

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

for
Golf Course Amendments, 9 Hole Golf Academy, Driving Range, Golf Clubhouse, Five A
Side Football Pitches, Tennis Courts, Bowling Green,
Car Parking and Landscaping

Kirkby Valley Golf Club
Ingoe Lane,
Kirkby,
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Landscape and Visual Impact

1.1 Introduction

International Design Group (IDG) was appointed by L32 Trading Ltd. to carry out a landscape and visual assessment for the proposed amendments to golf holes 1 and 18, the new 9-hole golf course, Golf Driving Range, Golf Clubhouse, Five A Side Football Pitches, Tennis Courts, Bowling Green, Car Parking and associated Landscaping.

This Landscape Visual Impact Assessment sets out to define the existing landscape and visual baseline environments; assess their sensitivity to change; describe the key landscape and visual related aspects of the proposed development; describe the nature of the anticipated change upon both the landscape and visual environments, and assess the magnitude and significance of these changes.

1.1.1 Site Location and Context

The site comprises the existing 1st and 18th Holes of Kirkby Valley Golf Course and a vacant disused open space which abuts the main golf course, the A506 and Aintree Lane. The study area is split by the river Alt. The river Alt is thought to be too shallow to be navigable by river craft and has no pedestrian access. Woodland Priority Habitat Network (England) list 'High Spatial Priority' along Moor Lane and Valley Road up to Field Lane, but 'Lower Spatial Priority' to the specific study site. National Historic Landscape Characterisation list the study as: Dominant Broad Type: RECREATION and Dominant Type: SPORTS. Knowsley Council Local Plan Policies Map list the site as Green Belt and Urban Green Space. Despite the fact the site is very large it is not directly abutted by residences. Due to the large volume of perimeter trees on the site it is extremely well screened and affords very few views into it.

1.1.2 Scope of the Study

In order to undertake this impact assessment study, a number of clear stages were identified and addressed in accordance with the prescribed methodology. These stages included the following:

- An understanding and description of the proposed Golf Course, Associated buildings and Open Spaces;
- A desk study by IDG of current Local Plans for the site and surrounding areas and of existing landscape character assessments for the site and surrounding areas, both at national and local level;
- An assessment of the existing views of the site from the agreed representative viewpoint locations;
- Identification of the range of visual receptor groups within the study area;
- On-site assessment of the magnitude and significance of impacts upon landscape character and the existing visual environment arising from the proposed development.

1.2 Method of Assessment

1.2.1 General approach

The methodology for landscape impact assessment is set out below and has been drawn from the following two publications: 'Guidelines for Landscape and Visual Impact Assessment'¹, 'Landscape Character Assessment – Guidance for England and Scotland'²

1.2.2 Magnitude of Landscape Impacts

The magnitude of impacts on landscape character areas has been allocated to one of five levels of magnitude and has been assessed in accordance with the definitions in Table 1 on the next page.

¹ Guidelines for Landscape and Visual Impact Assessment (GLVIA); Third Edition, Spon Press, copyright by The Landscape Institute and the Institute of Environmental Management and Assessment, 2013.

² Landscape Character Assessment – Guidance for England and Scotland, prepared on behalf of the Countryside Agency and Scottish Natural Heritage; Carys Swanwick and Land Use Consultants, 2002.

Table 1: Magnitude of Landscape Impacts Table

Very High	Severe change to key elements. Features or characteristics of the baseline character, such that the development will be at complete variance with the landform, scale and pattern of the landscape.
High	Total loss or major alteration to key elements, features or characteristics of the baseline character, such that post development character will be fundamentally changed.
Medium	Partial loss or alteration to one or more key elements, features or characteristics of the baseline character, such that post development character will be partially changed and the change readily noticed.
Low	Minor loss or alteration to one or more key elements, features or characteristics of the baseline character, such that post development the change will be discernible but the underlying character will remain similar to the baseline.
Very Low	Very minor loss or alteration to key elements, features or characteristics of the baseline character, such that post development the change would be barely discernible.

1.2.3 Landscape Sensitivity

Landscape sensitivity is defined by the Countryside Agency (now Natural England) as:

"the degree to which a particular landscape character type or area can accommodate change without unacceptable detrimental effects on character. Sensitivity is not absolute but is likely to vary according to the type of change being considered".

An assessment is made as to the sensitivity of each landscape character area covered by the study to the development of the proposed AGC. Sensitivity addresses the inherent stability of character of a landscape and its ability to accommodate change without significant adverse impacts on its character and is determined with reference to the following criteria:

- The value placed on the landscape, as, for example, recognised through statutory or non-statutory designations.
- Landscape quality determined by its physical condition, rarity and strength of character.
- The robustness of the landscape and the degree to which change can be absorbed (defined by, for example its diversity, scale or openness).
- Natural attributes of the landscapes, including topography and vegetation cover.
- The cultural and amenity value of the landscape, including existing land use.
- The visual attributes of the landscape, including the distribution and range of receptors and general visibility.
- The nature and location of the development proposed.

With reference to these criteria, landscape sensitivity is described in summary as High, Medium or Low.

