or Negligible and either Adverse, Beneficial or Neutral. The scale at which the effect will be felt will be identified (i.e. at Site level, within the immediate setting of the Site, at the scale of a landscape character type or character area, effects spread over a wider area).

- 10.34. Diagram 3 below indicates the general relationship between sensitivity and magnitude of change. However, this will not be applied in a prescriptive manner and professional judgement will be used to assess the balance of the effect according to the individual circumstances.

Diagram 3: Indicative guide to relationship between sensitivity and magnitude of change



Assumptions/Limitations

- 10.35. The assessment is based on the details of the full planning application as submitted.
- 10.36. The assessment considers daytime effects. Night-time effects have not been considered because the Site is not located within an intrinsically dark landscape and settlement is a feature of the landscape within the study area.
- 10.37. The assessment considers effects during construction, at initial completion of development (with and without embedded mitigation) and 15 years post completion (i.e. when landscape treatments have matured). For the purposes of this assessment the height of proposed structural planting 15 years post planting is assumed to be at least 8m. The 15-year post planting assessment represents the residual effects.
- 10.38. Effects on residential receptors are not included in the assessment as private views are not protected by national planning guidance or planning policy and impacts on living conditions are generally considered through a separate Residential Visual Amenity Assessment (RVAA).

- 10.39. Effects that are deemed to be significant for the purposes of this assessment are those that are described as being of a Major, Moderate-major or Moderate effect. Minor-moderate, Minor, Negligible and Neutral effects are not considered significant.

Baseline Conditions

National Landscape Character

- 10.40. The Site is located close to the junction of three National Character Areas as shown on **Figure 10.1**. The Site itself is located within National Character Area 56 'Lancashire Coal Measures'. Land to the south is located within NCA 60 'Mersey Valley'. Land to the northwest is located within the NCA 58 'Manchester Conurbation'.
- 10.41. The summary of the 'Lancashire Coal Measures' describes the character area as *'an area of urban and industrial development. The settlement pattern is based around the historical development of mines and industry centred on Wigan and St Helens, leading to a scattered layout and close intermingling of housing and industry'*.
- 10.42. Land to the south of the Site, which falls within the ZTV, is located within NCA 60 'Mersey Valley'. The summary of the 'Mersey Valley' describes the area as a *'wide, low-lying river valley landscape focusing on the River Mersey, its estuary, associated tributaries and waterways'*. The land to the south of the Site is located to the north of the NCA, removed from the River Mersey valley.

Local Landscape Character

Knowsley Landscape Character Assessment (2007)

- 10.43. The Knowsley Landscape Character Assessment (LCA) notes that *'the boundaries of the local authority landscape character areas do not precisely coincide with the boundaries established at the national/regional level of assessment... It is consistent with the assessment process that these boundaries vary at the local level as the scale and level of detail allows a greater amount of precision in establishing the limits of the character areas'*. The LCA classifies the landscape of the Borough into six landscape character types and seven local authority landscape character areas.
- 10.44. Landscape character 'types' are defined as *'distinct types of landscape that are relatively homogeneous in character. They may occur in different parts of the country but they share similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement patterns. They have generic names such as river valley'*.

- 10.45. Landscape character 'areas' are defined as *'single unique areas that are the discrete geographical areas of a particular landscape type. These have the names of specific places, such as 'Pex Hill'.*
- 10.46. The Site itself is located within the 'Urban Fringe Parkland' landscape character type, and the 'Halsnead Estate' landscape character area.
- 10.47. Land to the immediate south of the Site, within the ZTV, is located within the 'Low Sandstone Hills' landscape character type, and the 'Cronton and Pex Hill' landscape character area.
- 10.48. Land to the west is located within the 'Tarbock' LCA, however as set out in the methodology, effects of the Proposed Development upon this area have been scoped out of this assessment.
- 10.49. **Figure 10.1** shows the landscape character areas which apply to the Site and its surroundings.
- 10.50. An extract of the Knowsley Landscape Character Assessment is included at **Appendix 10.1**.

Halsnead Estate

- 10.51. The character of the 'Halsnead Estate' is *'defined by the existence of remnants of the former Estate'*. These remnants are primarily located to the north side of the M62, which is described as having *'a negative influence on the character of the area'*, creating *'both a visual and physical intrusion'*. The presence of overhead power lines is also considered to have an urbanising influence on the area.
- 10.52. In relation to the area within which the Site is located, the assessment explains *'coal mining activity occurred south of the M62 at the former Cronton Colliery. The spoil heap from this colliery still remains, but its presence and visual intrusion has been masked by reclamation and tree planting carried out in the 1990's'*.
- 10.53. Tree cover in the area is stated as being *'restricted to small woodland clumps, isolated trees and shelterbelts often located around dwellings and along roads and tracks'*.
- 10.54. The site is typical of the LCA forming part of the former Cronton Colliery.

Cronton and Pex Hill

- 10.55. The character area description explains that *'high ground at Pex Hill is the dominate feature within this area of rolling lowland topography'*. Pex Hill is located approximately 3km to the east of the Site at Cronton and does not fall within the ZTV.

- 10.56. The lower ground of the character area is *'made up of medium sized fields with few field boundaries and barely any enclosure. Tree cover is restricted to isolated trees, small woodland clumps and tree planting along tracks and the boundaries of dwellings'*. In relation to distinguishing features the LCA states that *'isolated trees and woodland clumps provide a solid tree line on the skyline in most directions'*.
- 10.57. Overall the prevailing characteristic is described as *'rural'* however *'distant views from some locations of industrial installations'* are not untypical.

Description of the Study Area

- 10.58. **Figure 10.1** shows the Site and the 2km maximum study area on an OS base.
- 10.59. **Figure 10.2** shows the Site on an aerial photograph base at a local scale with photograph viewpoint locations indicated.
- 10.60. The study area covers a maximum 2km radius from the Site. The area is broadly divided into four 'quadrants' by the intersection of the M62 and M57/A5300. The Site is located centrally within the study area, located immediately to the south east of the Junction 6 roundabout where the roads intersect.
- 10.61. The urban areas of Huyton and Whiston are located to the north side of the M62. Huyton extends up to the motorway to the west of the M57, with a range of employment uses extending close to the M62/M57 roundabout. To the east of the M57, open land presently provides a buffer between Whiston and the M62, however this area is currently under construction for new housing associated with Halsnead Garden Village. Development is currently extending eastwards from Windy Arbor Road with Phase 1 'Elowen Garden Village' now partly complete and occupied.
- 10.62. Land to the south west of the study area has a more rural character. Land is largely comprised of open agricultural fields and extensive wooded areas which appear to be associated with Tarbock Hall Estate. A network of rural lanes pass through the area connecting to isolated dwellings and the village of Tarbock Green. Land in this area slopes gently towards the south west, resulting in it feeling distinctly removed from the land to the north and east of the M62 and M57/A5300 respectively.
- 10.63. The south eastern quadrant of the study area is bisected by the A5080 Cronton Road. Land to the north of Cronton Road, which includes the Site, is the former Cronton Colliery – now reclaimed and featuring a network of woodland areas which are broken up by open grassland fields. The land slopes broadly from north to south channelling tributaries and small watercourses to Ochre Brook. The vegetation within the colliery Site and along the adjacent road network corridors generally limits views into the area from the wider setting.

- 10.64. Land to the south of Cronton Road also features a quarry, however the wider landscape is generally comprised of open agricultural land with limited tree and woodland cover, apart from along the fringes of the surrounding motorway/A-road network. A network of small rural lanes pass through the area providing access to scattered farmsteads and individual dwellings. An established hedgerow network generally frames the lanes and limits visibility into the wider landscape for road users. Limited public footpath routes pass through the area. The main two PROW routes connect Water Lane to Cronton Road, and Hillocks Lane to Tarbock Green. Topography in the area is gently undulating with levels between 15-20m AOD.

Description of the Site and its Immediate Landscape Context

- 10.65. **Figure 10.2** shows the Site on an aerial photograph base.
- 10.66. **Figures 10.3 to 10.4** include photographs taken within the Site. These illustrate the landscape character and Site features.

Land use and Pattern

- 10.67. The Site comprises a broadly rectangular area of open grassland which is framed by semi-natural broadleaved woodland at its perimeter.
- 10.68. Overhead high voltage power lines cross the Site running parallel to the M62 at approximately an offset of 150m. A pylon is located within an area of woodland at the north western part of the Site. A second pylon is located just beyond the Site to the north east.

Site Boundaries

- 10.69. The south western Site boundary adjoins the A5080 Cronton Road. In the vicinity of the Site the road has a well vegetated character which filters views into the Site. Views are likely to be increasingly open in winter months when vegetation has lost its leaves.
- 10.70. The north western Site boundary adjoins the embankments associated with the M62 corridor. The western extent of the interface is well vegetated. The eastern extent has a more open character allowing views between the Site and the M62 corridor and the urban edge of Whiston to the north.
- 10.71. The north eastern and south eastern Site boundaries adjoin a large, well-established area of woodland associated with the former Cronton Colliery.

Topography and Drainage

- 10.72. The Site generally slopes gently from north to south. Levels at the north eastern Site boundary are approximately 24.5m AOD. Levels at the Site interface with Cronton Road are approximately 19m AOD.
- 10.73. Towards the northern corner of the Site there are two areas of bunding with a localised steep ditch area passing between (**Photograph C**). The ditch area connects to Chapel Brook which passes through the Site at its western extent before entering a culvert under Cronton Road and continuing to drain southwards.
- 10.74. At its northern corner, the Site initially sits approximately 3m higher than the M62, however levels on the motorway slip road rise towards the western extent of the Site with the slip road eventually becoming approximately 6m higher than the Site.

