THE ENVIRONMENT PARTNERSHIP

Land off Tattenhall Road, Tattenhall

Landscape and Visual Appraisal

Prepared for Gladman Developments Ltd

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1.0 Introduction

1.1 This report provides a Landscape and Visual Appraisal (LVA) to accompany an outline planning application for the proposed development of up to 110 new dwellings (the 'Proposed Development') on land off Tattenhall Road, Tattenhall, Cheshire. The Site, its boundary and location are shown on **Figure 1**.

1.2 This report includes a review of published landscape documentation relevant to the Site; a description of the baseline conditions on the Site and the surrounding area; a description of existing visual amenity and views towards the Site and a description of the Proposed Development including embedded mitigation measures. The LVA assesses the potential effects of the Proposed Development on landscape character and landscape features, and effects on visual amenity.

1.3 The assessment is based on the Development Framework Plan (Drawing Ref: PS10797.002) prepared by The Environment Partnership (TEP) Ltd.

1.4 This report includes the following sections:

- Section 2.0 - Method, Scope, and Context;
- Section 3.0 - Legislation and Policy Context;
- Section 4.0 - Landscape Baseline;
- Section 5.0 - Visual Baseline;
- Section 6.0 - The Proposed Development;
- Section 7.0 - Assessment of Landscape Effects;
- Section 8.0 - Assessment of Visual Effects; and
- Section 9.0 - Conclusions.

1.5 This LVA is supported by a series of Figures (**Figures 1 to 5**) provided in **Appendix A** to this report. Figures show relevant landscape and environmental designations, topography, and published landscape character assessment data; identify visual receptors; and show viewpoint locations. Photographs from selected viewpoints are presented at **Figures 5.1 to 5.8**.

1.6 Appendix B provides the LVA method, discussed in **Section 2.0** below.

2.0 Method, Scope, and Context

Method

2.1 This LVA has assessed the potential effects on landscape and on views of the Proposed Development as shown on the Development Framework Plan (Drawing Ref: PS10797.002) prepared by The Environment Partnership (TEP) Ltd.

2.2 The method for this LVA (**Appendix B**), is based on guidance contained in the 'Guidelines for Landscape and Visual Impact Assessment, Third Edition', (Landscape Institute and Institute of Environmental Management and Assessment, 2013) (GLVIA3).

2.3 Duration and reversibility of landscape effects has been assessed with the following considerations:

- Short term: 0-5 years during the construction period and completion;
- Medium term: 5-15 years, which represents the establishment phase of planting proposed; and
- Long term: 15 years onwards for the life of the Proposed Development.

2.4 The LVA involved the following key stages:

- Desk-based assessment involving a review of relevant information, guidance and planning policy relating to the type of development proposed and to landscape and visual amenity;
- Site survey and assessment to augment the baseline assessment, assess the landscape and visual effects of the Proposed Development and undertake photography at selected viewpoint locations; and
- Assessment and reporting of effects using criteria for sensitivity of receptor, magnitude of effect and overall effect.

Scope and Context

2.5 The scope of this LVA has been informed by desk study and field assessment. Landform and screening by vegetation and built form at the Site and in the surrounding landscape has been considered.

2.6 The initial phase in the assessment involves defining the 'area of influence' of the Proposed Development or the study area boundaries. The study area for this LVA includes the Site and the surrounding landscape likely to be affected by the Proposed Development. It includes the area from where the Site is potentially

visible and is also defined by characteristics of the development type and landscape type in which the development is located.

2.7 A study area of up to a maximum of 1km from the Site has been defined for this LVA which reflects the landscape setting of the Site, and the type and scale of development proposed. This study area provides sufficient context within which an assessment of the landscape and visual effects can be framed.

2.8 The aims and objectives of this appraisal are:

- To identify, describe and evaluate the current landscape character of the Site and its surroundings, along with any notable individual landscape elements, to determine the sensitivity of the landscape to the type of development proposed;
- To identify potential visual receptors (i.e. people who would be able to see the development) and evaluate their sensitivity to the type of changes proposed; and
- To identify and describe any impacts of the development in so far as they affect the existing landscape and/or views and to evaluate the magnitude of effect and the overall effect.

2.9 The assessment of landscape assists in understanding what key elements define landscape character and contribute to visual amenity so that:

- Elements which make an essential contribution to landscape character are maintained, enhanced, and managed;
- Changes can be accommodated within the existing landscape and visual context; and
- Improvements and enhancements can be made where uncharacteristic features detract from the character and visual amenity of the area.

Assumptions and Limitations

2.10 Viewpoint photography was undertaken in November 2024 which represents a near 'worst case' scenario in terms of the extent of screening provided by existing vegetation. Seasonal differences have been taken into consideration in the description and assessment of visual effects.

2.11 This LVA is based on the Proposed Site Plan which sets out the key principles of the scheme including the location of access and development and areas of proposed planting.

2.12 For the purposes of this assessment, it has been assumed that dwellings would be no more than 2.5 storeys in height, which would equate to approximately 10m to ridge.

2.13 In assessing both landscape and visual effects the influence of time, particularly the growth of new vegetation can be substantial. The post-completion effects have therefore been assessed at two stages (Year 1 and Year 15).

2.14 The time that new planting takes to establish is dependent on species, stock size, the nature of the growing conditions and other factors such as maintenance and vandalism. It is assumed that planting will be implemented in Year 1 with an average growth rate of 300-400mm/year.

3.0 Planning Policy Context

3.1 This section provides a summary of relevant national and local planning policy and evidence base documents relevant to the Site.

National Planning Policy

National Planning Policy Framework

3.2 The National Planning Policy Framework (NPPF) (December 2024) sets out the Government's planning policies for England, how these are expected to be applied at a local level in development plans and how developers should address them. The Framework places great emphasis on plans and developments contributing to sustainable development.

3.3 The sub-topics beneath the goal of Delivering Sustainable Development that are most relevant to townscape, landscape and views within the assessment study area are:

- Section 12: Achieving well-designed places; and
- Section 15: Conserving and enhancing the natural environment.

NPPF Section 12: Achieving well-designed places

3.4 Section 12 recognises the importance of good design as *'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve'.*

3.5 Paragraph 131 states that good design is a key aspect of sustainable development.

3.6 Under paragraph 135, planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

NPPF Section 15: Conserving and Enhancing the Natural Environment

3.7 Paragraph 187 of Section 15 states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes (in a manner commensurate with their statutory status or identified quality in the development plan). Paragraph 188 indicates that plans should distinguish between the hierarchy of international, national, and locally designated sites and allocate land with the least environmental or amenity value, where consistent with other policies in the Framework.

3.8 Paragraph 198 (criterion c) of Section 15 states that planning policies and decisions should limit the impact of light pollution from artificial light on local amenity.

National Planning Practice Guidance

3.9 The NPPF is accompanied by Planning Practice Guidance (PPG) available online. Those elements of PPG addressing matters in the scope of this landscape and visual appraisal and relevant to the Proposed Development are detailed below, and the guidance has been considered when designing and assessing the Proposed Development.

Design

3.10 PPG emphasises the importance of good quality design as an integral part of sustainable development. PPG on design advises on the key points to consider on design, which include:

- Ensuring development can deliver a wide range of planning objectives;
- Enhance the quality of buildings and spaces, by considering, amongst other things, form, and function; efficiency and effectiveness and their impact on well-being; and
- Address the need for different uses sympathetically.

Natural Environment

3.11 PPG reinforces the NPPF's commitment to recognising the intrinsic character and beauty of the countryside and supports the use of landscape character assessment as a tool for understanding local distinctiveness and the use of Natural England's guidance on landscape character assessment.

Local Planning Policy and Guidance

3.12 The adopted development plan for Cheshire West and Chester comprises the Local Plan Part One and Part Two and any made Neighbourhood Plans.

3.13 The Tattenhall Neighbourhood Plan was 'made' in 2014, and this is a material consideration when deciding development proposals within the area covered by the Plan. The 2024 Neighbourhood Plan Review is currently at Pre-submission consultation (Regulation 14) stage.