1.2.4 Landscape Value

The usual basis of recognising certain valued landscapes is through the application of a local or national landscape designation. However, landscapes may be valued by different communities for a wide variety of reasons without any formal designation, appreciating for example, scenic beauty, special cultural associations, the influence of special conservation interests or the existence of a consensus about importance, either locally or nationally. The Countryside Agency/Scottish Natural Heritage advice provides a list of criteria that can be used in the identification of valued landscapes. These comprise 'scenic quality',

'landscape quality', 'conservation interests', 'rarity' and 'representativeness' and other values such as 'wildness', 'cultural associations', 'tranquillity' and 'remoteness'.

Landscape value may be assessed on the basis of five different levels (very high, high, medium, low and very low).

1.2.5 *Landscape Quality*

The Countryside Agency/Scottish Natural Heritage guidance indicates that landscape quality is based on judgements about the physical state of the landscape and about its intactness. Landscape quality also reflects the state of repair of individual elements and features that make up the character of a place.

1.2.6 *Significance of landscape impacts*

The significance of impacts on the character and resources of the landscape, both beneficial and adverse, will depend primarily on the magnitude of impact change and the sensitivity of the affected landscapes. Significance of impacts has been assessed on the basis of the significance thresholds set out in Table 2 below. This defines significant and non-significant impacts on the basis of levels of impact (very high, high, medium, low and very low) and the sensitivity of the landscape resource (high, medium and low).

Table 2: Evaluation of Levels of Significance for Landscape Impacts

	Low Landscape Sensitivity	Medium Landscape Sensitivity	High Landscape Sensitivity
Very Low Impact Magnitude	nsig	Nsig	nsig
Low Impact Magnitude	nsig	Nsig	nsig
Medium Impact Magnitude	nsig	Nsig	sig
High Impact Magnitude	nsig	Sig	sig
Very High Impact Magnitude	sig	Sig	psig

Key - nsig = not significant; sig=significant; psig= impact of particular significance

1.2.7 *Magnitude of Visual Impacts*

The magnitude of impacts on visual amenity and existing views are assessed in accordance with the definitions in Table 3 on the next page. Five different levels of visual impact are identified in this table: 'Very High', 'High', 'Medium', 'Low' and 'Very Low'. Characteristic visual effects are described for each level of impact.

The degree of visual impact of a development is influenced by a number of variables, including:

- Siting, layout, scale and numbers of buildings;
- The angle of view in relation to the main activity of the receptor;
- The extent of the area over which the changes would be visible;
- Distance between viewer and the development;
- The scale of change in the view in terms of the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the proposed development;
- The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, mass and scale, line, height, colour and texture;
- The duration and nature of impact, whether temporary or permanent, intermittent or continuous etc;
- Topography;
- Weather Conditions.

Table 3: Definitions of Magnitude of Impacts on Visual Amenity resulting from the introduction of development into the landscape

Visual Effects	Magnitude of Visual Impact
The development would be so close and of such a size that it would make the observer uncomfortable. The development would be substantially larger in scale than most or all other components in the view. The colour of the development would draw the eye to the extent that little else is seen in an attractive landscape.	Very High Visual Impact
The development would become the dominant feature of the view, making other elements become subordinate. The development would appear large in scale. The colour of the development would still be obvious.	High Visual Impact
The development would appear as a clearly visible feature in the landscape, readily seen without the need for close examination of the landscape. The development would appear fairly large in scale, but would not dominate the field of view, as other landscape features would be readily appreciated, attracting the eye as panorama widens. The development would continue to attract attention.	Medium Visual Impact
The development would still be visible as a landscape feature, but less distinct and noticeable. The apparent size of the development would be much reduced and it would recede into the wider panorama and generally not appear intrusive. Development not generally apparent, and would be visible only in good visibility	Low Visual Impact
The development would appear as a small feature, which belongs to a distant landscape. The development would be indistinct and only apparent in specific views or particular weather or lighting conditions. Development not normally apparent.	Very Low Visual Impact

1.2.8 Visual sensitivity

Visual sensitivity refers to the nature and duration of views. The level of visual sensitivity is independent of how much of the development can be seen. Locations from which a view would potentially be seen for a longer duration, where there are higher numbers of potential viewers and where visual amenity is important to viewers can be regarded as having a higher visual sensitivity. Residential areas are of higher visual sensitivity, for example, than industrial areas. Other areas of higher sensitivity include roads where, despite a short duration of view there are large numbers of potential viewers, and parks where the duration of views is not particularly long but where a high degree of importance is placed on visual amenity.

'The Guidelines for Landscape and Visual Impact Assessment'³ refer to the following as being the most sensitive receptors:

- Users of all outdoor recreational facilities including public rights of way, whose attention or interest may be focused on the landscape
- Communities where development results in changes in the landscape setting or valued views enjoyed by the community
- Occupiers of residential properties with views affected by the development.