Vegetation

- 10.75. A tree survey and Arboricultural Impact Assessment (AIA) has been prepared by Urban Green in July 2022, and this should be referred to for full details of existing trees.
- 10.76. In relation to BS5837 assessment, the report advises that the Site contains four 'high quality' Category A trees, 15 'moderate quality' Category B trees and groups, one Category B woodland and 15 'low quality' Category C trees and groups. These are all located at the perimeter of the Site or within the low lying ditch areas at the north western extent of the Site.
- 10.77. The report advises that the Site contains one Tree Preservation Order (TPO) which covers woodland at the north western extent of the Site. A second TPO adjoins the Site at the south eastern Site boundary.
- 10.78. A Preliminary Ecological Assessment has been prepared by Urban Green in June 2022. The report advises that the wider open land at the centre of the Site is predominantly neutral grassland with some small areas of mixed scrub at the southern and western fringes of the Site.

Buildings Within the Site and its Surroundings

- 10.79. There are no buildings or structures within the Site boundary.

Public Rights of Way

10.80. There are no Public Rights of Way within the Site boundary. The A5030 Cronton Road which passes directly to the south of the Site has a roadside footpath along its eastern edge.

Landscape Value within the Study Area

10.81. Taking into account the published character assessments and baseline landscape context as described above, the following landscape receptors are considered:

- Landscape Character Area: Halsnead Estate.
- Landscape Character Area: Cronton and Pex Hill.
- The landscape character area of the Site in its immediate setting.
- Existing landscape features within the Site including trees and hedgerows.

Table 10.1: Landscape value of LCA Halsnead Estate

Criteria for establishing value	Observations/comments	Value
Designations attached to the landscape	There are no national, regional or local landscape designations. The LCA is designated for future development.	None
Natural heritage	Some older areas of woodland present which are historically associated with Halsnead Estate.	Medium
Cultural heritage	LCA is strongly influenced by the former Halsnead Estate. Character is defined by the remnants of the estate including standstone boundary wall, a gate house, and small woodland clumps.	Medium
Landscape condition	Previous coal mining activity has lowered the condition of the landscape within the LCA	Low
Perceptual (scenic)	M62 dominates the LCA with visual intrusion	Low
Perceptual (Wilderness and tranquillity)	M62 dominates the LCA with physical and noise intrusion. The LCA is not considered to be tranquil.	Low
Distinctiveness	The landscape pattern of the LCA is distinctive due to its previous association with Halsnead Estate – although this is mostly perceived in the northern extent of the LCA.	Medium
Associations	There is locally published documentation online relating to Halsnead Estate and the Cronton Colliery	Medium
Recreational	There are no PROW routes through the LCA.	Low
Functional	The land no longer functions as an Estate and colliery and is allocated for residential and employment uses.	Low
Value of LCA Halsnead Estate		Overall value:

Criteria for establishing value	Observations/comments	Value
		Low-Medium

Table 10.2: Landscape value of LCA Cronton and Pex Hill

Criteria for establishing value	Observations/comments	Value
Designations attached to the landscape	There are no national, regional or local landscape designations.	None
Natural heritage	Generally agricultural landscape with an open character	Medium
Cultural heritage	No known cultural heritage assets.	Low
Landscape condition	Generally well maintained agricultural landscape. Some quarrying at northern extent.	Medium
Perceptual (scenic)	Open but unremarkable landscape which is contained by vegetation in most directions. Some views to 'industrial installations' and urban fringe settlement visible at boundaries with Widnes and Cronton.	Low/medium
Perceptual (Wilderness and tranquillity)	Traffic from the surrounding road network can be heard from within the LCA. Urban influences are experienced in some locations. The LCA has a rural character but is not considered to be tranquil.	Low/medium
Distinctiveness	The topography, agricultural land uses, and vegetation at the fringes of the LCA are common and unremarkable characteristics of the area.	Low/medium
Associations	There is no evidence of any association with artists, writers or historical events.	Low
Recreational	PROWs pass through the area. Most PROWs are located at the fringes of Cronton and Widnes.	Low/medium
Functional	The majority of the LCA functions primarily as agricultural land.	Medium
Value of LCA Cronton and Pex Hill		Overall value: Low-Medium

Table 10.3: Landscape value of the Site in its immediate setting

Criteria for establishing value	Observations/comments	Value
Designations attached to the landscape	There are no national, regional or local landscape designations. The Site is designated for future development.	None
Natural heritage	Woodland at the Site boundaries and north-western part of the Site – including TPO area. Local Wildlife Site located in north-western corner of the Site.	Medium

Criteria for establishing value	Observations/comments	Value
Cultural heritage	Although part of wider Halsnead Estate, land south of the M62 was primarily associated with the colliery	Low
Landscape condition	The Site is associated with former colliery and now primarily comprises neutral grassland.	Low
Perceptual (scenic)	The Site has limited visibility in the wider setting. The Site and its immediate locality are dominated by motorways and A-roads.	Low
Perceptual (Wilderness and tranquillity)	M62/Cronton Road dominates the area with physical and noise intrusion. The area is not considered to be tranquil.	Low
Distinctiveness	The Site comprises an unremarkable field adjacent to a major road junction. A small area of land at the northern part of the Site is allocated as a Local Wildlife Site and has a more distinctive character	Low/medium
Associations	There is no evidence of any association with artists, writers or historical events associated with the Site in its immediate setting	Low
Recreational	There is no public access to the Site.	Low
Functional	The land no longer functions as a colliery and is allocated for employment uses as part of a wider development. The immediate setting of the Site is associated with the strategic highway network.	Low
Value of the Site in its immediate setting		Overall value: Low

Table 10.4: Landscape value of the features within the Site

Criteria for establishing value	Observations/comments	Value
Designations attached to the landscape	There are no national, regional or local landscape designations.	None
Natural heritage	The Site includes a Local Wildlife Site	Medium
Cultural heritage	TPO woodland at the north western corner	Medium
Landscape condition	Predominantly neutral grassland on a former colliery site.	Low
Perceptual (scenic)	Vegetation at the Site boundaries restricts views	Low
Perceptual (Wilderness and tranquillity)	N/A	-
Distinctiveness	Vegetation at Site boundaries is not locally distinctive. A small area of land at the northern part of the Site is allocated as a Local Wildlife Site and has a more distinctive character	Low/medium
Associations	There is no evidence of any association with artists, writers or historical events associated with the features of the Site	Low

Criteria for establishing value	Observations/comments	Value
Recreational	There is no public access to the Site.	Low
Functional	The Site no longer functions as a colliery and is allocated for employment uses as part of a wider development.	Low
Value of the landscape features within the Site		Overall value: Low

Susceptibility of LCA Halsnead Estate

- 10.82. The Site is located within this landscape character area. The character area is, in its entirety, allocated for development for residential and employment uses. The LCA is influenced by human activity, transport links and ongoing development. Established vegetation provides a strong landscape structure within which new employment areas are proposed as part of the Halnead Sustainable Urban Extension. It is therefore considered that the susceptibility to change is **Low**.

Susceptibility of LCA Cronton and Pex Hill

- 10.83. The Site lies outside, but immediately adjacent to this landscape character area. The Site is generally contained by well established vegetation at its fringes which limits intervisibility with the adjacent LCA. Distant views to industrial installations are an identified characteristic of the LCA. It is therefore considered that the susceptibility to change is **Low**.

Susceptibility of the landscape character of the Site in its immediate setting

- 10.84. The Site and its immediate setting are influenced by human activity, transport links and industrial / employment uses. The Site is designated future employment uses. It is therefore considered that the susceptibility to change is **Low**.

Susceptibility of the landscape features within the Site

- 10.85. The neutral grassland across the majority of the Site does not provide valued habitat. Trees and hedgerows located around the periphery of the Site can broadly be retained alongside Proposed Development. The Local Wildlife Site and TPO area of woodland at the north western part of the Site is located to the north of overhead HV power lines and can be retained as part of the development proposals. The landscape proposals required as part of the Proposed Development have the potential to enhance biodiversity and the appearance of the landscape. It is therefore considered that the susceptibility to change is **Low – medium**.

Sensitivity of the landscape

- 10.86. Taking into account value and susceptibility as set out above the following table summarises the sensitivity of the landscape.

Table 10.5: Landscape sensitivity

Landscape receptor	Value of the Landscape	Susceptibility to Change	Resulting Sensitivity
LCA Halsnead Estate	Low – medium	Low	Low – medium
LCA Cronton and Pex Hill	Low – medium	Low	Low – medium
The landscape character of the Site in its immediate setting	Low	Low	Low
Landscape features within the Site	Low	Low – medium	Low – medium

Views, Visibility and Visual Character

Visual Context of the Site

- 10.87. **Figure 10.2** shows the Site in its context and includes viewpoint locations. The photograph viewpoint locations were selected using both the ZTV (**Appendix 10.2**) and site based work to establish the true extent of visibility of the Site including the range of views of the Site from publicly accessible locations such as Public Rights of Way (ProW) and roads in the vicinity.

Visual Receptors and Views of the Site

- 10.88. **Figure 10.2** illustrates the locations of the photographs taken from public viewpoints surrounding the Site.
- 10.89. **Figures 10.5 – 10.9** include the photographs which are taken from publicly accessible viewpoints along PROW's and roads.
- 10.90. Guided by the ZTV, observations made during the Site visit identified views towards the Site from the following publicly accessible viewpoints:

- *Views from footpaths:*
 1. Users of ProW Knowsley TA9/1 & TA9/2.
 2. Users of PROW Knowsley TA10/3.
- *Views for motorists (and pedestrians as appropriate) using roads within the immediate vicinity of the Site:*
 3. Motorists and pedestrians using Cronton Road (A5080).
 4. Motorists using M62.
 5. Motorists and pedestrians using access road to Elowen Garden Village (under construction).
 6. Motorists using Prescott Road.
 7. Motorists using Water Lane.

10.91. Views from these locations are considered to be representative of the likely views of the proposals from public rights of way, roads and public open spaces. It is not deemed necessary to include any further distant or barely perceptible views of the proposals, given that these would result in insignificant effects.