Cheshire West and Chester Local Plan (Part One) (2015) - Strategic Policies

3.14 The Chester West and Cheshire Local Plan (Part One) provides the overall vision, strategic objectives, spatial strategy and strategic planning policies for the borough to 2030. Strategic policies of relevance to landscape and visual matters include:

- STRAT 1 - Sustainable Development
- STRAT 9 - Green Belt and Countryside
- ENV2 - Landscape
- ENV3 - Green Infrastructure
- ENV6 - High Quality Design and Sustainable Construction

Policy STRAT 1 - Sustainable Development

3.15 Policy STRAT 1 states that the Local Plan *'seeks to enable development that improves and meets the economic, social and environmental objectives of the borough in line with the presumption in favour of sustainable development'.* Development proposals in accordance with relevant policies and sustainable development principles will be supported and approved.

3.16 The sustainable development principle of relevance to landscape and visual matters is to *'protect, enhance and improve the natural and historic environment whilst enhancing and restoring degraded and despoiled land, seeking opportunities for habitat creation'*.

Policy STRAT 9 - Green Belt and Countryside

3.17 Policy STRAT 9 states that the intrinsic character and beauty of the Cheshire countryside will be protected by *'restricting development to that which requires a countryside location and cannot be accommodated within identified settlement.'*

Policy ENV 2 - Landscape

3.18 This policy states that the Local Plan will protect and, wherever possible, enhance landscape character and local distinctiveness. This will be achieved by:

- *'The identification of key gaps in the Local Plan (Part Two) Land Allocations and Detailed Policies Plan between settlements outside the Green Belt that serve to protect and maintain their character*
- *Supporting the designation of Local Green Space*
- *Protecting the character of the borough's estuaries and undeveloped coast.'*

3.19 Policy ENV2 further establishes that development should:

- *'Take full account of the characteristics of the development site, its relationship with its surroundings and where appropriate views into, over and out of the site.*
- *Recognise, retain and incorporate features of landscape quality into the design.'*

Policy ENV3: Green Infrastructure

3.20 Policy ENV3 highlights that the creation, enhancement and management of a network of high quality multi-function Green Infrastructure will be supported. This can include:

- *'Development incorporating new and/or enhanced Green Infrastructure of an appropriate type, standard and size or contributing to alternative provision elsewhere.*
- *Increased planting of trees and woodlands, particularly in urban areas and the urban fringe.'*

Policy ENV6: High Quality Design and Sustainable Construction

3.21 Policy ENV6 explains that the Local Plan promotes sustainable and high quality design and construction, and that development should:

- *'Respect local character and achieve a sense of place through appropriate layout and design*
- *Provide high quality public realm*
- *Be sympathetic to heritage, environmental and landscape assets*
- *Ensure ease of movement and legibility, with priority for pedestrians and cyclists*
- *Promote safe, secure environments and access routes*
- *Make the best use of high quality materials*
- *Meet applicable nationally described standards for design and construction.'*

Cheshire West and Chester Local Plan (Part Two) (2019) - Land Allocations and Detailed Policies

3.22 The Local Plan (Part Two) Land Allocations and Detailed Policies document was adopted on 18 July 2019. It provides further detailed policies and land allocations which support the strategic objectives and policies set out in the Local Plan (Part One), as part of the Council's aim to produce a comprehensive planning framework to achieve sustainable development in the borough.

3.23 The policies of relevance to this Landscape and Visual Appraisal are identified and discussed below:

- GBC 2: Protection of the Landscape
- DM 3: Design, Character and Visual Amenity
- DM 45: Trees, Woodland and Hedgerows

Policy GBC 2: Protection of Landscape

3.24 The borough's countryside will be protected in line with Local Plan (Part One) policy STRAT 9.

3.25 Where a development proposal requires a countryside location, it must satisfy Local Plan (Part One) policy ENV 2 and:

- *'protect and, wherever possible, enhance landscape character and distinctiveness;*
- *integrate into the landscape character of the area; and*
- *be designed to take account of guidance in the Landscape Strategy.'*

Policy DM 3: Design, Character and Visual Amenity

3.26 Policy DM 3 reinforces the expectation that development proposals should achieve a high standard of design that respects local character and protects the surrounding visual amenity. In relation to landscape and visual matters, development proposals and design solutions will be supported where they:

- *'are designed to respect the scale, character and appearance of any existing building within the site and contribute positively to the character of the area;*
- *respect and where appropriate enhance the prevailing layout, urban grain, landscape, density and mix of uses, scale and height, massing, appearance and materials;*
- *contribute to the legibility of the area, through form, layout and detailing;*
- *are sympathetic to the characteristics of the development site, its relationship with its surroundings and where appropriate views into, over and out of the site; and*
- *respect and where possible enhance local distinctiveness through the use of building layout, design, materials, architectural detailing, public realm and boundary treatment.'*

Policy DM 45: Trees, Woodland and Hedgerows

3.27 Policy DM 45 highlights that a development proposal will be supported where it conserves, manages and where possible, enhances existing trees, woodlands, traditional orchards and hedgerows. The policy advises that these should be integrated into the development scheme, and that proposals must:

- *'include replacement trees, woodlands and hedgerows within the site, or where this can be demonstrated to not be practical, contribute to off-site provision, prioritised within the locality of the development;*
- *include replacement planting at a ratio of at least two new trees for each tree lost. Replacement trees should be of heavy or extra heavy standard, and where prominent trees are to be removed, large specimen trees may be required; and*
- *use locally native species, where appropriate.'*

Tattenhall and District Neighbourhood Plan 2010 to 2030 ('made' June 2014)

3.28 The Tattenhall and District Neighbourhood Plan aims to make Tattenhall and District an even better place to be, now and for future generations by covering a 20 year time period with a review every 5 years. The Plan covers the period 2010 to 2030, the same as the Cheshire West and Chester Local Plan.

3.29 The Plan includes the vision and objectives for the future of Tattenhall, its strategy for sustainable development for the whole community and its policies, providing the local policy framework for managing new development so that it contributes to the vision, aims and strategy for the District.

3.30 The strategy highlights that important green spaces and strategic views within the Parish and into and out of the village are protected. These views and vistas which are important to the character of Tattenhall and District, and are of relevance to the Site include:

- The views across the fields from Chester Road to Brook Hall
- Views from the disused railway line to the village and the Peckforton Hills and Sandstone Ridge
- Views from Gatesheath & Newton to the Peckforton Hills and Sandstone Ridge

3.31 Policies of relevance to landscape and visual matters are outlined below.

Housing Growth Policy 1

3.32 Policy 1 highlights that to enable managed housing growth in the Parish, *'proposals involving up to 30 homes will be allowed within or immediately adjacent to the built-up part of Tattenhall village over the period 2010 to 2030'*. Exceptions to this include where additional housing development involves the redevelopment of brownfield land, the conversion of existing buildings or affordable housing-led 'exceptions' schemes.

3.33 Policy 1 outlines that all housing proposals should:

- *'Respect and, where possible, enhance the natural, built and historic environment.*
- *Maintain Tattenhall village's strong and established sense of place.'*

Local Character Policy 2

3.34 Policy 2 states that development will be supported where it:

- *'Respects the local character and historic and natural assets of the surrounding area, and takes every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place*
- *Incorporates, wherever possible, locally distinctive features such as Cheshire railings and fingerposts*
- *Does not unacceptably erode the important, predominantly undeveloped gaps between the three settlements of Tattenhall, Newton-by-Tattenhall and Gatesheath*
- *Fully accords with the Tattenhall Village Design Statement*
- *Respects local landscape quality ensuring that views and vistas are maintained wherever possible.'*

3.35 Policy 2 further states that development that does not meet these criteria will not be permitted.

Tattenhall and District Neighbourhood Plan Review 2024

3.36 Tattenhall and District Council is reviewing the Neighbourhood Plan which was made in 2014. The pre-submission (regulation 14 stage) consultation ran from 24 January - 7 March 2025.

3.37 The Plan Review has amended the designated Neighbourhood Plan Area to reflect the Parish Council's boundary and proposed updates with reference to national and local policy.

4.0 Landscape Baseline

4.1 This chapter considers the relevant designations present in the study area, summarises characteristics of the landscape described in published landscape character assessments and provides a description of the Site within this context. The relevant information is presented on **Figure 1** - Environmental Designations and **Figure 2** - Landscape Character and **Figure 3** - Landscape Features.