The overall sensitivity of visual amenity receptors has been allocated to one of the three broad categories of sensitivity set out in Table 4 below:

Table 4: Sensitivity of Visual Amenity Receptors

Level of Sensitivity	Type of Visual Amenity Receptors
High	Views by receptors/viewers with proprietary interest and/or prolonged viewing opportunities e.g. users of public footpaths and open space, residents.
Medium	Views by receptors/viewers with moderate interest in their environment e.g. workers, pedestrian users of major movement corridors, motorists using low usage rural roads.
Low	Viewed by receptors/viewers with passing or momentary interest in their everyday surroundings e.g. motorists using other types of roads.

³ Guidelines for Landscape and Visual Impact Assessment (GLVIA); Third Edition, Spon Press, copyright by The Landscape Institute and the Institute of Environmental Management and Assessment, 2013.

1.2.9 Significance of Visual Impacts

Significance of impacts on visual amenity receivers, both beneficial and adverse, will depend primarily on the magnitude of impact change and the sensitivity of the visual receptors. Significance of impacts has been assessed on the basis of the significance thresholds set out in Table 5 below:

Table 5: Evaluation of Levels of Significance for Visual Amenity Impacts

	Low Receptor Sensitivity	Medium Receptor Sensitivity	High Receptor Sensitivity
Very Low Impact Magnitude	nsig	Nsig	nsig
Low Impact Magnitude	nsig	Nsig	nsig
Medium Impact Magnitude	nsig	Nsig	sig
High Impact Magnitude	nsig	Sig	sig
Very High Impact Magnitude	sig	Sig	psig

Key: nsig = not significant; sig=significant; psig= impact of particular significance

The nature of the impact may be negative (adverse), positive (beneficial) or neutral, depending on the perceptions, preferences and attitude of the viewers.

1.2.10 Acceptability of the Development

The level of acceptability of the development is based on:

- The degree and significance of impacts on landscape and visual resources.
- That the impact on the landscape and visual resources cannot be readily mitigated.
- That the landscape impacts will have to be weighed by improved biodiversity.
- That the majority of the landscape and visual impacts can be reversed by reverting to natural habitat.

1.3 Baseline Landscape Assessment

1.3.1 Introduction

The site is located 8.2 miles North East of Liverpool centre in the Knowlsey Local Council area and part of the Green Belt and Urban Greenspace in the local plan. The key characteristic of the existing landscape is Woodland Priority Habitat Network (England) list 'High Spatial Priority' along Moor Lane and Valley Road up to Field Lane, but 'Lower Spatial Priority' to the specific study site. National Historic Landscape Characterisation list the study as: Dominant Broad Type: RECREATION and Dominant Type: SPORTS.

The main site is a semi improved grassland a large scale and open, the existing 1st and 18th holes are an unimproved grass monoculture that is typical of a golf course, the site located in a residential suburb of Liverpool. The site and the golf course itself comprise a range of indigenous trees and shrubs of which, the proposal involves the removal of 238 trees ^{4 & 5}. Which is comprised of:

B: 3
C: 223
D: 12

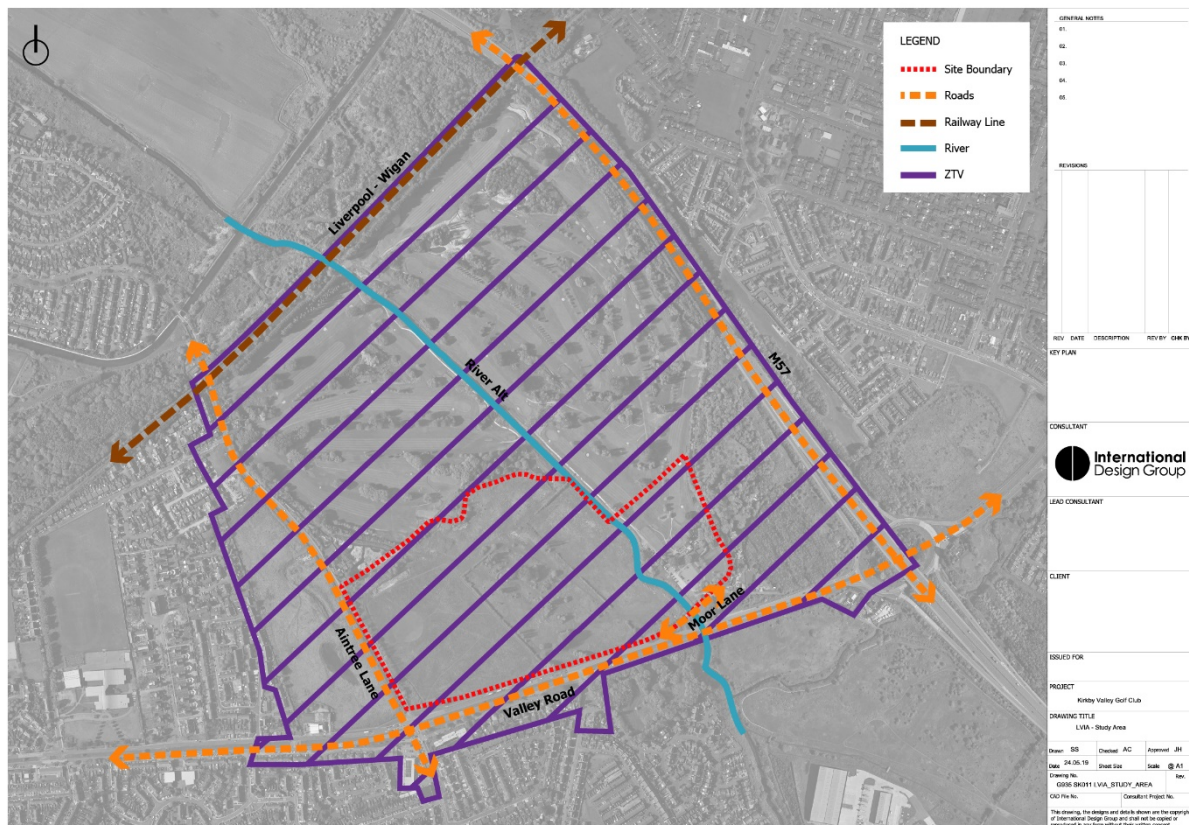
In addition there is 449m of hedgerows to be removed.