Users of PROW Knowsley TA9/1 & TA9/2 (Viewpoints 1.1 -1.2)

10.92. This PROW route is located to the south of the Site, linking Dacre's Bridge Lane to Water Lane. The route passes alongside Higher Park Farm and Yew Tree Farm. The PROW generally passes through open farmland. Views beyond the open farmland are contained by established woodland vegetation to the north and west of the PROW route. The overhead HV powerline which passes through the Site is visible on the skyline. From viewpoints further south a large industrial building (currently under construction) is visible on the skyline to the east of the Site. The Site itself is not visible from the PROW route.

Users of PROW Knowsley TA10/3 (Viewpoint 2.1)

10.93. This PROW route is located to the south of the Site, linking Cross Hillocks Lane with Water Lane, via a short length of PROW 10/1 and 10/2 (which fall outside of the ZTV). Travelling westwards from Cross Hillocks Lane, the PROW initially passes through the centre of a large open agricultural field before turning northwards to continue along the western edge of the field. OS mapping indicates that prior to the construction of the Knowsley Expressway (A5300) the PROW route continued westwards to connect to Tarbock Green.

10.94. The PROW has an open character, with longer distant views contained by established vegetation. Occasional farm and industrial buildings are dispersed across the view. The PROW has a rural character, however road noise and views of industrial type structures provide an urbanising influence. The Site itself is not visible from the PROW route.

Motorists and pedestrians using Cronton Road (A5080) (Viewpoints 3.1 -3.3)

- 10.95. Cronton Road is a busy A-road (A5080) which links Tarbock Roundabout to the Watkinson Way (A557) at Widnes to the east. In the vicinity of the Site the road has a fast but rural character passing through open farmland or enclosed vegetated corridors. The route is occasionally punctuated by small areas of established vegetation and isolated houses and farms.
- 10.96. Between Prescott Road and Dacre's Bridge Lane there is a roadside footpath on both sides of Cronton Road. Bus stops are located close to the Prescott Road junction. The northern side of the road is generally enclosed by established vegetation. There are generally long open views across open farmland to the south of the road.
- 10.97. Further west, on the approach to the Site, the road becomes enclosed on both sides. Established vegetation frames the road to the south, screening any views into the adjacent quarry site. On the north side of the road a wall with dense planting beyond largely masks views to a cluster of isolated buildings.
- 10.98. Between Dacre's Bridge Lane and Tarbock Roundabout the route is enclosed by established vegetation. There is a footway and cycle link on the northern side of the road. There are occasional glimpsed views into the Site on the northern side of the road which appears as an open grassed field, contained by vegetation. There are also occasional, glimpsed southward views through vegetation into an adjacent open field which is used for horse riding/grazing. It is likely that views will be more open in winter when the trees are not in leaf.
- 10.99. On the approach towards the Tarbock Roundabout the road level begins to rise, resulting in it being elevated higher than the western part of the adjacent Site.

Motorists using M62 (Viewpoint 4.1)

- 10.100. The motorway passes directly adjacent to the Site to the north, passing under the M57 to the west of the Site. The motorway route is generally framed by established woodland screen planting. In the immediate vicinity of the Site, the M62 corridor widens to accommodate the slip roads which link to Tarbock Roundabout. In this location the Site is marginally higher than the M62 motorway corridor. There is limited vegetation at the Site boundary, allowing a momentary fleeting view to the northern edge of the Site, extending as far as the existing bunding within the Site. The overhead HV power lines and pylons are visible both within the Site and the wider context.

Motorists and pedestrians using access road to Elowen Garden Village (under construction) (Viewpoint 5.1)

- 10.101. 'Elowen Garden Village' is an early phase of residential development within the wider Halnead Garden Village strategic development Site. This has been constructed immediately to the east of Windy Arbor Road, north of

the M62. Presently, the housing has been constructed but associated landscape treatments at the southern extent of the development have not been implemented. There is currently a view from the access road into Elowen Garden Village across the M62 corridor towards the northern part of the Site. There is no direct view of the Site itself in its undeveloped state. Existing vegetation at the north-western corner of the Site and the existing bunds within the Site generally screen direct views. The overhead HV power lines are visible crossing the Site.

Motorists using Prescott Road (Viewpoint 6.1)

10.102. Prescott Road is a rural lane which appears to be largely used by local traffic. The lane has no footways and is generally flanked by hedgerows, however there are more open views close to the junction with Cronton Road, where there are no roadside hedgerows. The lane passes alongside isolated homes and farms. The lane has an open setting, however long views are contained by established vegetation which occurs in the vicinity of Cronton Road. There is no direct view of the Site in its undeveloped state from Prescott Road.

Motorists using Water Lane (Viewpoint 7.1)

10.103. Water Lane is a rural lane which appears to be largely used by local traffic. The lane has no footways and is generally flanked by hedgerows which limit outward views to road users. The lane passes occasional isolated homes and farms. The lane has an open setting, however longer views are generally restricted by tall field boundary hedgerows, occasional tree groups, or established woodland planting in the vicinity of Cronton Road. There is no direct view of the Site in its undeveloped state from Water Lane.

Sensitivity of Visual Receptors

10.104. As set out within **Diagram 2** of the Methodology and in GLVIA3 the sensitivity of views and viewers derives from a combination of the value attached to the view (as indicated by planning designations, relationships to heritage assets, association with art etc.) and the susceptibility of the viewer to change indicated by their occupation or activity and extent to which their attention is focused on the view.

Table 10.6: Visual sensitivity

Visual Receptor Type	Value of the View	Susceptibility to Change	Resulting Sensitivity
Pedestrians using PRow located within the Site and surrounding areas PRow Knowsley TA9/1 & TA9/2 PRow Knowsley TA10/3	Medium Local value attached to views. Some longer views across the landscape. The views do not have heritage value or cultural associations.	High The landscape setting is likely to be valued by those engaged in informal recreation.	Medium-high
Motorists and pedestrians using roads Motorists and pedestrians using Cronton Road (A5080) Motorists and pedestrians using access road to Elowen Garden Village (under construction)	Medium Local value attached to views. Views experienced for longer by pedestrians. The views do not have heritage value or cultural associations.	Low Motorists and pedestrians primarily using routes for access to local properties/amenities/public transport networks rather than focusing on the views.	Low-medium
Motorists using roads Motorists using M62 Motorists using Prescott Road Motorists using Water Lane	Low Limited local value attached to the views. The views do not have heritage value or cultural associations.	Low Motorists primarily using routes as transient routes through the wider context, rather than focusing on the views. Taking in to account the speed of vehicle travel, any views would be fleeting.	Low

Embedded Mitigation

Demolition and Construction

10.105. For the purposes of this Landscape and Visual Impact Assessment it is assumed that all vegetation indicated for retention on the planning drawings would be appropriately protected throughout the demolition and construction process. **The Completed and Operational Development**

10.106. The development proposal has been sensitively designed to:

- Minimise vegetation loss to limit the effects on Strettles Bog Local Wildlife Site.
- Retain boundary trees where possible to assist in screening the development.

- Take into consideration the relationship between the proposed development and the nearby committed developments.
- Retain and increase habitat provision to achieve a Biodiversity Net Gain on Site.
- Limit harm/removal of trees which are subject to Tree Preservation Orders.
- Locate the building on Site in the optimum position to minimise visual effects on receptors.
- Retain as many Category A, B and C trees within the Site as possible.
- Adjust the habitats on Site to strike the right balance for blue and green infrastructure to deliver the ecological benefits required to offset the Proposed Developments impacts.

10.107. In terms of the scale and external appearance of the buildings, this has been driven by visual effects of the proposals, function and operational requirements. The building will be a maximum of 18.5m tall above FFL and will be set back from the Site boundary to Cronton Road by approximately 8-13m. The building elevations will generally be light grey with darker grey contrasting cladding towards ground level. Dark grey cladding will be 'angled' on the south-western elevation to Cronton Road, adding visual interest. Lighter grey tones have been selected to allow the building to recede into the skyline.

10.108. The development will be served by two vehicular access points along Cronton Road (in accordance with the Halsnead Garden Village Masterplan). Car parking areas will be located to the north-east and north-west of the building.

10.109. A boundary treatment plan has been prepared by Fletcher Rae (**Appendix 10.3**). Boundary fencing will generally sit in close proximity to the proposed building, rather than framing the wider Site. This will reduce its visual prominence in the wider landscape. 2.4m high paladin fencing will surround the building and service yard area to the north-east. This will be coloured green to visually blend into the wider vegetated setting. Where the boundary fence interfaces with Cronton Road, a landscape buffer strip is provided along the Site frontage.

10.110. A detailed landscaping plan has been prepared by ALLP (**Appendix 10.4**). The landscape buffer strip to Cronton Road will be planted with scattered native trees within a native woodland mix. An evergreen hedgerow will define the northern extent of the landscape buffer strip. A further area of landscaping will be provided at the eastern extent of the Site. This will comprise flowering lawn, wetland meadow, individual tree planting, areas of scrub margin planting, areas of native woodland mix and evergreen hedgerow. The north-western and northern extents of the Site are designed to retain and enhance the existing woodland and retained ditch area which is designated as Local Wildlife Site. In addition to the retained habitats there are new landscape proposals including extensive new woodland mix planting, individual tree planting along the interface with the M62, new areas of pond with aquatic planting and wetland fringes, wildflower meadow areas and native hedgerow at the interface between car park areas and the wider landscaped spaces. The landscape proposals have been designed to provide habitat creation and enhancement in order to increase biodiversity across the Site.

- 10.111. The development will result in loss of neutral grassland within the Site. Construction will require removal of 2 trees, six groups and a section of woodland within the Site boundary. The woodland is part of a wider Category B woodland area which in its entirety is covered by a TPO. Most of the vegetation to be removed is Category C. High value habitat areas (including Local Wildlife Site) are to be protected. A total of 319 individual new trees will be planted as part of the landscape proposals. A significant proportion of these will be extra heavy standard (16-18cm) at planting. Almost 900 lin m of new native hedgerow will be provided across the Site.