4.2 A 1km study area has been used to set the Site in a context where a range of designations relating to environmental quality can be identified.

Landscape and Environmental Designations

4.3 In accordance with GLVIA3, relevant designations are considered as part of determining the value of the landscape potentially affected by the Proposed Development. The LVA does not consider effects on each asset's conservation interest or its appreciation and understanding.

4.4 The Site is not in any national or local landscape designations. The study area incorporates statutory and non-statutory designations in relation to landscape, heritage and ecology which are described further below.

Local Wildlife Sites

4.5 There are several Local Wildlife Sites (LWSs) scattered across the study area, including the disused railway line approximately 800m to the west of the Site and at Glebe Meadow, approximately 600m to the south-west of the Site.

Listed Buildings

4.6 The closest to the Site is Grade II Listed 'The Rookery', approximately 500m to the south-west of the Site. There is no intervisibility between the Site and the Listed Building due to intervening built form.

Conservation Areas

4.7 Tattenhall Conservation Area covers the centre of Tattenhall village. The character of the village is derived from its historic buildings and streetscape and from its setting within the wider rural landscape. There is limited intervisibility between the Site and the Conservation Area due to intervening built form.

Review of Published Character Assessments

4.8 This section summarises key characteristics of the landscape described in published character assessments followed by an analysis of the local landscape based on fieldwork undertaken in November 2024. The location of the Site in relation to published landscape character areas is shown on **Figure 2.**

National Landscape Character

4.9 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCAs defined across England. The NCA profiles include a description of the natural and cultural features that shape the landscape, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics.

4.10 The Site and study area lies within NCA 61: Shropshire, Cheshire and Staffordshire Plain. This is an expanse of flat or gently undulating, lush, pastoral farmland, which is important for food production. A series of small sandstone ridges cut across the plain and are very prominent features within this open landscape.

4.11 Key characteristics of NCA 61 include:

- *'Strong field patterns with generally well-maintained boundaries, predominantly hedgerows, with dense, mature hedgerow trees. Sandstone walls occur on the ridges and estate walls and Cheshire-style (curved topped) metal railing fences occur locally on estates in Cheshire.*
- *Dairy farming dominates on the plain, with patches of mixed farming and arable in the north and large areas in the south-east.*
- *Diversity of wetland habitats includes internationally important meres and mosses comprising lowland raised bog, fen, wet woodland, reedbed and standing water, supporting populations of a host of rare wildlife, including some species of national and international importance.*
- *Extensive peat flood plains where flood plain grazing marsh habitats support regionally important populations of breeding waders in areas such as Baggy Moor, Weald Moor and Doxey Marshes.*
- *Many main rivers and their flood plains lie in this area, including the Dee, Dane, Severn, Penk and Sow. Significant areas of grazing marsh, alluvial flood meadows and hay meadows associated with the rivers Dee, Sow, Gowy and Severn. The area has the highest density of field ponds in western Europe.*

- *Regularly spaced, large farmsteads, dispersed hamlets, market towns and many other settlements including Macclesfield and Telford. Timber-frame buildings are a distinctive feature of the plain, often highly decorated in Cheshire, for example, the moated Little Moreton Hall. The historic towns including Stafford, Shrewsbury and the city of Chester have a wealth of 17th- and 18th-century half-timber, brick and red sandstone buildings.*
- *The numerous canals are important for recreation as well as habitat. Several National Cycle Routes and nearly 5,000 km of public rights of way cross the plain. Six National Nature Reserves (NNRs) are scattered throughout, close to large population centres and well used for recreation'.*

4.12 Statements of Environmental Opportunity (SEO) include:

- *'SEO 2: Protect the landscape of the plain, recognising its importance to food production and incorporating well-maintained hedgerows, ponds and lowland grassland margins within agricultural systems, to secure resource protection and maintain productivity, while reducing fragmentation of semi-natural habitats to benefit a wide range of services, such as landscape character, sense of place, water quality and biodiversity.'*

4.13 The Site and its surroundings exhibit some of the characteristics of the NCA including its strong field patterns with hedgerows and mature hedgerow trees, dairy farming dominating the plain with patches of mixed farming and settlement including dispersed hamlets and large farmsteads.

4.14 Natural England's NCA descriptions provide a very broad assessment, covering a large area. They do not provide details directly relevant to the Site or its immediate surroundings, other than to establish the underlying characteristics of the wider landscape. A more detailed and Site relevant landscape character assessment is provided later in this section.

A Landscape Strategy for Cheshire West and Chester Borough

4.15 A Landscape Strategy for Cheshire West and Chester Borough (2016) aims to manage the landscapes of Cheshire West and Chester and guides landscape change beyond the built-up areas of the borough to 2030. It provides district level baseline information on the landscape character of the study area.

4.16 The Site is to the immediate north of the urban area of Tattenhall and is within Landscape Character Type (LCT) 9: Cheshire Plain West and Landscape Character Area (LCA) 9b: Hargrave, Hoofield & Beeston Plain.

4.17 LCT 9: Cheshire Plain West dominates a large proportion of Cheshire West and Chester and is defined by *'its flat or very gentle topography enclosed by hedgerows and standard trees in small--medium enclosures that follow an irregular and semi-*

regular field pattern'. The field patterns comprise a mix of ancient enclosure and post medieval improvement. Woodland cover is very low, with only small blocks of woodland scattered intermittently across the LCT.

4.18 In terms of visual character, when there are smaller fields, higher hedges and more hedgerow trees present, this creates a sense of enclosure and long distance views are often blocked or filtered. Where fields are larger, with low trimmed hedgerows and fewer trees, the lack of enclosure means that the landscape appears to be more open and larger in scale. In some locations views are much more extensive and panoramic and often extend to the high ground of the Clwydian Hills to the west and the Sandstone Ridge to the east.

4.19 There is a low density settlement of hamlets and farmsteads which are dispersed across the area. There are also a small number of nucleated villages including Ashton, Great Barrow, Tarvin and Tattenhall. Industrial heritage is evident across the LCA with the Shropshire Union Canal and the former London and North Western Railways both utilised the LCA's flat landscape.

4.20 LCA 9b: Hargrave, Hoofield & Beeston Plain extends between Duddon and Tattenhall and is bisected by the Gowy Valley LCA. It has dispersed settlement pattern with small villages including Hargrave, Hoofield, Clotton and Burton, and it abuts the large village of Tattenhall.

4.21 Key landscape characteristics of LCA 9b include:

- *'A broad and gently undulating plain landscape characterised by hedges and hedgerow tress providing limited vistas*
- *The area is bisected by the narrow line of the Gowy River LCA*
- *Wide areas of improved grassland for dairy farming and fodder crops*
- *Limited woodland, confined to isolated coverts and copses, although hedgerow oaks are important elements of the landscape*
- *Cohesive and un-fragmented regionally significant historic landscape with extremely well preserved late medieval field systems and extensive ridge and furrow; abundant hedgerows and hedgerow trees creating a characteristic patchwork with preserved elements of the earlier medieval open fields and common land (which is sometimes associated with dispersed settlement)*
- *Extensive network of small field ponds which are generally inconspicuous in the landscape*
- *Low settlement density of small agricultural hamlets with loose-knit settlement form and freestanding farmsteads*
- *Absence of significant urban or industrial influence*

- *The Sandstone Ridge presents a more elevated skyline to the east of the LCA*
- *Beeston Castle provides a strong landscape focus and reference point to the south*
- *Where hedgerows and tree networks remain, the area can present some degree of limited enclosure due to an absence of elevation and viewpoints*
- *Some loss of field boundaries diminishes this enclosure where some arable farming has been established*
- *Historic transport infrastructure of the Shropshire Union Canal and railway dissects the area.'*