The proposed scheme is to replace trees on a 2 for 1 basis.

The main site may be described as open and despite its size and location it is well screened to the general public. Historically, the land was part of the main golf course but this activity has since become redundant creating a large open space which attracts antisocial activities. The main site comprises semi improved grassland whilst the existing golf course comprises intensively managed grassland fit for the purpose of playing golf; the boundary edge abutting the perimeter is made up of an undulating grassland terrain with a mix of mature un-managed and self-seeded indigenous tree and shrub species. These areas are typically the most species diverse on a golf course.

⁴ Number of Trees according to Tree Survey by Tree Solutions Arboriculture Consultants
⁵ Tree Categories according to British Standard BS 5837:2012

The Zone of Theoretical Visibility (ZTV) generated for the Kirkby Valley Golf Course proposed development is never more than 170m from the existing site boundary. An initial visit to the site determined that it would only be possible from the places indicated on the map overleaf and throughout this report.



1.4 Project Description

The proposal is for:

- Amendments to the existing hole 1 and hole 18.
- Golf Driving Range Outfield and Building
- Adventure Golf Course
- Car Parking and Landscaping
- 9 Hole Academy Golf Course
- Golf Clubhouse
- 5-a-Side Football Pitches
- Tennis Courts
- Bowls Green

The Main Course

The proposal is to re-route the golf course so that Hole 1 and hole 18 will cross over the river Alt. In addition to this a purpose built 9 Hole golf academy, driving range, adventure golf area and clubhouse will also be constructed. All will be constructed to modern Golf Course construction and golf safety standards. It is proposed to import 316,157 m³ of inert fill material so that the topography can be aesthetically sculpted, this will improve safety and significantly improve drainage.

The Driving Range

To support the main golf course it is proposed to add a purpose built driving range, illuminated with pit lighting to minimise light pollution, the driving range will provide 16 all-weather driving range bays. Driving ranges are popular with a variety of golfers from improvers to learners. This also provides golf to those who may find the accessibility of a traditional golf course challenging.

The new golf driving range building which is specifically designed for as a low profile structure for a parkland setting, is constructed from insulated external wall panels and its appearance is thought to be typical of a light agricultural structure. The range will be a single storey range building.

It is considered that this building is essential to the running of a recreational facility. The use of a covered range will allow year round play. The range will be contained by 15m high ball stop netting to the perimeter of the outfield.

Adventure Golf

The Adventure Golf holes are constructed on a concrete base, type 1 fill with AstroTurf top surface. The Adventure golf area is heavily planted with ornamental planting and is surrounded by a 1.2m black steel bow top fence. The adventure golf area has a continuous path finished in engineering brick and brushed concrete for maximum mobility.

The proposed features are limited and positioned in-frequently thus retaining the openness of the area and not creating a visually intrusive screen from anywhere within or externally to the site. The proposed fencing will be visually permeable and therefore, also not create any visually intrusive screen and not harm the openness or character of the area.

Car Parking

The existing car park (205 spaces) for the current clubhouse will be retained in its current location to facilitate overflow parking from the new Clubhouse and facilities locations.

The proposed car parks will provide an additional 481 Spaces broken into 6 areas of parking. All facilities, Golf, Adventure Golf, Driving Range, 5 Aside Football, Tennis and Crown Green Bowling all have car parking facilities adjacent to their entrances.

Parking will have low level bollard lighting.

Golf Clubhouse

The Golf Clubhouse is a two storey building, finished with a rendered façade and tile roof. The changing facilities and golf tuition studios located below the existing ground level. The ground floor comprises a bar/restaurant with toilets/changing back of house and pro-shop, the first floor is primarily to serve functions whilst outside space is provided for delivery yard and buggies.

1.5 Potential Impacts on Landscape Character

1.5.1 Overview of Impacts

The proposed development would introduce 3 new buildings, sports facilities and car parking into the green belt.

The Clubhouse and Driving Range buildings will only be visible from Valley Road, properties along Moor Lane, Longmore Lane and Fazakerley Sports and social club. Views are possible from Aintree lane where breaks in the hedge occur. There is no view of the site from the M57 and the trainline at 400m away does not get a clear view of the proposed works.