Assessment of Likely Significant Effects

Construction

Landscape effects

- 10.112. As set out in **Diagram 1** of the methodology, the significance of effect is a combined judgement of the sensitivity and the magnitude of change.
- 10.113. The landscape sensitivity is a combined judgement of the value and the susceptibility and has been set out in **Table 10.5** above.

Magnitude of Effect

- 10.114. The magnitude of effect is a combined judgement of geographic extent, duration and the size/scale of effect. The magnitude of effect for the landscape receptors is explained in the table below.

Table 10.7: Landscape Effects during Construction

Receptor	Sensitivity (Table 10.5)	Size and scale of change, geographic extent and duration	Magnitude	Significance/nature of effect
LCA Halsnead Estate	Low - Medium	The Proposed Development would occupy a small part of this character area. Construction activity would take place at the western extent of the LCA closest to the junction of M62 and M57. Without appropriate temporary fencing and considered location of on-site activity, there would be some intervisibility between the construction Site and the wider character area. Valued features would be retained.	Medium adverse	Moderate adverse Local Level/ Short term/ Temporary Significant

Receptor	Sensitivity (Table 10.5)	Size and scale of change, geographic extent and duration	Magnitude	Significance/nature of effect
		Construction would temporarily be out of character, however Halsnead Garden Village (under construction), the M62 motorway and overhead power lines have an urbanising influence. Geographic extent: Effects would be experienced within a small proportion of this LCA. Duration: Effects would be short term (0-5 years) and temporary.		
LCA Cronton and Pex Hill	Low - medium	The Proposed Development would lie outside of this character area. Without appropriate temporary fencing and considered location of on-site activity, there would be some intervisibility between the site and the fringe of the LCA. There would be glimpsed views of cranes and construction of the building frame visible above the established wooded horizon from some viewpoints within the LCA. Construction would temporarily be out of character, however the LCA is not tranquil and the landscape is influenced by industrial influences. Geographic extent: Effects would be experienced from a small portion of the LCA, located at its western extent. Duration: Effects would be short term (0-5 years) and temporary.	Low – medium adverse	Minor – moderate adverse Local Level/ Short term/ Temporary Not Significant
The landscap e characte r of the Site in its immedia te setting	Low	Construction activity would be experienced across the Site. In the absence of appropriate temporary fencing and considered location of on-site activity, construction would be perceivable in the Sites immediate setting (comprising A-roads, motorway and new residential development). Construction would temporarily be out of character, however Halsnead Garden Village (under construction), the M62 motorway and overhead	High adverse	Moderate – major adverse Local Level/ Short term/ Temporary Significant

Receptor	Sensitivity (Table 10.5)	Size and scale of change, geographic extent and duration	Magnitude	Significance/nature of effect
		power lines have an urbanising influence. Geographic extent: Effects would be experienced within the Site and immediate setting Duration: Effects would be short term (0-5 years) and temporary.		
Landscape features within the Site	Low - Medium	There would be loss of neutral grassland within the Site. Construction will require removal of 2 trees, six groups and a section of woodland within the Site boundary. The woodland is part of a wider Category B woodland area which in its entirety is covered by a TPO. Most of the vegetation to be removed is Category C. High value habitat areas (including Local Wildlife Site) to be protected. Geographic extent: Effects would be experienced within the Site and its immediate setting. Duration: Effects would be short term (0-5 years) and temporary.	Low - medium adverse	Minor - moderate adverse Local Level/ Short term/ Temporary reduction in features until new planting is implemented (permanent loss of neutral grassland) Not Significant

Significance of Landscape Effects

10.115. During the construction phase there would be significant adverse effects upon the LCA Halsnead Estate and the landscape character of the Site in its immediate setting. These effects would be local level, temporary and short term.

10.116. There would be no other significant adverse effects upon landscape character or landscape features. Construction activity is generally at odds with the landscape context of the Site, however the Site is allocated for development, and therefore the principle of development for employment uses is accepted. The development proposals have been designed to minimise adverse effects on existing landscape features.

Visual effects

10.117. As set out in Diagram 2 of the methodology, the significance of effect on visual receptors is a combined judgement of the sensitivity and the magnitude of change.

10.118. The visual sensitivity is a combined judgement of the value and the susceptibility and has been set out in Table 10.6 above.

Magnitude of Effect

10.119. The magnitude of effect is a combined judgement of geographic extent, duration and the size/scale of effect. The magnitude of effect for the visual receptors is explained below.

10.120. Construction activity is at odds with the surroundings, as such, any visual effects are considered to be adverse.

Table 10.8: Visual Effects during Construction

Visual Receptors	Sensitivity (Table 10.6)	Size and scale of effect, geographical extent and duration	Magnitude of effect	Significance/nature of effect
Users of PRow Knowsley TA9/1 & TA9/2	Medium - high	<i>Viewpoints 1.1 – 1.2</i> There are likely to be glimpsed views of construction of the industrial building (e.g. cranes and building frame) visible above the existing tree lined horizon. These would sit in the context of existing overhead HV power lines and pylons. Other industrial buildings (under construction) are presently visible in the existing view. Geographic extent: As demonstrated by the ZTV and checked on Site, effects would be experienced from only a short central proportion of the route. Duration: Effects would be short term (0-5 years) and temporary.	Low	Minor - moderate adverse Local Level/ Short Term/ Temporary Not significant
Users of PRow TA10/3	Medium - high	<i>Viewpoint 2.1</i> There are likely to be glimpsed distant views of construction of the industrial building (e.g. cranes and building frame) visible above the existing tree lined horizon. These would sit in the context of existing overhead HV power lines and pylons. Other large agricultural buildings at Water Lane Farm presently dominate the view in the middle distance.	Negligible	Negligible Local Level/ Short Term/ Temporary Not significant

Visual Receptors	Sensitivity (Table 10.6)	Size and scale of effect, geographical extent and duration	Magnitude of effect	Significance/ nature of effect
		Geographic extent: As demonstrated by the ZTV and checked on Site, effects would be experienced from only the eastern half of the route. Duration: Effects would be short term (0-5 years) and temporary.		
Users of Cronton Road (A5080)	Low - medium	<i>Viewpoints 3.1 – 3.3</i> At construction stage there will be removal of existing vegetation along approximately 325 lin m along the Site frontage to Cronton Road. This will open up views into the Site from this length of the road. In the absence of appropriate temporary fencing there are likely to be views of construction activity within the site. Construction activity would be at odds with the immediate Site setting and views experienced on this route. Geographic extent: Effects would be experienced within the immediate setting of the Site along a short proportion of the overall route. Duration: Effects would be short term (0-5 years) and temporary.	High	Major adverse Local Level/ Short Term/ Temporary Significant
Users of M62	Low	<i>Viewpoint 4.1 (representative Google Streetview)</i> At the construction stage there will be some re-grading and landscaping in the northern part of the Site. A new landscape mound approximately 3m tall will be located close to the northern Site boundary at the interface with the M62. This will screen near views from the M62 into the Site. Due to the height of the proposed building, there are likely to be fleeting views to construction activity (e.g. cranes and building frame) beyond the landscape and bund area. Views of construction activity will be experienced in the context of existing overhead HV power lines and street lighting along the M62 corridor.	Low - Medium	Minor adverse Local Level/ Short Term/ Temporary Not significant

Visual Receptors	Sensitivity (Table 10.6)	Size and scale of effect, geographical extent and duration	Magnitude of effect	Significance/ nature of effect
		Construction activity is presently visible to the north of the M62 as part of the construction of Elowen Garden Village/wider Halsnead Garden Village. This is likely to be ongoing for many years as Halsnead Garden Village is built out. Geographic extent: Effects would be experienced within the immediate setting of the Site along a short proportion of the overall route. Duration: Effects would be short term (0-5 years) and temporary		
Users of access road to Elowen Garden Village	Low-medium	<i>Viewpoint 5.1</i> At the construction stage there will be some re-grading and landscaping in the northern part of the Site. A new landscape mound approximately 3m tall will be located close to the northern Site boundary at the interface with the M62, however due to the height of the proposed building, there are likely to be views to construction activity (e.g. cranes and building frame) beyond the landscape and bund area. Views of construction activity will be experienced in the context of existing overhead HV power lines and street lighting along the M62 corridor. Construction activity is prominent in the immediate vicinity of the view as part of the construction of Elowen Garden Village/wider Halsnead Garden Village. This is likely to be ongoing for many years as Halsnead Garden Village is built out. In the medium term, consented landscape structure planting is expected to be implemented at the southern boundary of the Elowen Garden Village, north of the M62. Once established this will screen views to the Site from this location.	Low - Medium	Minor – moderate adverse Local Level/ Short Term/ Temporary Not significant

Visual Receptors	Sensitivity (Table 10.6)	Size and scale of effect, geographical extent and duration	Magnitude of effect	Significance/ nature of effect
		Geographic extent: Effects would be experienced in relatively close proximity to the Site, with the M62 corridor lying between. Duration: Effects would be short term (0-5 years) and temporary.		
Users of Prescott Road	Low	<i>Viewpoint 6.1</i> There are likely to be occasional glimpsed distant views of construction of the industrial building (e.g. cranes and building frame) visible above the existing tree lined horizon which provides a strong sense of enclosure to an otherwise open landscape. These views would sit in the context of existing overhead HV power lines and pylons. Geographic extent: As demonstrated by the ZTV and checked on Site, effects would be experienced from a very short length of the route, on the approach to the junction with Cronton Road. Duration: Effects would be short term (0-5 years) and temporary	Negligible	Negligible Local Level/ Short Term/ Temporary Not significant
Users of Water Lane	Low	<i>Viewpoint 7.1</i> There are likely to be occasional glimpsed distant views of construction of the industrial building (e.g. cranes and building frame) visible above the existing tree lined horizon which frames the wider landscape. These views would be experienced in the context of existing overhead HV power lines and pylons. Geographic extent: Although the ZTV indicates that views would be experienced for approximately half of the route, the Site survey confirmed that views from Water Lane (for vehicle drivers) are further limited due to established hedgerow which frames the route along the northern	Negligible	Negligible Local Level/ Short Term/ Temporary Not significant

Visual Receptors	Sensitivity (Table 10.6)	Size and scale of effect, geographical extent and duration	Magnitude of effect	Significance/ nature of effect
		edge. Effects would therefore be experienced from a very limited length of the route. Duration: Effects would be short term (0-5 years) and temporary		

Significance of Visual Effects

- 10.121. Where visible, construction activity and the unfinished nature of the Site would be at odds with the current views, resulting in adverse effects.
- 10.122. During the construction phase there would be a major adverse effect on views from Cronton Road in the immediate vicinity of the Site. This effect would be significant within the local area, short term and temporary.
- 10.123. During the construction phase there would be minor or minor-moderate effects on views from one local PROW route (TA9/1 & TA9/2), the M62 as it passes the Site, and the access road to Elowen Garden Village. There would be negligible effects on views from PROW TA10/3, Prescott Road and Water Lane. These effects would not be significant.