4.22 Key landscape sensitivities, qualities and values are:

- *'A gently undulating topography with some limited increase in elevation to the east as the area transitions with the Sandstone Fringe LCT;*
- *The character of the landscape is strongly influenced by the ubiquitous coverage of hedgerows and pasture, their pattern and abundance of individual hedgerow trees;*
- *A considerable treescape is created by repeated lines of hedgerow trees, predominantly oak, but which is perceived as being denser than it is as a consequence of limited elevation change;*
- *In certain areas hedgerow loss has resulted in a more open landscape with larger fields, isolated oak trees and post and wire fences;*
- *A dispersed ancient settlement pattern and dense network of footpaths;*
- *Recreational opportunities across an extensive Public Rights of Way network, including the Eddisbury Way, Bishop Bennet Way and the canal towpath;*
- *Navigation on the canal and moorings at Tattenhall Marina;*
- *Building types are typically red and brown brick simple cottages with some whitewash and timber framed buildings;*
- *Much of the character area the landscape has a very rural feel with small, winding roads and lanes connecting isolated farms and hamlets;*
- *Where middle distance views are available the hedgerow trees in successive field boundaries can appear to coalesce to form a solid mass on the horizon, creating the effect of a well-wooded landscape;*
- *The striking landmark of Beeston Castle, perched high upon the precipitous sandstone crag on the area's southern boundary is a dominant visual feature and reference point;*

- *The castle, in combination with the much greater mass of the Sandstone Ridge in the vicinity of Peckforton and Buckley Hill, terminate all views to the south and contribute significantly to the landscape character;*
- *Away from transport infrastructure such as the railway and A51, the LCA presents a pastoral and peaceful character with some degree of tranquillity possible, particularly across the footpath network and along the canal towpath;*
- *In some areas where hedgerows have been lost but mature trees remain, a 'false parkland' character can pervade;*
- *The relatively open character of the plain means there is little opportunity for screening any large scale elements, however the visual impact of low level elements could be mitigated using native planting that would not in itself be highly visible.'*

4.23 The overall landscape management strategy for the LCA is to *'to conserve the regionally significant historic landscape comprising late medieval field systems and ridge and furrow, restore the historic field pattern of hawthorn hedgerows and hedgerow oak trees, and enhance the grassland and woodland network*'.

4.24 The document identifies potential for future change/key issues affecting LCA 9a, which includes the *'erosion of built environment character through incremental development –pressure for expansion of existing settlement, ribbon development and in-fill (particularly Tattenhall area including Newton-By-Tattanhall)'*.

4.25 Landscape Management guidelines for the LCA include:

- *'Maintain an intact hedgerow network through management of hedges and ensuring a young stock of hedgerow trees.*
- *Consider opportunities to replace hedgerows where they have been lost utilising appropriate species of hawthorn and oak standards.*
- *Consider opportunities to plant simple, small pockets of trees and small blocks of woodland in field corners to ensure the continuation of these declining characteristic features.*
- *Conserve the small to medium scale pattern of fields, particularly early field systems which provide historic continuity in the landscape, particularly around settlements.*
- *Conserve the sense of peace and quiet away from the main roads, and conserve the rural character of the lanes. Avoid features that 'suburbanise' the landscape such as kerbs and large-scale signage.'*

4.26 Built Development guidelines for the LCA include:

- *'Maintain the loose-knit, low-density, scattered settlement pattern of very small villages, hamlets, halls and farmsteads and isolated cottages. Tightly control settlement expansion.*
- *Conserve the local vernacular built form –simple red-brown brick buildings with steeply pitching Welsh slate roofs and white washed brick and timber frames.*
- *Ensure new built development is of high quality design and responds to local materials and styles. Resist suburban style fencing, garden boundaries, kerbs and lighting.*
- *Soften built edges by introducing small scale planting schemes using native broadleaved species.*
- *Seek to integrate garden boundaries with the rural landscape through use of native hedgerows rather than close-board fencing.*
- *Conserve rural views towards the Sandstone Ridge in the east, Beeston Castle and Peckforton Castle to the southeast, and the Welsh hills to the west.*
- *Maintain the rural setting to villages and farmsteads which are features of the landscape.*
- *Ensure the design of elements associated with new development such as boundary treatments and surfacing recognise, respond to and reflect the traditional vernacular of existing landscape elements that help to define the landscape character, in order to prevent encroaching sub-urbanisation.*
- *Encourage new development to include new footpath connections.'*

4.27 LCA 9c: Tattenhall to Shocklach Plain lies to the south of Tattenhall in a large south-westerly swathe of thinly populated deeply rural countryside extending to Threapwood in the south and the Dee Valley to the west.

4.28 Key characteristics of LCA 9c include:

- *'A broad and mostly flat plain landscape characterised by hedges and hedgerow tress providing limited vistas*
- *Wide areas of improved grassland for dairy farming and fodder crops*
- *Limited woodland, confined to isolated coverts and copses, although hedgerow oaks are important elements of the landscape*
- *Cohesive and un-fragmented regionally significant historic landscape with extremely well preserved late medieval field systems and extensive ridge and furrow; abundant hedgerows and hedgerow trees creating a characteristic patchwork with preserved elements of the earlier medieval open fields and common land (which is sometimes associated with dispersed settlement)*

- *Extensive network of small field ponds which are generally inconspicuous in the landscape*
- *Small settlements punctuate the plain where historic form has often been retained although limited within areas of 20th century and later housing development has occurred*
- *Farndon and Tattenhall have seen recent residential development. Elsewhere, settlement is scattered across the plain in small, nucleated hamlets and freestanding farmsteads*
- *The Sandstone Ridge presents a more elevated skyline to the east of the LCA, with the Clwydian Hills to the west*
- *Distant views over the Dee valley into Wales are possible from the western fringe of the area*
- *Where hedgerows and tree networks remain, the area can present some degree of limited enclosure due to an absence of elevation and viewpoints*
- *Some loss of field boundaries diminishes this enclosure where some arable farming has been established*
- *An absence of significant transport infrastructure or industrial development helps retain a deeply rural and tranquil character.'*

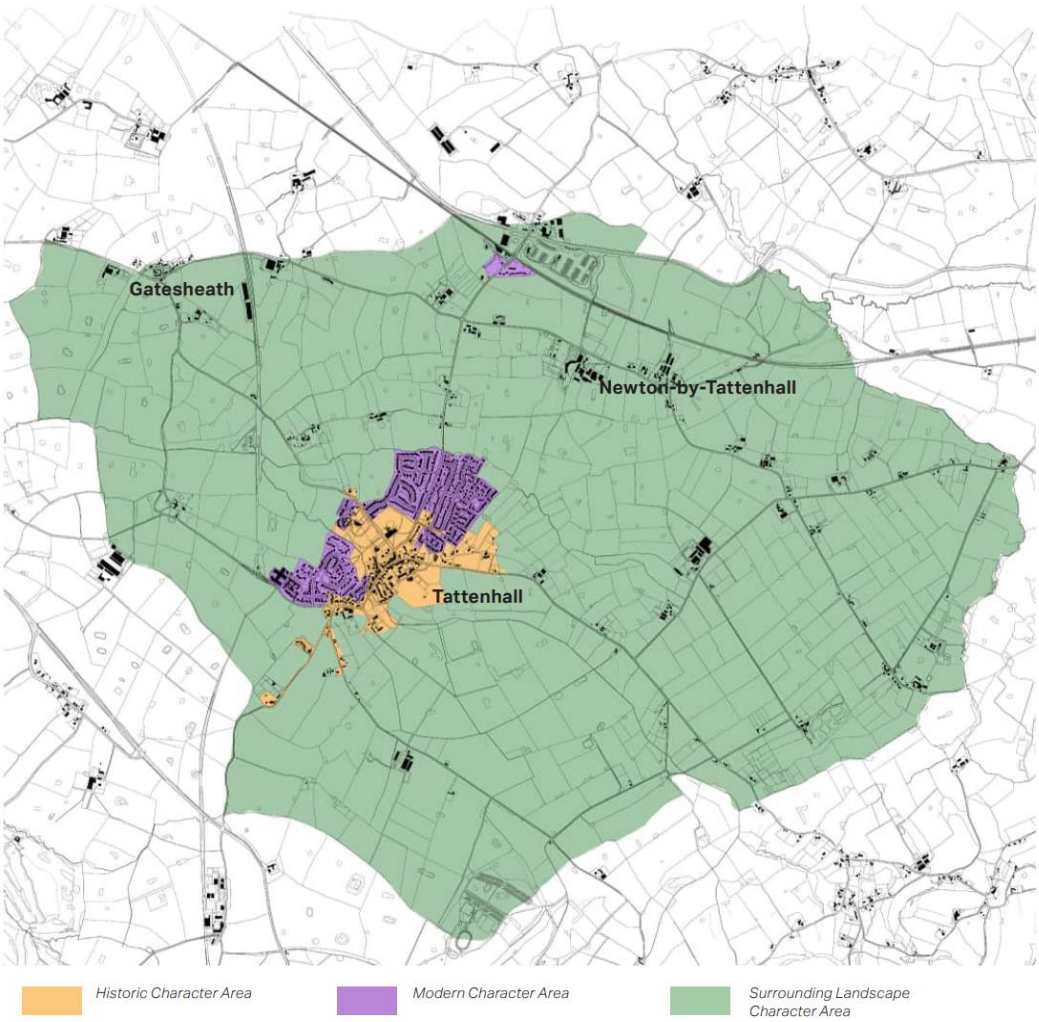
Tattenhall and District Neighbourhood Plan Design Code (2023)

4.29 The Tattenhall and District Neighbourhood Plan Design Code provides an appreciation of the existing character of the Neighbourhood Plan Area and provides a set of design codes which will apply to any future housing or and commercial development. This ensures that any new development that comes forwards responds to its context and supports and enhances the quality of the village's existing character.