Residents of Ingoe lane have a disrupted view of the carpark due to heavy planting.

The property 'Mather Cottage' on Aintree Lane is heavily screened and has no view of the proposed works. In addition properties to Oxtan Close have no direct view of the proposed works due to heavy planting.

1.5.2 Impacts on Landscape Character Areas

It is predicted that the proposed development would not have significant impact on the existing landscape character of the site. In the majority of instances the proposal is to replace a derelict golf course and facilities with a golf course and facilities for a modern development. The development will have a positive impact on the value and quality of the site for golf players, members of the public and also the sites ecology, while the changes will not be significant for the public. It is anticipated that the proposed development retain the majority of the openness of the site.

The proposed development is suited to landform, scale and pattern of the existing landscape.

Due to these reasons, the overall magnitude of change is considered to be **low** within the study area, on account that the significant alterations to the key elements about the A506, and although post development change will be clear, the underlying landscape will return to its original purpose of being active golf course and associated facilities.

It must be noted that the LVIA was conducted during June and the majority of the deciduous trees were in full leaf, the perimeter structural planting to the site and also tree planting along Valley Road is significant and block significant views.

1.6 Potential Impacts on Visual Amenity

1.6.1 *Introduction*

Definition of the existing baseline environment is integral to undertaking any visual impact assessment. The first step in understanding this environment is a preliminary review of the site and its surrounding area. This familiarization process allows subsequent judgments to be made about visual sensitivity to change. A number of representative viewpoints were selected to help define the existing baseline environment and these were used to assess existing baseline conditions and the impacts that are likely to result from the proposed development.

1. The proposed development from the pedestrian footpath, on the Southern carriageway of the Valley Road looking towards the river ALT.
2. View along the perimeter of the Southern boundary of the site, from the public footpath, facing a Westerly direction.
3. The proposed development from the pedestrian footpath on the Southern carriageway of the Valley Road looking due North.
4. The proposed development from the pedestrian footpath on the Southern carriageway of the Valley Road looking due West.
5. The proposed development from the pedestrian footpath, on the Southern side of Moor Lane of the Valley Road looking towards the bridge over the river ALT.
6. The proposed development from the pedestrian footpath, on the Southern side of Moor Lane of the Valley Road looking due North.
7. The proposed development from the pedestrian footpath, on the Southern side of Moor Lane of the Valley Road looking due West.
8. The proposed development from the pedestrian footpath, mid-way along the Southern side of Moor Lane of the Valley Road looking due North.
9. The proposed development from the pedestrian footpath, mid-way along the Southern side of Moor Lane of the Valley Road looking due West.
10. The proposed development from the pedestrian footpath, from Moor Court looking due East.
11. The proposed development from the Aldi Car park, junction of Coplehouse Lane and Longmoor Lane.
12. View of Moor Court showing screening from Street Trees.
13. The proposed development from Longmoor Lane.
14. The proposed development from the mid-way along Longmoor Lane.
15. View from access steps to Fazakerley Sports and Social Club.
16. The proposed development from a break in the hedge on Aintree Lane.
17. The proposed development from a break in the hedge on Aintree Lane looking East.
18. View Along Valley Road East towards the Application main Entrance.
19. View from residences of Ingoe Lane towards the Existing Car Park



1.6.2 Existing Visual Environment

Far-reaching views of Kirkby Valley Golf Course are virtually impossible to achieve due to the site topography, and its surrounding landscape, which is on near flat and level land. Surrounding mature tree and shrub vegetation also contribute to screening of far and close range views. Kirkby Valley Golf Course is bordered by Valley Road to the South and Aintree Lane to the East. There are nearby residential properties to Ingoe Lane, Oxton Close, Moore Lane and Mather Cottage, all of which are heavily screened.

Ingoe Lane is a Conservation Area. It is noted that the Conservation listing makes a recommendation to 'Improve the entrance to the golf course which appears incomplete and remove the large steel containers from the car park entrance'.

1.6.3 Extent of Visibility

The site itself is broadly level with a variation throughout the site of no more than 5m in isolated areas. The area of the site on the eastern side of the river Alt is a gentle undulating terrain typical of a parkland golf course, this area of the site is not overlooked either from the properties on Ingoe Lane or from the M57 motorway. Part of the Golf Course falls within the Environment Agencies Flood Zone 2 category. The screening is primarily due to the heavy vegetation. The larger parcel of the site on the Western side of the River Alt is well screened as there are no direct views into the site. Some views are possible along the Valley Road, the residences of Moor Lane, Moor Court, users of Aldi at Coplehouse Lane, intermittent views from Aintree Lane, residents of Longmoor Lane and users of Fazakerley Sports and Social Club.

The proposed development of golf and sporting activities will be predominately at ground level with exception of mounding and shaping integral to the creation of golf features such as tees, greens, bunkers, fairways and driving ranges, however 3 proposed buildings will be up to two stories in height. The site is crossed by no public footpaths.

1.6.4 Sensitivity of Visual Receptors

Residents and those whose principal preoccupation is with the enjoyment of the open countryside and the outdoor environment are common on this site. The consideration of these stakeholders will take up the majority of this LVIA.