The Completed and Operational Development

Landscape effects

- 10.124. The assessment of likely significant effects on landscape at completion takes into account the embedded mitigation as described above and shown on the submitted application drawings. However, for the purposes of the assessment, it is assumed that upon completion any proposed planting would be fully implemented but would not be mature enough to provide visual screening.

Magnitude of Effect

- 10.125. The magnitude of effect is a combined judgement of geographic extent, duration and the size/scale of effect. The magnitude of effect for the landscape receptors is explained in the table below.

Table 10.9: Landscape Effects of the Operational Development upon Completion

Receptor	Sensitivity (Table 10.5)	Size and scale of change, geographic extent and duration	Magnitude	Significance/ nature of effect
LCA Halsnead Estate	Low - Medium	Commercial development on the Site would occupy a small part of this character area. The completed development would occupy the western extent of the LCA closest to the junction of M62 and M57. The new building would be visible from a small part of the wider LCA, sitting in the context of the M62 motorway and overhead power lines which have an urbanising influence. Existing commercial uses occur in close proximity to the Site to the north of the M62. The LCA is undergoing wider change as part of the development of Halsnead Garden Village. Geographic extent: Effects would be experienced within a small proportion of this LCA. Duration: Effects would be medium term (5-15 years) and temporary.	Low adverse	Minor adverse Local Level/ Medium term/ Temporary until landscape treatments mature Not Significant
LCA Cronton and Pex Hill	Low - medium	The commercial development would lie outside of this character area. There are likely to be glimpsed views of the new building visible above the established wooded horizon from some points within the LCA, however the open agricultural character of the LCA would be retained. The LCA is not tranquil and is presently features industrial influences at its fringes. Geographic extent: Effects would be experienced from a small portion of the LCA, located at its western extent. Duration: Effects would be long term (15 years plus) and permanent.	Negligible	Negligible Local Level/ Long term/ Permanent (as maturing landscaping will not alter the effect) Not Significant

Receptor	Sensitivity (Table 10.5)	Size and scale of change, geographic extent and duration	Magnitude	Significance/ nature of effect
The landscape character of the Site in its immediate setting	Low	Commercial development on the Site would be perceivable in the Sites immediate setting (comprising A-roads, motorway and new residential development). The development would provide a continuation of the existing commercial development to the north of the M62. Halsnead Garden Village (under construction), the M62 motorway and overhead power lines have an urbanising influence on the local area. Geographic extent: Effects would be experienced within the Site and immediate setting Duration: Effects would be medium term (5-15 years) and temporary.	Low adverse	Minor adverse Local Level/ Medium term/ Temporary until landscape treatments mature Not Significant
Landscape features within the Site	Low - Medium	The detailed planting plan submitted with the application demonstrates significant additional planting across the Site, including 323 native trees, 11 ornamental trees, 4,291m² woodland mix planting, 899 lin m native hedgerow and 20 lin m evergreen hedgerow. This will result in a net gain in trees and hedgerows across the Site. Retained high value habitat areas (including Local Wildlife Site) will be protected. Geographic extent: Effects would be experienced within the Site. Duration: Effects would be medium term (5-15 years) and temporary.	Low beneficial	Minor beneficial Local Level/ Medium term/ Temporary until landscape treatments mature Not Significant

Significance of Landscape Effects

10.126. Upon completion there would be no significant effects on landscape. The Site and its surrounding areas are allocated for development, so the principle of development is accepted.

10.127. There would be some minor adverse effects on landscape character. These effects would be experienced within the immediate context of the Site, and would be medium term and temporary until the proposed landscape treatments have matured.

10.128. The loss of vegetation and trees would be compensated for with extensive new tree planting and proposed green infrastructure areas. There would be minor beneficial effects on features which would be experienced within the Site and the local area and would be temporary until the proposed planting has matured.

Visual effects

10.129. The assessment of likely significant visual effects takes into account the embedded mitigation as described above and shown on the submitted application drawings. However, for the purposes of the assessment, it is assumed that upon completion proposed vegetation would be fully implemented but would not be mature enough to provide visual screening.

Magnitude of Effect

10.130. The table below describes the magnitude of effect which is a combined judgement of geographic extent, duration, the size/scale of effect, and the resulting visual effect.

Table 10.10: Visual Effects of the Operational Development upon Completion

Visual Receptors	Sensitivity (Table 10.6)	Size and scale of effect, geographical extent and duration	Magnitude of effect	Significance/nature of effect
Users of PRow Knowsley TA9/1 & TA9/2	Medium - high	<i>Viewpoints 1.1 – 1.2</i> The new building would be visible above the existing tree lined horizon. Where visible, the building would sit in the context of existing overhead HV power lines and pylons. The upper parts of the building are a pale grey colour which will ensure that the building appears recessive where visible in long views. Other industrial buildings (under construction) are presently visible in the existing view. Geographic extent: As demonstrated by the ZTV and checked on Site, effects would be experienced from only a short central proportion of the route. Duration: Effects would be long term (15 years plus) and permanent.	Low	Minor adverse Local Level/Long Term/Permanent (as maturing landscaping will not alter the effect) Not significant
Users of PRow TA10/3	Medium - high	<i>Viewpoint 2.1</i> The new building would be glimpsed at distance above the existing tree lined horizon. Where visible, the	Negligible	Negligible Local Level/Long Term/Permanent (as

Visual Receptors	Sensitivity (Table 10.6)	Size and scale of effect, geographical extent and duration	Magnitude of effect	Significance/ nature of effect
		building would sit in the context of existing overhead HV power lines and pylons. The upper parts of the building are a pale grey colour which will ensure that the building appears recessive where visible in long views. Other large agricultural buildings at Water Lane Farm presently dominate the view in the middle distance. Geographic extent: As demonstrated by the ZTV and checked on Site, effects would be experienced from only the eastern half of the route. Duration: Effects would be long term (15 years plus) and permanent.		maturing landscaping will not alter the effect) Not significant
Users of Cronton Road (A5080)	Low - medium	<i>Viewpoints 3.1 – 3.3</i> Upon completion, the new building would be directly visible for a length of approximately 325m along Cronton Road where existing vegetation will have been removed. The building colours have been selected to recede into the skyline. The building will be set back from the Site boundary to Cronton Road and a landscape buffer strip provided along the Site frontage to Cronton Road. Upon completion the landscape treatments along the frontage to Cronton Road will be juvenile and while appearing attractive and in character with the wider landscape setting of the road, the planting will not provide any significant screening value at the time of completion of the development. Views to the building will occur. Geographic extent: Effects would be experienced within the immediate setting of the Site along a short proportion of the overall route. Duration: Effects would be medium term (5-15 years) and temporary.	Low - Medium	Minor - moderate adverse Local Level/ Medium Term/ Temporary until landscape treatments mature Not significant
Users of M62	Low	<i>Viewpoint 4.1 (representative Google Streetview)</i>	Low	Minor adverse Local Level/ Medium Term/

Visual Receptors	Sensitivity (Table 10.6)	Size and scale of effect, geographical extent and duration	Magnitude of effect	Significance/ nature of effect
		Upon completion of the development retained vegetation at the north western corner of the Site and a new landscape bund will assist in screening views into the Site. New tree planting along the north western Site boundary will be attractive but due to its juvenile age this is unlikely to provide any significant screening value. There are likely to be fleeting views of the new building beyond the landscaped areas. The north western corner of the building will be a light grey colour to assist in blending the building into the skyline. The southern part of the north western building elevation is a dark grey colour. This part of the building will largely sit behind the retained vegetation in the north west corner of the Site. Views of the building will be experienced in the context of existing overhead HV power lines and street lighting along the M62 corridor. Geographic extent: Effects would be experienced within the immediate setting of the Site along a short proportion of the overall route. Duration: Effects would be medium term (5-15 years) and temporary		Temporary until landscape treatments mature. Not significant
Users of access road to Elowen Garden Village	Low-medium	<i>Viewpoint 5.1</i> Upon completion of the development retained vegetation at the north western corner of the Site and a new landscape bund will assist in screening views into the Site. New tree planting along the north western Site boundary will be attractive but due to its juvenile age this is unlikely to provide any significant screening value. There are likely to be views of the new building beyond the landscaped areas. The north western corner of	Low	Minor adverse Local Level/ Medium Term/ Temporary until landscape treatments mature Not significant

Visual Receptors	Sensitivity (Table 10.6)	Size and scale of effect, geographical extent and duration	Magnitude of effect	Significance/ nature of effect
		the building will be a light grey colour to assist in blending the building into the skyline. The southern part of the north western building elevation is a dark grey colour. This part of the building will largely sit behind the retained vegetation in the north west corner of the Site. Views of the building will be experienced in the context of existing overhead HV power lines and street lighting along the M62 corridor. In the short-medium term, consented landscaping associated with the new housing development is expected to screen views to the Site. Geographic extent: Effects would be experienced in relatively close proximity to the Site, with the M62 corridor lying between. Duration: Effects would be medium term (5-15 years) and temporary.		
Users of Prescott Road	Low	<i>Viewpoint 6.1</i> There are likely to be occasional glimpsed distant views of the new building visible above the existing tree lined horizon which provides a strong sense of enclosure to an otherwise open landscape. These views would sit in the context of existing overhead HV power lines and pylons. The upper parts of the building are light grey, designed to recede into the sky. Geographic extent: As demonstrated by the ZTV and checked on Site, effects would be experienced from a very short length of the route, on the approach to the junction with Cronton Road. Duration: Effects would be long term (15 years plus) and permanent	Negligible	Negligible Local Level/ Long Term/ Permanent (as maturing landscaping will not alter the effect) Not significant