4.30 The Design Code states that *'Tattenhall is situated on low ground on the Cheshire Plain which is a very flat agricultural landscape'*. The surrounding landscape is predominantly open farmland with fields bounded by hedgerows and trees, with the Peckforton Hills and Beeston Castle in views to the east.

4.31 The Design Code identifies character areas based on the development forms that have occurred as the Neighbourhood Plan Area has evolved, with the area split into three character types (shown on Inset 1):

- Historic Character Area (yellow)
- Modern Character Area (purple)
- Surrounding Landscape Area (green)



Inset 1: Tattenhall and District Neighbourhood Plan Design Code local character areas.

4.32 The Site is in the Surrounding Landscape Area adjacent the northern extent of the Modern Character Area.

Historic Character Area

4.33 The historic character forms the centre of the village and the routes stemming from this area. The historic character of Tattenhall strengthens the village's sense of place. Development in this area is sensitive to change and the degradation of its historic character should be avoided. The layout and arrangement of buildings has occurred in an organic fashion with great variation in the types and sizes and orientation of the buildings. Buildings are often 2 or 3 storeys with red cheshire brick coursed in Flemish bond and natural slate roof tiles.

Modern Character Area

4.34 This area comprises the later and more modern phases of the village's development, which is concentrated to the north and south-west of the village. Development in this area *'has taken the form of much more 'planned', sub-urban style, looped estates and cul-de-sacs with repeated housing typologies, typically delivered by single developers, in a series of phases'*. There are areas of modern housing built in the late 20th century such as Greenlands and Covert Rise. Layouts often comprise cul-de-sacs and estate-like development patterns and houses are generally detached or semi-detached and many lack front boundaries.

Surrounding Landscape Area

4.35 This area comprises the remaining area outside of the village's main settlement area including the rural settlements of Newton-by-Tattenhall and Gatesheath. The area is characterised by open rural countryside, hedgerow and tree-bound farmland and scattered small clusters of housing and farms. This area includes the rural settlements of Newton-by-Tattenhall and Gatesheath.

4.36 The document identifies design codes for future developments to adhere to, those of relevance to the Site and landscape and visual matters are outlined below.

Code 2 - Views and the Settlement Edge

4.37 Code 2 outlines that new residential development *'should be designed to have a minimal impact on existing views to the surrounding landscape'*. The code provides advice in relation to the following:

- Views from the Village and Hamlets
- Views to the Village and Hamlets
- Views to Local Landmarks
- Edge of Settlement
- Geological Features

4.38 In relation to local landmarks, the code highlights new buildings should not obscure views to local landmarks and that these should be protected. Views to local landmarks include views to St Albans Church, The Barbour Institute, The Peckforton Hills, Bolesworth Castle and Beeston Castle. There is no visual link between the site and most of these local landmarks although views to and from the Peckforton hills are considered in the visual assessment section.

4.39 The code further states that *'new residential developments should be well integrated with existing and/or proposed landscaping such as hedgerows and tree*

planting to provide natural screening and reduce the visual impact of development on the surrounding landscape'.

4.40 In terms of the edge of settlement, the code outlines that *'any development at the settlement edge should typically be of a lesser density than the rest of the settlement area in order to achieve a soft and graduated transition into the rural landscape'*.

Code 3 - Building Design

4.41 Code 3 establishes that *'any proposals for new development should reflect the grain, density, quality, materials of the character area within which it lies'*. The code provides advice in relation to building height and scale, density and materials and detailing.

4.42 The code states that when considering new developments the scale should reflect the gradual incremental growth of the Neighbourhood Plan Areas and that *'new development should not be prominent in scale, visually dominate or significantly change the character of the village'*.

Code 4 - Parking, Gardens and Boundary Treatments

4.43 This code states that 'new roads and parking areas should not visually dominate areas of housing' and provides advice in relation to the following:

- On-Street Parking
- Front of Dwelling Driveway Parking
- Side of Dwelling Driveway Parking
- Garage Parking
- Car Parks
- Back Gardens
- Boundary Treatments and Landscaping
- Landscaping

4.44 In terms of boundary treatments, it is stated *'when rear boundaries abut the settlement edge, surrounding landscape or open green spaces soft planted boundaries of hedgerows and trees must be used to soften the transition into the natural environment and protect views'*. It is also advised that hedgerow boundary treatments should be of new native species and tree planting should be of native trees on relevant sites.

4.45 In relation to landscape, the code *states 'existing landscaping should be retained unless there is strong justification for its removal and that any loss is offset'* and that

grass verges and grassland is a key feature of the Modern Character Area and that these should be protected and enhanced.

Tattenhall Conservation Area Appraisal

4.46 Tattenhall Conservation Area was first designated in 1970 and Tattenhall is a medieval village that was mentioned in the Domesday Book of 1086. The Conservation Area boundary covers the central section of Tattenhall village and the surrounding fields. The Conservation Area has a strong rural and agricultural setting with a busy shopping centre that comprises traditional shops along High Street. Positive elements within the Conservation Area include its Listed Buildings, generally flat topography and its streetscape and landscape including mature trees and hedgerows. The Appraisal identifies the following notable approaches into/out of the village:

- Entering the east end of the Conservation Area;
- At the south end of the Conservation Area;
- From the west along Frog Lane;
- Approaching the Conservation Area from the north-west on Chester Road; and
- From the north-east on Tattenhall Road.

4.47 The Conservation Area Appraisal identifies local views that are considered important and which contribute to the character and appearance of the Conservation Area.

4.48 The Site is on Tattenhall Road but is approximately 400m from the closest part of the Conservation Area. It is not visible from the views identified as important as there is no intervisibility between the Site and the Conservation Area.

Site and Environs Landscape Character

4.49 A site survey was undertaken to assess the landscape character of the Site and its immediate surroundings and to consider the extent to which this is consistent with the findings of the desktop assessment. The site survey was undertaken on11th November 2024 on a day with good visibility. Landscape features of the Site and surrounding area are shown on **Figure 3**.

Context

4.50 The Site comprises approximately 6.32 hectares of improved grassland which is currently used for horse grazing. A telegraph pole and overhead cables run through north-east corner of the Site.

4.51 The Site is to the immediate north of Tattenhall. The boundaries of the Site are formed by Greaves Meadow leading to Greaves Farm to the north, Tattenhall Road to the east, Keys Brook with residential development on Greenlands beyond to the south and an adjacent field of improved grassland to the west. Greaves Farm is to the north-west, whilst Greaves Cottage is to the north-east.

Topography and Landform

4.52 The Site is gently sloping in a north-south direction falling from approximately 35m Above Datum Ordnance (AOD) along the northern boundary, to 31m AOD along the southern boundary.

4.53 The wider landscape is gently undulating and becomes steeper to the west towards the Peckforton Hills, increasing to around 40mAOD approximately 4km away.