1.6.5 Assessment of Visual Amenity Receptors

A photographic visual assessment of the site was undertaken on the 13th November 2018, at 11 am in sunny conditions.

All panoramic views are digitally assembled photographs with minor adjustments made to brightness and contrast where necessary. All images are also cropped to a width representative of the normal field of view for a human eye, when stood in a stationary position, facing in one direction.

The proposed development site is indicated where appropriate.

The proposed development from the pedestrian footpath, on the Southern carriageway of the Valley Road looking towards the river ALT - Refer to Viewpoint Photograph 1.

Pedestrian travelling along the southern pavement get partial views of the golf course entrance, views are heavily screened by boundary vegetation. Other than the removal of the entrance sign it is not anticipated that this view will alter.

Magnitude of change is that it is considered to be **very low** and with a **high** sensitivity of receptor, this generates a **not significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **neutral**.

View 1 (photograph 1):



Existing view from Valley Road

View along the perimeter of the Southern boundary of the site, from the public footpath, facing a Westerly direction- Refer to Viewpoint Photograph 2

The view along the pedestrian path will remain very similar, the hedging to either side will be replanted and the footpath re-surfaced.

Magnitude of change is that it is considered to be **very low** and with a **high** sensitivity of receptor(s), this generates a **not significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **neutral**.

View 2: Existing view from the pedestrian path



View 2: Proposed view from the pedestrian path.



The proposed development form the pedestrian footpath on the Southern carriageway of the Valley Road looking due North.- Refer to Viewpoint Photograph 3.

The view north from the footpath looks directly into the site. This existing view is of un-managed perimeter planting and dilapidated concrete fence posts. The proposed hedging will limit expanse of the view after the development, the new clubhouse will be visible from the footpath.

Magnitude of change is that it is considered to be **high** and with a **high** sensitivity of receptor(s), this generates a **significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **beneficial**.

View 3: Existing view from Valley Road



View 3: Proposed view of Proposed Main Entrance from Valley Road



The proposed development form the pedestrian footpath on the Southern carriageway of the Valley Road looking due West - Refer to Viewpoint Photograph 4

The view from the footpath on the southern side of the Valley Road looks West. The main perimeter hedgerow remains, large trees in the internal area of the site are removed and the apex of the Clubhouse Roof the new golf club signage are visible. The proposed building and signage are below the treeline and in keeping with the scale of the perimeter.

Magnitude of change is that it is considered to be **medium** and with a **high** sensitivity of receptor(s), this generates a **not significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that aspects of the nature of the proposed development would be **negative** although does not compromise the openness of the greenbelt.

View 4: Existing view from Valley Road



View 4: Proposed view of Proposed Main Entrance from Valley Road



The proposed development from the pedestrian footpath, on the Southern side of Moor Lane of the Valley Road looking towards the bridge over the river ALT - Photograph 5

The view from Moor Lane is across a residential road and the traffic light junction of the dual carriageway, it is set back considerably reducing the sensitivity of the receptor(s). The vegetation of the site from this angle will remain broadly similar with the profile of the new clubhouse visible within the tree line.

Magnitude of change is that it is considered to be **medium** and with a **medium** sensitivity of receptor(s), this generates a **not significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **neutral**.

View 5: Existing view from Moor Lane



View 5: Proposed view from Moor Lane



The proposed development from the pedestrian footpath, on the Southern side of Moor Lane of the Valley Road looking towards the bridge over the river ALT – Refer to Viewpoint Photograph 6

The view from this footpath is heavily screened by the hedge which abuts it. However the the Apex of the driving range roof will be visible but not the signage. Again, large trees are removed from the centre of the site which reduces the tree line.

Magnitude of change is that it is considered to be **medium** and with a **high** sensitivity of receptor(s), this generates a **not significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **negative** although not comprising the openness of the greenbelt.

View 6: Existing view from Moor Lane.



View 6: Proposed view from Moor Lane



The proposed development from the pedestrian footpath, on the Southern side of Moor Lane of the Valley Road looking due West - Refer to Viewpoint Photograph 7

The view along the main road shows little alteration to the perimeter planting other than some trimming to the hedge and verge planting. Some interior trees are shown to have gone.

Magnitude of change is that it is considered to be **medium** and with a **high** sensitivity of receptor(s), this generates a **not significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **negative** although not compromising the openness of the greenbelt.

View 7: Existing view from Moor Lane



View 7: Proposed view from Moor Lane.



The proposed development from the pedestrian footpath, mid-way along the Southern side of Moor Lane of the Valley Road looking due North-
Photograph 8

The view from Moor Lane is across a residential road and a dual carriageway. It is set back considerably, reducing the sensitivity of the receptor(s). The vegetation from the site from this angle will remain broadly similar with some features such as the driving range coming into view marginally.

Magnitude of change is considered to be **very low** and with a **medium** sensitivity of receptor(s), this generates a **not significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **neutral**.

View 8: Existing view from Moor Lane



View 8: Proposed view of Proposed Main Entrance from Moor Lane.