Visual Receptors	Sensitivity (Table 10.6)	Size and scale of effect, geographical extent and duration	Magnitude of effect	Significance/ nature of effect
Users of Water Lane	Low	<i>Viewpoint 7.1</i> There are likely to be occasional glimpsed distant views of the new building visible above the existing tree lined horizon which provides a strong sense of enclosure to an otherwise open landscape. These views would sit in the context of existing overhead HV power lines and pylons. The upper parts of the building are light grey, designed to recede into the sky. Geographic extent: Although the ZTV indicates that views would be experienced for approximately half of the route, the Site survey confirmed that views from Water Lane (for vehicle drivers) are further limited due to established hedgerow which frames the route along the northern edge. Effects would therefore be experienced from a very limited length of the route. Duration: Effects would be long term (15 years plus) and permanent	Negligible	Negligible Local Level/ Long Term/ Permanent (as maturing landscaping will not alter the effect) Not significant

Significance of Visual Effects

- 10.131. The Site and its surrounding areas are allocated for development, so the principle of development is accepted.
- 10.132. Upon completion there would be minor-moderate adverse effects on views from Cronton Road in the immediate vicinity of the Site. There would be minor adverse effects on views from PRoW TA9/1 & TA9/2, the M62, and the access road to Elowen Garden Village. All other effects upon completion are negligible.
- 10.133. Effects upon views from Cronton Road, the M62 and the access road to Elowen Garden Village are considered medium term and temporary until landscape treatments have matured. Other assessed effects are considered long term and permanent as the maturity of proposed vegetation on the site would not alter the assessed effect.
- 10.134. Upon completion there would be no significant visual effects.

Additional Mitigation / Enhancement Measures

Demolition and Construction

10.135. Mitigation of some identified construction effects on landscape and views would be achieved through the implementation of a CEMP which could be secured by planning condition. It is assumed this would include the following measures:

- Protection of hedgerow and trees to be retained to BS 5837 (2012), for the duration of clearance, grading and construction works.
- Protection of other landscape features such as waterbodies and soils through careful working methods and handling of materials to prevent pollution and ensure the integrity of resources.
- Visual screening of on-site activity where practical, and where this would not be a highly negative visual distraction in itself, careful siting of construction compounds to minimise visual effects on receptors,
- Management of working times to minimise visual effects of construction in evenings.
- Implementation of the Considerate Contractors Scheme to ensure good neighbourliness.

10.136. The Principal Contractor will develop a methodology to carry out the construction of the Proposed Development which will be described in a method statement and CEMP.

The Completed and Operational Development

10.137. As there are no significant effects upon landscape character or views upon completion of the Proposed Development (Year 1), there are no additional mitigation measures proposed. However, the residual effects assessment below is based on effects at Year 15. This factors in the effect of the maturity of proposed landscape treatments, which in some cases provides additional visual screening that can reduce the assessed effects of the proposals on landscape character and/or views.

Residual Effects

Landscape effects

10.138. The assessment of likely significant residual effects on landscape takes into account the embedded mitigation as shown on the submitted application drawings. It assesses the effects of the development at Year 15 and assumes that proposed landscape treatments have established and matured. For the purposes of this assessment the height of the structural tree planting is assumed to be at least 8m at Year 15.

Magnitude of Effect

10.139. The table below describes the magnitude of effect which is a combined judgement of geographic extent, duration, the size/scale of effect, and the resulting landscape effect.

Table 10.11: Residual Landscape Effects (Year 15)

Receptor	Sensitivity (Table 10.5)	Size and scale of change, geographic extent and duration	Magnitude	Significance/ nature of effect
LCA Halsnead Estate	Low - Medium	Commercial development on the Site would occupy a small part of this character area. The completed development would occupy the western extent of the LCA closest to the junction of M62 and M57. The new building would be visible from a small part of the wider LCA sitting in the context of the M62 motorway and overhead power lines which have an urbanising influence. Existing commercial uses occur in close proximity to the Site to the north of the M62. The LCA is undergoing wider change as part of the development of Halsnead Garden Village. The matured landscape structure would assist in embedding the development into the wider LCA. Geographic extent: Effects would be experienced within a small proportion of this LCA. Duration: Effects would be long term (15 years plus) and permanent.	Low adverse - negligible	Minor adverse - negligible Local Level/ Long term/ Permanent Not Significant
LCA Cronton and Pex Hill	Low - medium	The commercial development would lie outside of this character area. There are likely to be glimpsed views of the new building visible above the established wooded horizon from some points within the LCA, however the open agricultural character of the LCA would be retained. The LCA is not tranquil and is presently features industrial influences at its fringes. Geographic extent: Effects would be experienced from a small portion of the LCA, located at its western extent.	Negligible	Negligible Local Level/ Long term/ Permanent Not Significant

Receptor	Sensitivity (Table 10.5)	Size and scale of change, geographic extent and duration	Magnitude	Significance/ nature of effect
		Duration: Effects would be long term (15 years plus) and permanent.		
The landscape character of the Site in its immediate setting	Low	Commercial development on the Site would be perceivable in the Sites immediate setting (comprising A-roads, motorway and new residential development). The development would provide a continuation of the existing commercial development to the north of the M62. Halsnead Garden Village (under construction), the M62 motorway and overhead power lines have an urbanising influence on the local area. The matured landscape structure would assist in embedding the development into its setting. Geographic extent: Effects would be experienced within the Site and immediate setting Duration: Effects would be long term (15 years plus) and permanent.	Low adverse - negligible	Minor adverse-negligible Local Level/ Long term/ Permanent Not Significant
Landscape features within the Site	Low - Medium	The detailed planting plan submitted with the application demonstrates significant additional planting across the Site, including 323 native trees, 11 ornamental trees, 4,291m² woodland mix planting, 899 lin m native hedgerow and 20 lin m evergreen hedgerow. This will result in a net gain in trees and hedgerows across the Site. Retained high value habitat areas (including Local Wildlife Site) will be protected. The maturity and ongoing long-term management (in accordance with the LEMP) of the landscape features would be beneficial. Geographic extent: Effects would be experienced within the Site. Duration: Effects would be long term (15 years plus) and permanent.	Moderate beneficial	Moderate beneficial Local Level/ Long term/ Permanent Significant

Significance of Landscape Effects

- 10.140. There would be no significant adverse residual effects on landscape. The Site and its surrounding areas are allocated for development, so the principle of development is accepted.
- 10.141. There would be some minor adverse - negligible residual effects on landscape character. These effects would be experienced within the immediate context of the Site and would be long term and permanent.
- 10.142. The establishment and maturity of the extensive new tree planting and proposed green infrastructure areas would result in moderate beneficial effects on features within the Site. This effect would be local level, long term, and permanent. This effect would be significant.

Visual effects

- 10.143. The assessment of likely significant residual effects on views takes into account the embedded mitigation as described above and shown on the submitted application drawings. It assesses the effects of the development at Year 15 and assumes that proposed landscape treatments have established and matured. For the purposes of this assessment the height of the structural tree planting is assumed to be at least 8m at Year 15.

Magnitude of Effect

- 10.144. The table below describes the magnitude of effect which is a combined judgement of geographic extent, duration, the size/scale of effect, and the resulting landscape effect.

Table 10.12: Residual Visual Effects (Year 15)

Visual Receptors	Sensitivity (Table 10.6)	Size and scale of effect, geographical extent and duration	Magnitude of effect	Significance/ nature of effect
Users of PRow Knowsley TA9/1 & TA9/2	Medium - high	<i>Viewpoints 1.1 – 1.2</i> The new building would be visible above the existing tree lined horizon. Where visible, the building would sit in the context of existing overhead HV power lines and pylons. The upper parts of the building are a pale grey colour which will ensure that the building appears recessive where visible in long views. Other industrial buildings (under construction) are presently visible in the existing view.	Low	Minor adverse Local Level/ Long Term/ Permanent Not significant

Visual Receptors	Sensitivity (Table 10.6)	Size and scale of effect, geographical extent and duration	Magnitude of effect	Significance/ nature of effect
		Geographic extent: As demonstrated by the ZTV and checked on Site, effects would be experienced from only a short central proportion of the route. Duration: Effects would be long term (15 years plus) and permanent.		
Users of PRow TA10/3	Medium - high	<i>Viewpoint 2.1</i> The new building would be glimpsed at distance above the existing tree lined horizon. Where visible, the building would sit in the context of existing overhead HV power lines and pylons. The upper parts of the building are a pale grey colour which will ensure that the building appears recessive where visible in long views. Other large agricultural buildings at Water Lane Farm presently dominate the view in the middle distance. Geographic extent: As demonstrated by the ZTV and checked on Site, effects would be experienced from only the eastern half of the route. Duration: Effects would be long term (15 years plus) and permanent.	Negligible	Negligible Local Level/ Long Term/ Permanent Not significant
Users of Cronton Road (A5080)	Low - medium	<i>Viewpoints 3.1 – 3.3</i> By Year 15, landscape treatments along the Site boundary to Cronton Road will have established and matured. These are likely to heavily filter views to the building beyond. The enclosed and vegetated character of Cronton Road in the vicinity of the Site would be restored. In winter months views into the Site are likely to be more open. The building elevation will feature dark grey 'angled' cladding at ground level, while upper sections will be light grey colour, designed to recede into the sky. Geographic extent: Effects would be experienced within the immediate setting of the Site along a short proportion of the overall route.	Low	Minor adverse Local Level/ Long Term/ Permanent Not significant