Rivers and Drainage

4.54 There is an ephemeral pond in the western part of the Site.

4.55 Keys Brook form the southern Site boundary and runs its full length. The brook is bounded by trees and hedgerows.

Land Use, Land Cover and Vegetation

4.56 The majority of the Site comprises improved grassland which is currently in use for horse grazing. The surrounding landscape is mostly fields of improved grassland with patches of neutral grassland and arable and horticultural land. There is a stable yard and low stable buildings in north-eastern corner of the Site to the south of Greaves Cottage.

4.57 The site is bounded by hedgerows. The hedgerows along the eastern and north-eastern boundaries contain hedgerow trees, are species rich and comprise blackthorn, hawthorn, elder, hazel and English oak. The hedgerow along the north-western boundary and western boundary comprises blackthorn and the hedgerow along the southern boundary comprises blackthorn and hawthorn. There are several large mature oak trees in the hedgerows.

Landscape Value

4.58 The method of assessment described in **Appendix B** explains the factors used to inform judgements about landscape value which are derived from GLVIA3 and the Landscape Institute's Technical Guidance Note 02/21 (LI-TGN 02/21). The assessment below considers the value of the Site and the role of the Site within the wider landscape. Assessments of value in relation to other identified landscape receptors are described in **Section 7.0**.

Natural Heritage

4.59 The Site extends to approximately 6.32 hectares, the majority of which is improved grassland.

4.60 Whilst there are some ecological designations within the study area, these designations do not relate to landscape and do not look different to areas of the same character that do not have the designation. Their value is because of nature conservation interests that do not manifest particularly in the landscape.

Cultural Heritage

4.61 The Site does not have historic landmark features, designed elements, is not part of a historic park or garden and does not demonstrate a particular example of time depth.

4.62 There are no archaeological or cultural heritage interests at the Site and there are no Listed Buildings or scheduled monuments in the wider area that contribute to the landscape character of the Site.

Landscape Condition

4.63 The Site is not in any international, national or local landscape designations.

4.64 A Landscape Strategy for Cheshire West and Chester Borough reports that the condition of LCA 9b is generally good, with key characteristic elements that make up the plain generally intact, however, field boundaries are undermanaged in places or are being removed as arable land use has increased in places.

4.65 Hedgerow and tree field boundaries on the Site are relatively intact and well-managed.

Associations

4.66 The landscape of the Site has no known associations with renowned artists or writers.

Distinctiveness

4.67 The Site does not show rare, unusual, or distinctive features that differentiate it from other areas of improved grassland.

Recreational Value

4.68 The Site is not subject to public access and offers no recreational value.

4.69 There are several PRoWs in the wider area including Tattenhall FP8 and Golborne Bellow FP10 to the west and Tattenhall FP11 and FP12 to the east. The Site is visible in filtered views from PRoWs Tattenhall FP8 and Golborne Bellow FP10. From PRoWs Tattenhall FP11 and FP12 views of the Site are limited by layers of intervening vegetation.

Perceptual (Scenic) Quality

4.70 In terms of scenic quality, the Site is likely to be appreciated at the community level as an area of improved grassland on the northern edge of Tattenhall. In wider views the Site is seen in combination with residential development on the northern edge of Tattenhall, particularly Greenlands.

4.71 There is a sense of openness when the Site is experienced from Greaves Meadow leading to Greaves Farm along the northern boundary but is enclosed by residential development in Tattenhall to the south, by a tall hedgerow along Tattenhall Road to the east and a hedgerow with some mature trees to the west.

Perceptual (Wildness and tranquillity) Value

4.72 The Site is managed grassland and cannot be perceived as being wild.

4.73 The Site exhibits some tranquillity as a grassland field, which forms part of a network of grassland fields on the northern edge of Tattenhall. This tranquillity is reduced by proximity and the settlement edge of Tattenhall to the immediate south, and the presence of Tattenhall Road to the east.

Function

4.74 The Site comprises grassland and is in use for grazing.

Conclusions

4.75 With consideration of the factors described above, the Site is of community value.

5.0 Visual Baseline

5.1 The visual influence of the Site has been determined through a combination of topographic analysis and field evaluation of features affecting visibility, such as built form and trees, hedgerows and woodland that filter and screen views of the development. This analysis work determined the potential visibility of the Site and identified visual receptors.

5.2 The study area for views is shown on **Figure 4** and extends approximately 1km in each direction. In the far extents of the study area the Site is barely discernible beyond layers of intervening vegetation and built form. The higher ground of the Sandstone Ridge is approximately 4km at its closest extent at the Peckforton Hills. Whilst there are some views across the landscape to Tattenhall it was scoped out as a viewpoint as this type of development would be barely perceptible in wide panoramic views due to distance and layers of intervening hedgerows.

5.3 The field survey considered receptors from where views of the Site are considered likely and what the existing views comprise. The selection of viewpoints is not intended to cover every possible view of the Site, but rather they are representative of a range of receptor types at varying distances and orientations. No access has been sought to private properties or land and where assessments are reported they have been made from the nearest publicly accessible viewpoint.

5.4 Viewpoint photographs were taken in November 2024 when deciduous vegetation was in partial leaf. This represents a near worst-case scenario in terms of the extent of screening provided by existing vegetation.

Visual Receptors

5.5 Visual receptors are those individuals who would see the Site and may experience a change in their view as a result of the Proposed Development and have been identified as follows:

5.6 Users of Public Rights of Way:

- Tattenhall FP8;
- Golborne Bellow FP10;
- Tattenhall FP11;
- Tattenhall FP12; and
- Bishop Bennet Way long distance footpath.

5.7 Motorists, walkers, and cyclists along the following roads:

- Greenlands;

- Tattenhall Road;
- Newton Lane; and
- Chester Road.

5.8 Residents living in properties along the following roads:

- Greaves Farm;
- Tattenhall Road, including Greaves Cottage, The Hollies, Willow Tree House, The Cedars, Cedar Cottage, Fairholme and Mayfield;
- Greenlands;
- Chester Road, including Brook Hall; and
- Newton Lane.

LVA Viewpoints

5.9 Viewpoint photography assists understanding of the baseline landscape and visual environment at the Site and in its context and is used to inform the assessment of effects on the visual receptors listed above.

5.10 LVA viewpoints are listed in **Table 1** below, and viewpoint locations are shown on **Figure 4**. **Figures 5.1 to 5.8** provide viewpoint photography showing the existing view in the direction of the Site from viewpoints 1 to 7 below.

Table 1: LVA Viewpoints

Viewpoint Reference and Location		Approximate Latitude/Longitude	Direction of View and Approximate Distance to Site
1	Greenlands	53° 7'36.63"N, 2°45'55.90"W	Looking north, 30m
2	Tattenhall Road	53° 7'41.55"N, 2°45'47.35"W	Looking west, on the eastern Site boundary
3	Chester Road	53° 7'28.52"N, 2°46'13.47"W	Looking north-east, 380m
4	PRoW Tattenhall FP8, near Brook Hall	53° 7'43.06"N, 2°46'26.32"W	Looking east, 430m
5	PRoW Golborne Bellow FP10	53° 8'1.64"N, 2°46'32.78"W	Looking south-east, 750m

Viewpoint Reference and Location		Approximate Latitude/Longitude	Direction of View and Approximate Distance to Site
6	Newton Lane (also Bishop Bennet Way long distance footpath)	53° 8'7.78"N, 2°45'52.69"W	Looking south, 630m
7	PRoW Tattenhall FP12	53° 7'40.03"N, 2°44'53.70"W	Looking west, 1km

Baseline Views

5.11 The following paragraphs describe existing views towards the Site, experienced by the visual receptors listed above, and with reference to relevant viewpoint photography shown at **Figures 5.1 to 5.8**.

Views from PRoW Tattenhall FP8 (Viewpoint 4)

5.12 PRoW Tattenhall FP8 connects Chester Road with PRoW Golborne Bellow FP10 to the north. Views towards the Site from PRoW Tattenhall FP8 are dependent on the receptor's location along the footpath. From the southernmost section of the footpath views towards the Site are screened by intervening landform and vegetation. Views start to open to the north of Keys Brook and from the section of footpath adjacent to Brook Hall (Viewpoint 4) there are screened views towards the Site. Greaves Farm to the north-west of the Site and residential development on Greenlands and Rookery Drive are visible and there are glimpsed views towards The Hollies on Tattenhall Road. Views of the Site are partially filtered by intervening hedgerow and trees. The Peckforton Hills are visible in the distance.