The proposed development from the pedestrian footpath, mid-way along the Southern side of Moor Lane of the Valley Road looking due West - Refer to Viewpoint Photograph 9

The view from the residential side of the Moor Lane show that the development is completely screened from this location and results in no change to visual amenity.

Magnitude of change is that it is considered to be **low** and with a **high** sensitivity of receptor(s), this generates a **not significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **neutral**.

View 9: Existing view from Moor Lane.



The proposed development from the pedestrian footpath, from Moor Court looking due East - Refer to Viewpoint Photograph 10

Set back behind a residential road and a dual carriageway the sensitivity of the receptor is reduced. There is an addition to tree planting.

Magnitude of change is that it is considered to be **very low** and with a **low** sensitivity of receptor(s), this generates a **not significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **neutral**.

View 10: Existing view from Moor Lane.



View 10 Proposed view of Proposed Main Entrance from Moor Lane.



The proposed development from the Aldi Car park, junction of Coplehouse Lane and Longmoor Lane - Refer to Viewpoint Photograph 11

Set back in the Aldi Car Park and looking over the dual carriageway, the sensitivity of the receptor is reduced. There is an addition to tree planting.

Magnitude of change is that it is considered to be **high** and with a **low** sensitivity of receptor(s), this generates a **not significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **neutral**.

View 11: Existing view from Aldi car park.



View 11: Proposed view from Aldi car park



View of Moor Court showing screening from Street Trees - Viewpoint Photograph 12

The apartment block views of the road and the application site beyond are significantly blocked by street trees, it is anticipated that they have no aspect of the application site. This building was not accessible during the visit.

Magnitude of change is that it is considered to be **Very Low** and with a **high** sensitivity of receptor(s), this generates a **Not Significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **Not Significant**.

View 12: Existing view from Longmoor Lane.



The proposed development from Longmoor Lane- Viewpoint Photograph 13

Looking parallel with the Valley road east towards the development, showing the junction with Aintree Lane. There is an addition to tree planting.

Magnitude of change is that it is considered to be **Low** and with a **High** sensitivity of receptor(s), this generates a **Not Significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **Not Significant**.

View 13: Existing view from Longmoor Lane.



View 13: Proposed view from Longmoor Lane.



The proposed development from the mid-way along Longmoor Lane - Viewpoint Photograph 14

Looking parallel along Valley road east towards the development, showing the junction with Aintree Lane. There is an addition to tree planting.

Magnitude of change is that it is considered to be **Low** and with a **high** sensitivity of receptor(s), this generates a **Not Significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **Not Significant**.

View 14: Existing view from Longmoor Lane.



View 14: Proposed view from Longmoor Lane.



View from access steps to Fazakerley Sports and Social Club - Viewpoint Photograph 15

Looking from the entrance steps from the Sports and Social club towards the site. Tree planting is opened up and newly developed golf course is visible from this aspect.

Magnitude of change is that it is considered to be **Medium** and with a **Medium** sensitivity of receptor(s), this generates a **Not Significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **Not Significant**.

View 15: Existing view from Fazakerley Sports and Social Club.



View 15: Proposed view from Fazakerley Sports and Social Club.



The proposed development from a break in the hedge on Aintree Lane looking East - Refer to Viewpoint Photograph 16

The view along Aintree lane looking towards Valley Road. The low value perimeter planting has been removed and a perimeter hedge re-instated.

Magnitude of change is that it is considered to be **high** and with a **high** sensitivity of receptor(s), this generates a **significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **beneficial**.

View 16: Existing view from Aintree Lane.



View 16: Proposed view from Aintree Lane.

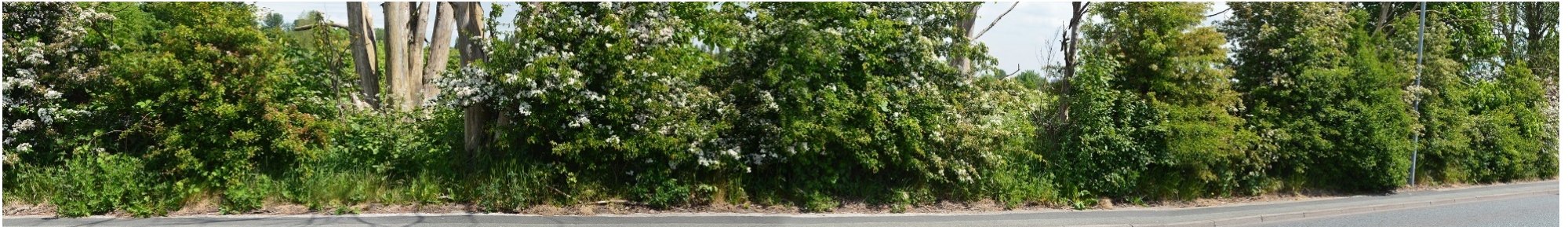


The proposed development from a break in the hedge on Aintree Lane looking East - Viewpoint Photograph 17

The view from Aintree lane looking towards the access gate. The low value perimeter planting has been removed and a perimeter hedge re-instated and field gate have been installed.

Magnitude of change is that it is considered to be **high** and with a **high** sensitivity of receptor(s), this generates a **significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **beneficial**.