Visual Receptors	Sensitivity (Table 10.6)	Size and scale of effect, geographical extent and duration	Magnitude of effect	Significance/ nature of effect
		Duration: Effects would be long term (15 years plus) and permanent.		
Users of M62	Low	<i>Viewpoint 4.1 (representative Google Streetview)</i> At Year 15 tree planting at the north western Site boundary will have established and matured. Associated woodland understory planting will also have matured to further assist in filtering views from the M62. There may be glimpsed fleeting views of the new building beyond the landscaped areas. The north western corner of the building will be a light grey colour to assist in blending the building into the skyline. The southern part of the north western building elevation is a dark grey colour. This part of the building will largely sit behind the retained vegetation in the north west corner of the Site. Views of the building will be experienced in the context of existing overhead HV power lines and street lighting along the M62 corridor. Geographic extent: Effects would be experienced within the immediate setting of the Site along a short proportion of the overall route. Duration: Effects would be long term (15 years plus) and permanent	Low negligible -	Minor adverse - negligible Local Level/ Long Term/ Permanent Not significant
Users of access road to Elowen Garden Village	Low-medium	<i>Viewpoint 5.1</i> At Year 15 tree planting at the north western Site boundary will have established and matured. Associated woodland understory planting will also have matured to further assist in filtering views. There may be glimpsed views of the new building beyond the landscaped	Low	Minor adverse - negligible Local Level/ Long Term/ Permanent Not significant

Visual Receptors	Sensitivity (Table 10.6)	Size and scale of effect, geographical extent and duration	Magnitude of effect	Significance/ nature of effect
		areas. The north western corner of the building will be a light grey colour to assist in blending the building into the skyline. The southern part of the north western building elevation is a dark grey colour. This part of the building will largely sit behind the retained vegetation in the north west corner of the Site. Views of the building will be experienced in the context of existing overhead HV power lines and street lighting along the M62 corridor. It is assumed at this stage that consented landscaping associated with the new housing development will have been implemented and will further assist with screening views to the Site. Geographic extent: Effects would be experienced in relatively close proximity to the Site, with the M62 corridor lying between. Duration: Effects would be long term (15 years plus) and permanent.		
Users of Prescott Road	Low	<i>Viewpoint 6.1</i> There are likely to be occasional glimpsed distant views of the new building visible above the existing tree lined horizon which provides a strong sense of enclosure to an otherwise open landscape. These views would sit in the context of existing overhead HV power lines and pylons. The upper parts of the building are light grey, designed to recede into the sky. Geographic extent: As demonstrated by the ZTV and checked on Site, effects would be experienced from a very short length of the route, on the approach to the junction with Cronton Road. Duration: Effects would be long term (15 years plus) and permanent	Negligible	Negligible Local Level/ Long Term/ Permanent Not significant

Visual Receptors	Sensitivity (Table 10.6)	Size and scale of effect, geographical extent and duration	Magnitude of effect	Significance/ nature of effect
Users of Water Lane	Low	<i>Viewpoint 7.1</i> There are likely to be occasional glimpsed distant views of the new building visible above the existing tree lined horizon which provides a strong sense of enclosure to an otherwise open landscape. These views would sit in the context of existing overhead HV power lines and pylons. The upper parts of the building are light grey, designed to recede into the sky. Geographic extent: Although the ZTV indicates that views would be experienced for approximately half of the route, the Site survey confirmed that views from Water Lane (for vehicle drivers) are further limited due to established hedgerow which frames the route along the northern edge. Effects would therefore be experienced from a very limited length of the route. Duration: Effects would be long term (15 years plus) and permanent	Negligible	Negligible Local Level/ Long Term/ Permanent Not significant

Table 10.13: Residual Effects Summary

Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Further Mitigation	Residual Effect (inc. Significance)
Construction				
LCA: Halsnead Estate	Retention/protection of landscape features as indicated on planning drawings	Moderate adverse Significant	CEMP – visual screening of on-site activity	Minor – moderate adverse Not significant
LCA: Cronton and Pex Hill	Retention/protection of landscape features as indicated on planning drawings	Minor – moderate adverse Not significant	CEMP – visual screening of on-site activity	Minor adverse Not significant
The landscape character area of the Site in its immediate setting	Retention/protection of landscape features as indicated on planning drawings	Moderate – major adverse Significant	CEMP – visual screening of on-site activity	Moderate adverse Significant
Existing landscape features within the Site	Retention/protection of landscape features as indicated on planning drawings	Minor – moderate adverse Not significant	CEMP – reiterates protection of features	Minor – moderate adverse Not significant
Users of PRow Knowsley TA9/1 & TA9/2	Retention/protection of landscape features as indicated on planning drawings	Minor – moderate adverse Not significant	CEMP – reiterates protection of features	Minor – moderate adverse Not significant
Users of PRow Knowsley TA10/3	Retention/protection of landscape features as indicated on planning drawings	Negligible Not significant	CEMP – reiterates protection of features	Negligible Not significant
Users of Cronton Road (A5080)	Retention/protection of landscape features as indicated on planning drawings	Major adverse Significant	CEMP – visual screening of on-site activity	Moderate adverse Significant
Users of M62	Retention/protection of landscape features as indicated on planning drawings	Minor adverse Not significant	CEMP – reiterates protection of features	Minor adverse Not significant
Users of access road to Elowen Garden Village	Retention/protection of landscape features as indicated on planning drawings	Minor – moderate adverse Not significant	CEMP – reiterates protection of features	Minor – moderate adverse Not significant

Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Further Mitigation	Residual Effect (inc. Significance)
Users of Prescott Road	Retention/protection of landscape features as indicated on planning drawings	Negligible Not significant	CEMP – reiterates protection of features	Negligible Not significant
Users of Water Lane	Retention/protection of landscape features as indicated on planning drawings	Negligible Not significant	CEMP – reiterates protection of features	Negligible Not significant
Operation (Year 15)				
LCA: Halsnead Estate	Retention of high value landscape features, appropriate masterplanning, building materials, considered boundary treatments, considered landscaping.	N/A	N/A	Minor adverse - negligible Not significant
LCA: Cronton and Pex Hill	Retention of high value landscape features, appropriate masterplanning, building materials, considered boundary treatments, considered landscaping.	N/A	N/A	Negligible Not significant
The landscape character area of the Site in its immediate setting	Retention of high value landscape features, appropriate masterplanning, building materials, considered boundary treatments, considered landscaping.	N/A	N/A	Minor adverse - negligible Not significant
Existing landscape features within the Site	Retention of high value landscape features, considered landscaping.	N/A	N/A	Moderate beneficial Significant
Users of PRoW Knowsley TA9/1 & TA9/2	Retention of high value landscape features, appropriate masterplanning, building materials, considered boundary treatments, considered landscaping.	N/A	N/A	Minor adverse Not significant
Users of PRoW Knowsley TA10/3	Retention of high value landscape features, appropriate masterplanning, building materials, considered boundary treatments, considered landscaping.	N/A	N/A	Negligible Not significant

Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Further Mitigation	Residual Effect (inc. Significance)
Users of Cronton Road (A5080)	Retention of high value landscape features, appropriate masterplanning, building materials, considered boundary treatments, considered landscaping.	N/A	N/A	Minor adverse Not significant
Users of M62	Retention of high value landscape features, appropriate masterplanning, building materials, considered boundary treatments, considered landscaping.	N/A	N/A	Minor adverse - negligible Not significant
Users of access road to Elowen Garden Village	Retention of high value landscape features, appropriate masterplanning, building materials, considered boundary treatments, considered landscaping.	N/A	N/A	Minor adverse - negligible Not significant
Users of Prescott Road	Retention of high value landscape features, appropriate masterplanning, building materials.	N/A	N/A	Negligible Not significant
Users of Water Lane	Retention of high value landscape features, appropriate masterplanning, building materials.	N/A	N/A	Negligible Not significant

Conclusions

- 10.145. Residual effects on the surrounding landscape character will range between minor adverse – negligible and negligible. The effects will be long term and permanent.
- 10.146. Existing landscape features will largely be retained. There will be loss of open land and minor loss of vegetation, including a small area of a wider woodland which is covered by a TPO, but there would be significant new planting and green infrastructure implemented as part of the development resulting in an overall net gain in landscape features, and a moderate beneficial, long term, permanent effect on landscape features by Year 15.
- 10.147. Residual visual effects of the Proposed Development will range from minor adverse – negligible to negligible. The effects will be long term and permanent.
- 10.148. The assessment concludes that the development will not result in any significant residual effects upon landscape character or views. The Site and its surrounding areas are allocated for development and so the principle of development is accepted. The development will result in a significant beneficial effect on landscape features.

Assessment of Cumulative Effects

- 10.149. **Table 10.14** provides a comprehensive list of the developments which are to be considered within the cumulative Sites assessment.
- 10.150. Cumulative Sites 4, 6, 7, 8 & 9 have been scoped out of the cumulative assessment for landscape and visual impacts for the reasons provided in **Table 10.14** below. In line with GLVIA, the study area includes the Site itself and the full extent of the wider area around it which the Proposed Development may influence in a significant manner. The cumulative Sites scoped out do not lie within an area which the Proposed Development would influence in a significant manner.