Views from PRoW Golborne Bellow FP10 (Viewpoint 5)

5.13 PRoW Golborne Bellow connects Newton Lane with PRoW Footpath Tattenhall FP8 to the south. Along this footpath, views towards the Site become increasingly screened with distance. Views extend across agricultural land and views of the Site are generally screened by layers of intervening field hedgerows and hedgerow trees. There are views towards Greaves Farm and some glimpsed and filtered views towards residential development on Greenlands beyond the Site. The Peckforton Hills are visible in the distance, with distant views towards Beeston Castle.

Views from PRoW Tattenhall FP11

5.14 The Site is barely discernible from PRoW Tattenhall FP11 beyond layers of intervening field boundary vegetation including hedgerows and hedgerow trees and is similar to that presented for Viewport 7 below. There are some glimpsed views towards the properties on Tattenhall Road and of those along the eastern settlement edge of Tattenhall where gaps in existing vegetation allow.

Views from PRoW Tattenhall FP12 (Viewpoint 7)

5.15 PRoW Tattenhall FP12 connects Newton Lane to Burwardsley Road in Tattenhall. The Site is barely discernible beyond layers of intervening field boundary vegetation including hedgerows and hedgerow trees. There are some very glimpsed views towards rooftops of residential properties in Tattenhall.

Views from Greenlands (Viewpoint 1)

5.16 Greenlands is a road though existing residential development to the south of the Site. The more elevated land in the northern part of the Site can be seen through gaps between residential properties and associated vegetation. Views extend beyond the Site towards further fields bounded by hedgerows and trees.

Views from Tattenhall Road (Viewpoint 2)

5.17 Views from Tattenhall Road towards the Site are dependent upon the receptor's location on the road. Views are available into the Site where the road forms the eastern edge to the Site where vegetation allows, as a tall hedgerow screens most views into the Site. Views of the Site from along the southern section of the road in Tattenhall are not possible due to intervening residential built form. From the northern section of the road, views towards the Site become increasingly screened with distance by vegetation and intervening residential properties.

Views from Newton Lane/Bishop Bennet Way (Viewpoint 6)

5.18 The Bishop Bennet Way long distance footpath follows the route of Newton Lane to the north of the Site. Views towards the Site are available through gaps in the roadside hedgerow, such as at field gates where Viewpoint 6 is taken. Views extend over a pastoral field which was grazed by cows at the time of the site visit, with the Peckforton Hills forming the background to the view. The Site is barely discernible beyond layers of intervening field boundary vegetation including hedgerows and trees. Greaves Farm and rooftops of residential properties along Tattenhall Road and other residential development on the northern edge of Tattenhall can be seen in very filtered views.

Views from Chester Road (Viewpoint 3)

5.19 Chester Road connects Gatesheath with the western edge of Tattenhall. From Viewpoint 3 between Rookery Drive and Ravensholme Lane, views towards the Site are partially screened by the roadside hedgerow, vegetation along intervening field boundaries and residential development along Rookery Drive and Greenlands. There are some glimpsed views towards the Site.

5.20 Chester Road extends further to the west and south-east from this point. Further to the south-east views are completely screened by residential development within Tattenhall whilst further to the west views become increasingly screened by intervening topography and vegetation including trees and hedgerows.

Views from residential properties along Greenlands

5.21 Residents of properties along Greenlands are likely to have close and direct views from some rear windows across the Site beyond Keys Brook to the north. Views are partially filtered by some garden vegetation and vegetation along Keys Brook.

Views from Greaves Farm

5.22 Residents of Greaves Farm have open but oblique views across the Site with the house orientated to the south. Views are partially screened by garden vegetation and the hedgerow along the western boundary.

Views from residential properties along Tattenhall Road

5.23 Views towards the Site from residential properties on Tattenhall Road are dependent on the location of the properties. Residents of Greaves Cottage, which is on north-eastern corner of the Site, have direct and close views into the Site, but these views are partially screened by garden boundary vegetation. The closest part of the site is currently a stable yard with two stable blocks and a caravan with pastoral land beyond.

5.24 The Hollies and Willow Tree House comprise two terraced cottages to the north-east of the Site. They are on the east of Tattenhall Road with open views across the road towards the Site from front windows. Views are partially screened by the roadside hedgerow and are of an existing stable yard and associated buildings with fields beyond.

5.25 From residential properties further north along Tattenhall Road, including The Cedars, Cedar Cottage, Fairholme and Mayfield, views become increasingly screened by intervening hedgerows and trees. This limits views towards the Site but there are still likely to be some filtered views, particularly in winter months.

Views from residential properties along Chester Road

5.26 Residents of properties along Chester Road have varying views of the Site based on their location along the road. Properties on the eastern side of Chester Road, including Brook Hall and North West House, are likely to have some views towards the Site and the northern and western edge of Tattenhall. These views are filtered by garden vegetation and intervening field vegetation including hedgerows and trees.

5.27 The property to the north of Chester Road, between Tilney Way and Ravensholme Lane, has views from side windows and its garden towards the Site. The Site is seen in conjunction with existing residential development on the edge of Tattenhall and views are partially filtered by intervening vegetation.

Views from residential properties along Newton Lane

5.28 Views from residential properties along Newton Lane to the north of the Site are limited due to distance and intervening vegetation including hedgerows and trees. There are some glimpsed views towards the Site through gaps in existing vegetation. Greaves Farm and residential properties along Tattenhall Road, and residential development on the northern edge of Tattenhall are glimpsed in views.

Other Views Considered

5.29 The Tattenhall and District Neighbourhood Plan 2010 to 2030 identifies several views and vistas which are important to the character of Tattenhall and District. Those of relevance, and their views towards the Site, are discussed below.

The views across the fields from Chester Road to Brook Hall

5.30 These views have been considered in Paragraph 5.19 and 5.20 and are assessed as part of the visual receptor 'users of Chester Road'.

Views from the disused railway line to the village and the Peckforton Hills and Sandstone Ridge

5.31 The disused railway line is 800m to the west of the Site. Views from the disused railway line towards the Site are likely to be very limited as it is a heavily wooded corridor. These views are not considered further in the assessment.

Views from Gatesheath & Newton to the Peckforton Hills and Sandstone Ridge

5.32 There are wide panoramic views from the Peckforton Hills and Sandstone Ridge and although Tattenhall is not the focus of these views, the built form of Tattenhall

is visible in the distance. These views to Tattenhall, and the Site are very limited due to distance and layers of intervening vegetation. These views are not considered further in the assessment as any changes arising from the Proposed Development compared to the existing settlement would be imperceptible.

6.0 The Proposed Development and Embedded Mitigation

6.1 The application is made in outline with all matters reserved except for access. The Development Framework Plan submitted with the planning application shows the locations of built development and open space and provides an indication of structural landscaping. The Design and Access Statement (DAS) provides further detail in relation to housing density, layout and design. For the purposes of this assessment, it has been assumed that buildings would be no greater than 2.5 storeys in height.

6.2 A description of the Proposed Development is provided in the DAS. In summary it consists of the following key elements:

- Residential development incorporating up to 110 dwellings and associated infrastructure;
- Vehicular access from Tattenhall Road;
- Landscape framework including woodland planting, informal open space and a pond;
- Suitable equipped play provision comprising a Local Equipped Area for Play (LEAP);
- Allotments with parking;
- Pedestrian and cycle links; and
- Drainage attenuation.

6.3 The main principles of the Development Framework Plan were informed by an appraisal of landscape and visual characteristics and other environmental constraints and opportunities with consideration to the Tattenhall and District Neighbourhood Plan Design Code (2023). Throughout the process of the outline design, potential effects were reviewed and assessed, to avoid or reduce landscape and visual effects as part of an iterative design approach.

6.4 Keys Brook currently forms the northern edge of Tattenhall and this vegetated watercourse will be retained within a broad green infrastructure corridor to provide a landscape, ecological, hydrological and recreational resource within the development. New broad belts of green infrastructure are also proposed to the northern and western Site boundaries to provide a new wooded landscape buffer to assist in integrating the proposed development with the surrounding landscape.

7.0 Assessment of Landscape Effects

7.1 The assessment of landscape effects considers the sensitivity of the landscape and the magnitude of the potential effect to come to an overall judgement as set out below.