View 17: Existing view from Aintree Lane.



View 17: Proposed view from Aintree Lane.



View Along Valley Road East towards the Application Main Entrance-Refer to Viewpoint Photograph 18

The view along the main Valley Road show the removal of low value perimeter planting and the introduction of a main entrance through the perimeter hedge. The Site's main sign is visible in the background.

Magnitude of change is that it is considered to be **high** and with a **low** sensitivity of receptor(s), this generates a **not significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **neutral**.

View 18 Existing view from Valley Road.



View 18: Proposed view to the Main Entrance from Valley Road.



View from residences of Ingoe Lane towards the Existing Car Park - Viewpoint Photograph 19

The view from the Existing Ingoe Lane residences towards the existing car park shows this amenity enlarging with little change to the perimeter planting.

Magnitude of change is that it is considered to be **medium** and with a **very high** sensitivity of receptor(s), this generates a **significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **neutral**.

View 19: Existing view from Ingoe Lane.



Table 6: Summary of Predicted Effects on Viewpoint Amenity Receptors

Receptor	Sensitivity	Magnitude of Change	Predicted Significance
1. The proposed development from the pedestrian footpath, on the Southern carriageway of the Valley Road looking towards the river ALT.	High	Very Low	Not Significant
2. View along the perimeter of the Southern boundary of the site, from the public footpath, facing a Westerly direction.	High	Very Low	Not Significant
3. The proposed development from the pedestrian footpath on the Southern carriageway of the Valley Road looking due North.	High	High	Not Significant
4. The proposed development from the pedestrian footpath on the Southern carriageway of the Valley Road looking due West	High	High	Not Significant
5. The proposed development from the pedestrian footpath, on the Southern side of Moor Lane of the Valley Road looking towards the bridge over the river ALT	Medium	Medium	Not Significant
6. The proposed development from the pedestrian footpath, on the Southern side of Moor Lane of the Valley Road looking towards the bridge over the river ALT	Medium	High	Not Significant
7. The proposed development from the pedestrian footpath, on the Southern side of Moor Lane of the Valley Road looking due West	Medium	High	Not Significant
8. The proposed development from the pedestrian footpath, mid-way along the Southern side of Moor Lane of the Valley Road looking due North	Medium	Medium	Not Significant
9. The proposed development from the pedestrian footpath, mid-way along the Southern side of Moor Lane of the Valley Road looking due West	High	Low	Not Significant
10. The proposed development from the pedestrian footpath, from Moor Court looking due East	Low	Very Low	Not Significant
11. The proposed development from the Aldi Car park, junction of Copplehouse Lane and Longmoor Lane	Low	High	Not Significant
12. View of Moor Court showing screening from Street Trees	High	Low	Not Significant
13. The proposed development from Longmoor Lane	High	Low	Not Significant
14. The proposed development from the mid-way along Longmoor Lane	High	Low	Not Significant
15. View from access steps to Fazakerley Sports and Social Club	Medium	Medium	Not Significant
16. The proposed development from a break in the hedge on Aintree Lane looking East	High	High	Significant
17. The proposed development from a break in the hedge on Aintree Lane looking East	High	High	Not Significant
18. View Along Valley Road East towards the Application Main Entrance	Low	High	Not Significant
19. View from residences of Ingoe Lane towards the Existing Car Park	Very High	Medium	Not Significant

1.6.6 *Mitigation*

The majority of the works are well screened from the public. The visual envelope for such a large site is very small, this is in part due to the dense perimeter vegetation, the topography and that when areas are visible to the public they are often not subject to any changes.

The area of most concern is that covered by views 6 and 7. In these areas the proposed works do impact on visual aspect the impact is negative but not significant. The impact of these views will be heavily determined by the quality of the built and landscape architecture. The vast majority of the proposals are well screened and are clearly enhancing the area.

Views 16 shows a significant change but this has been determined to be a neutral change due to the character of these views.

1.7 *Summary and Conclusions*

The proposed works to the golf course would make significant changes to the appearance of the golf course and rejuvenate a derelict area of land. The changes will be visible to users of the golf facilities and indirectly to those passing in front of the development. It is not thought to have any significant impact on any residences.

Given the current character of the site and the facilities already offered, it is envisaged the proposed development would maintain the overall character and not adversely impact on the openness of the Green Belt area.

APPENDIX A Proposed Site Layout Plan

Scorecard - 9 Hole Course

Hole	Meters	Yards	Par
1	167	183	3
2	165	181	3
3	154	168	3
4	173	189	3
5	165	181	3
6	180	197	3
7	134	147	3
8	134	147	3
9	170	186	3
Total out	1442	1579	27

Legend

- A: Bowling Green
- B: Maintenance Compound
- C: Irrigation Lakes
- D: Tennis Courts
- E: Outdoor 5-a-side Football
- F: Bowling Green Pavilion
- G: Putting Green
- H: Driving Range Building
- J: Driving Range Outfield
- K: Putting Green
- L: 18 Hole Adventure Golf
- M: Clubhouse
- N: Terrace
- P: Parking
- Q: Existing Clubhouse