Table 10.14: Cumulative Sites

Site Ref.	Application No.	Distance and Direction	Proposal	Scoped-in / Scoped-out	Justification
1	18/00283/HYB	90m north	Hybrid application comprising full application for erection of 123 no. Dwellings, construction of vehicular/pedestrian accesses, laying out of public open space and associated works; outline application for erection of up to 237 no. Dwellings, car park and associated works (access into Site to be considered - all other matters reserved for future approval)	Scoped in	Located within the LCA Halsnead
2	20/00399/OUT	680m north	Outline application for proposed residential development of up to 277 no. Dwellings (use class c3) and an apartment development of up to 100 units for over 55's (use class c3) together with new vehicular access to lickers lane and windy arbor road, landscaping and associated works (inc. Demolition of buildings) (approval sought for access - all other matters reserved)	Scoped in	Located within the LCA Halsnead
3	20/00417/FUL	770m northeast	Residential development comprising of the erection of 350 no. Dwellings together with the construction of vehicular access off fox's bank lane (comprising signalised junction), suds ponds, landscaping, boundary treatments and other associated works (including demolition of existing farm buildings).	Scoped in	Located within the LCA Halsnead
4	20/00329/FUL	340m north	Erection of a residential development of 43 no. Dwellings comprising 14 no. Apartments and 29 no. Houses together with access, car parking and associated development (demolition of existing barn).	Scoped out	Located outside of the LCA's considered within this assessment and outside of ZTV
5	20/00494/HYB	Adjacent north and east	Hybrid planning application comprising: full application for the development of 161,900 sq ft (15,041 sq m) (gia) of storage and distribution floorspace (use class b8), including ancillary offices (use class b1), security gatehouse, Site access road, engineering	Scoped in	Located within the LCA Halsnead

Site Ref.	Application No.	Distance and Direction	Proposal	Scoped-in / Scoped-out	Justification
			earthworks to form a part country park, public car park to serve country park, and associated works; and outline application with details of point of access (details of part-access, landscaping, appearance, scale and layout are reserved) for the development of up to 838,100 sq ft (77,862 sq m) (gia) of storage and distribution floorspace (use class b8), with ancillary offices and light industrial (use class b1); engineering earthworks to form country park and drainage attenuation ponds; pedestrian/cycle/equestrian route connecting existing m62 footbridge with proposed country park; and associated works.		
6	15/00022/OUT	2.2km north	Outline application for mixed use development comprising up to 750no. Dwellings & upto 929 sq m of commercial/industrial buildings (use classes b1/b2/b8) - all matters reserved for future approval.	Scoped out	Located outside of the LCA's considered within this assessment, and located outside of ZTV
7	17/00301/HYB	360m west	Hybrid application comprising a full planning application for 1800 sq.m gross external area food store (use class a1), 1161 sq.m gross external area b1/b2 use (business use / general industrial use) with associated car parking, landscaping, highway works, pumping station, substation and associated works including bund and noise attenuation boundary treatment to top of bund along western boundary of the site; and outline planning application for up to 7,500 sq.m use class b1 and b2 floor space, petrol filling station (sui generis use) with up to 400 sq.m floor space associated use class a1 unit, up to 1000 sq.m use class a3 and a4 floor space (pub / restaurant), with associated car parking, servicing areas, highway works, and	Scoped out	Located outside of the LCA's considered within this assessment, and located outside of ZTV. Already built.

Site Ref.	Application No.	Distance and Direction	Proposal	Scoped-in / Scoped-out	Justification
			other associated works, with all matters reserved for future approval.		
8	16/00819/FUL	2km northwest	Erection of 62 no. Dwellings together with construction of new vehicular & pedestrian access, landscaping, public open space, drainage and associated works.	Scoped out	Located outside of the LCA's considered within this assessment and outside of ZTV. Already built.
9	18/00062/HYB	3.5km north	Detailed application for 4,180 sq.m of employment floor space (use class b1), 3,275 sq.m ancillary floor space (use classes a1/a4/c1/sui generis), 154 residential dwellings, improvements to lord derby playing fields/oak plantation and associated landscaping and infrastructure including a dedicated 500kva substation for the residential neighbourhood and a 1000kva substation for the eastern employment area and the demolition of knowsley lane farm. outline application for up to 26,350 sq.m of employment floor space (use classes b1) and associated landscaping and infrastructure.	Scoped out	Located outside of the LCA's considered within this assessment and outside of ZTV. Already built.
10	19/00651/FUL	140m north	Construction of multi-use path and associated ground works including the facilitation of rising main associated with proposed residential development on adjoining land. disused railway line extending from m62 motorway extending north through halsnead park and to rear of cronton avenue, whiston, knowsley.	Scoped in	Located within the LCA Halsnead and will create a new footpath/cycle link which may experience views to the Site.
11	20/00578/FUL	Adjacent to north	Construction of a new country park comprising of the creation of sculptured landscape, habitat/wetland creation, associated works and infrastructure, engineering/earthworks including changes to site levels together with the erection of a single storey visitor centre including reception, café, education space, ranger offices and an outdoor terrace area; erection of outdoor	Scoped in	Located within the LCA Halsnead and will create new pedestrian/cycle route which will pass immediately adjacent to the Site to the north.

Site Ref.	Application No.	Distance and Direction	Proposal	Scoped-in / Scoped-out	Justification
			classroom canopy; sky room; provision of colliery and mineral line multi user route, new paths including a multi user route north of the m62 bridge up to windy arbor road and provision of new car park. Vehicular access to be taken from cronton road via access road to neighbouring employment site/country park car park with new footbridge over employment site/car park access road and pedestrian/cycle access from cronton road and fox's bank lane.		

Likely Residual Cumulative Effects and their Significance

- 10.151. The likely residual cumulative landscape and visual effects of the Proposed Development in conjunction with the developments at site references 1, 2, 3, 5, 10, and 11 are considered.
- 10.152. All of the considered committed developments are located within the LCA Halsnead and fall within land allocated for development under Local Plan Policy SUE2c Sustainable Urban Extensions South of Whiston and Land South of M62.
- 10.153. The landscape receptors which potentially could be affected by committed cumulative developments and have been considered in the cumulative assessment are:
- Landscape Character Area: Halsnead Estate.
 - The landscape character of the Site in its immediate setting.
- 10.154. The visual receptors which could be affected by committed cumulative developments and have been considered are:
- Users of PRow Knowsley TA9/1 & TA9/2
 - Users of PRow Knowsley TA10/3
 - Motorists and pedestrians using Cronton Road (A5080)
 - Motorists using M62
 - Motorists and pedestrians using access road to Elowen Garden Village (under construction)
 - Motorists using Prescott Road
 - Motorists using Water Lane

Construction

- 10.155. During construction phase there are likely to be elevated cumulative effects on the LCA Halsnead Estate, and the landscape character of the Site in its immediate setting, due to the overall scale of development proposed in the local area. The entire LCA is allocated for development and therefore the principle of change in this area has been accepted. The LCA already presents urbanising features, such as the M62 road corridor and overhead power lines. The wider committed developments are in accordance with the Halsnead Garden Village Masterplan SPD which will ensure that the valued components of the landscape are retained as part of the wider development. Construction work would be out of character within the vicinity of the cumulative sites. The effects

of wide scale construction work are likely to be significant in the context of the LCA Halsnead Estate and the Site in its immediate setting, however these effects will only be temporary.

- 10.156. Construction works across the committed sites are likely to be visually prominent from visual receptors in the local area, however based upon the ZTV analysis most of these viewpoints will not share views to the Proposed Development Site that is subject of this assessment.
- 10.157. Cumulative views are unlikely to occur from viewpoints to the south of the Site that is subject of this assessment, due to the established vegetation in the vicinity of Cronton Road which largely screens views of the Site. Where the Proposed Development is visible on the horizon, it is expected that this will also screen views to construction upon any cumulative development sites beyond. Effects on views from PRoW Knowsley TA9/1 & TA9/2, PRoW Knowsley TA9/3, motorists using Cronton Road, motorists using Prescott Road and motorists using Water Lane are not expected to have any cumulative views at construction stage.
- 10.158. Cumulative visual effects at construction stage are likely to occur from the M62 and users of the access road to Elowen Garden Village, however these are unlikely to be significant. Any cumulative visual effects at construction stage would only be short term and temporary.

The Completed and Operational Development

- 10.159. Upon completion and maturity of landscape proposals (Year 15) the character of the LCA Halsnead, and the Site in its immediate context, would be changed, however this change does not necessarily equate to harm. Developments in accordance with the Halsnead Garden Village Masterplan SPD will have retained the valued components of the landscape and will have further supplemented these components with extensive additional landscaping and green infrastructure. The effects of the completed cumulative developments are likely to be slightly elevated from those assessed for the development Site in isolation, however these are not expected to be significant. Effects would be long term and permanent.
- 10.160. The completed cumulative developments are unlikely to be visible from viewpoints to the south of the Site that is subject of this assessment, due to the established vegetation in the vicinity of Cronton Road which largely screens views of the Site. Where the Proposed Development is visible on the horizon, it is expected that this will also screen views to any completed cumulative development sites beyond. Effects on views from PRoW Knowsley TA9/1 & TA9/2, PRoW Knowsley TA9/3, motorists using Cronton Road, motorists using Prescott Road and motorists using Water Lane are not expected to have any cumulative views upon completion.
- 10.161. Cumulative visual effects upon completion and maturity of landscape proposals (Year 15) are unlikely to occur from the M62 or from the access road to Elowen Garden Village due to the anticipated establishment of strong

landscape buffers along the northern and southern edges to the M62 corridor. On this basis there would be no significant views. The assessed visual effects would be long term and permanent.

11. Summary and Conclusions

- 11.1. Since the application was submitted in September 2022, the Applicant has worked with KMBC and consultees to address any comments and demonstrate the sustainability of the proposed development. It has been agreed with KMBC that an LVIA is undertaken which forms the principal purpose for this ESA. The findings of the LVIA demonstrate there will mainly be non-significant effects; however, there will be several significant adverse effects during construction which is to be expected given the undeveloped nature of the site. In the long term there will be no significant adverse effects, but instead the extensive landscape and vegetation provided on site will result in a long term Moderate Beneficial (significant) effect.
- 11.2. There have been no changes to the site boundary, application plans or quantum of development. During the determination period, key consultees have been engaged and a summary of this engagement has been provided throughout the ESA.
- 11.3. Overall, the findings of the September 2022 ES remain valid for the purposes of decision making. The additional LVIA assessment presented in this ESA has not identified any effects that would prevent the proposed development coming forward.