7.2 The assessment of landscape effects during construction and after implementation (year 1 and year 15) for each of the identified landscape receptors is summarised below.

Landscape Sensitivity

7.3 Landscape sensitivity combines judgements of the landscape's susceptibility to change of the type of development proposed and the value attached to the landscape as defined in the landscape baseline.

Landscape Value

7.4 As reported in Paragraphs 4.57 to 4.74 the Site and its immediate surroundings is of community value.

7.5 The landscape character areas and types identified through reviewing the national and borough level are of local value.

Landscape Susceptibility to Change

7.6 The susceptibility of a landscape to change is dependent on the characteristics of the receiving landscape and the nature of the proposed development.

7.7 Overall, the Site and surrounding landscape is considered to have medium susceptibility to change as a result of the Proposed Development because:

- There is some built development present in the landscape;
- Some screening is provided by existing vegetation; and
- There are some opportunities for mitigation.

Landscape Sensitivity

7.8 Landscape sensitivity sequentially combines judgements of the landscape's susceptibility to change to the type of development proposed, and the value attached to the landscape.

7.9 The landscape character areas identified at the national and borough level are of local value with medium susceptibility. The overall sensitivity to change is medium.

7.10 The Site and surrounding landscape are of community value with medium susceptibility to change and the overall sensitivity of the Site and its immediate surroundings to the proposed development is low.

Assessment of Landscape Effects during Construction

7.11 Construction of the Proposed Development would involve the use of plant and machinery in the Site boundary. During construction, there would be an increased level of activity within the Site which would have a short-term effect on landscape character at the Site and within its immediate surroundings resulting in the enduring development which is considered in the operational effects section.

7.12 The following activities during construction will give rise to effects on the landscape:

- Establishing a construction compound, site offices and laydown areas for materials and components;
- Soil-stripping and earthworks;
- Movement of construction vehicles and plant;
- Construction of properties and internal access roads;
- Implementation of landscaping proposals; and
- Temporary security lighting and security fencing.

7.13 Throughout the Site there will be temporary disturbance of the existing ground levels arising from the removal and storage of topsoil and excavation for roads, foundations, services, and drainage.

7.14 The proposed development will result in a change in land use. The existing grassland initially will be replaced with a temporary construction site. There will be a localised extent of change to land use within the Site boundary and this will have some influence on the wider landscape by introducing additional built features that are not present on site but are already present in the immediate landscape.

7.15 Existing vegetation on the boundaries of the Site will be retained and protected during construction. Some short sections of hedgerow along Tattenhall Road will be removed to accommodate new vehicular access from Tattenhall Road (for further details refer to the Arboricultural Impact Assessment).

7.16 The construction of the Proposed Development would be undertaken during daylight hours, however there may be periods, particularly during the winter months, where lighting would be required due to the shorter daytime periods. Lighting will be kept to the minimum necessary for safety and security, and where possible, artificial lighting would be designed and located to minimise light spill on the surrounding landscape and to minimise night glow.

7.17 Construction effects would be temporary and of short duration and would be visible from the surrounding landscape, having the potential to affect aesthetic and perceptual aspects of landscape character beyond the Site boundary. There would be a great scale of change at the Site for the short-term giving rise to a medium negative magnitude of effect with an overall effect of moderate adverse. Whilst effects would be noticeable, they would be temporary and occur for a short duration.

7.18 Construction activity would result in a very localised change to the character of this part of the NCA 61: Shropshire, Cheshire and Staffordshire Plain. The key characteristics and features of this NCA overall would not be affected by the construction of the Proposed Development. The magnitude of effect would be low adverse within a very localised area. The Proposed Development would result in an overall negligible impact on NCA 61.

7.19 Construction activity would have a direct impact on the landscape features and character of LCA 9b: Hargrave, Hoofield & Beeston Plain. There would be increased activity within the LCA due to the construction of residential development which would result in the loss of improved grassland. The magnitude of effect during construction would be medium negative with an overall moderate adverse effect.

7.20 The construction activity in the Site would not have a direct impact on LCA 9c: Tattenhall to Shocklach Plain and there would be limited intervisibility between the Site and this LCA. The overall magnitude of effect and overall effect during construction would be negligible.

Assessment of Landscape Effects during Operation

7.21 The operational effects of the development occur when all construction activities have ceased, and the development is in use. The assessment takes account of embedded mitigation which is mitigation designed into the Proposed Development.

7.22 The Proposed Development would result in the loss of semi-improved grassland in the local landscape and would introduce features that did not previously exist on the Site including residential properties, internal access road and landscaping.

7.23 The Proposed Development has been designed to minimise its effects and to help integrate the Site into the wider landscape. Vegetation along the boundaries of the Site will be retained to provide a mature landscape structure and screening from adjacent roads and residential properties. The creation of a broad green infrastructure belt along the northern, western and southern boundaries of the Proposed Development will include proposed woodland and tree planting, a pond

and drainage attenuation and new footpath network which will be combined with the retention of Keys Brook and associated trees along the southern boundary.

7.24 The introduction of sensitively designed residential development into the Site will not introduce new features that do not already exist within the localised receiving landscape context.

7.25 The Proposed Development comprises improved grassland which occurs throughout the Cheshire Plain and contributes to the character of NCA 61 as a whole. Whilst the Proposed Development would result in the loss of a small area of grassland, this would be a very small scale of change in the wider context of the NCA. The Proposed Development would influence a very small part of NCA 61 and would be seen in the context of the existing settlement edge of Tattenhall. Given these factors the magnitude of effect on NCA 61 would be low in a limited geographical area adjacent to the Proposed Development and negligible for the NCA as a whole. Overall effects are judged to be minor adverse in a limited geographical area and negligible on landscape character of NCA 61 at both Year 1 and Year 15.

7.26 The Site is within LCA 9b: Hargrave, Hoofield & Beeston Plain. The Proposed Development would affect a small part of the LCA where an area of improved grassland would be lost, and an increased urban influence would arise as a result of the Proposed Development. Development guidance for the LCA in 'A Landscape Strategy for Cheshire West and Chester Borough' includes to *'soften built edges by introducing small scale planting schemes using native broadleaved species'* and to *'maintain an intact hedgerow network through management of hedges'*. The Proposed Development is in keeping with this guidance and proposes hedgerow, tree and woodland planting along the site boundaries to soften the edges of the development and integrate it into the landscape and also includes a pond which is a characteristic feature of the LCA.

7.27 At Year 1 post-construction, the magnitude of effect would be medium negative, resulting in a moderate adverse overall effect. The effects would decrease by Year 15 as proposed vegetation matures and further integrates the Proposed Development into the wider landscape, with the magnitude of effect and overall effect decreasing to low negative and minor adverse at Year 15.

7.28 LCA 9c: Tattenhall to Shocklach Plain is in the southern part of the study area beyond Tattenhall. Views in the direction of the Site are not identified as a key characteristic of the LCA and there is little to no intervisibility between the LCA and the Proposed Development. For those reasons the magnitude of effect and the overall effect would be negligible.

7.29 At a site level, the proposals will introduce new residential development to the north of Keys Brook resulting in an extension to the Modern Character Area identified in the Tattenhall and District Neighbourhood Plan Design Code (2023) which would lead to a small change to the undeveloped landscape between Tattenhall and Newton-by-Tattershall. The small extension to the Modern Character Area would comprise a small loss to the Surrounding Landscape although as these areas are defined by presence or absence of development, that occurs in the case of any development on previously undeveloped land in the Neighbourhood Plan area.

7.30 The retention of existing site features including Keys Brook, hedgerows and hedgerow trees along with the proposed broad new green infrastructure belts to the northern and western Site boundaries incorporating tree and woodland planting will help to integrate the Proposed Development into the surrounding landscape, particularly in the longer term as the planting matures. This is consistent with recommendations in the Tattenhall and district Neighbourhood Plan Design Code which recommended that *'new residential developments should be well integrated with existing and/or proposed landscaping such as hedgerows and tree planting to provide natural screening and reduce the visual impact of development on the surrounding landscape'*. The proposed development would give rise to a medium negative effect resulting in a moderate magnitude of effect on the Site and its immediate surroundings at Year 1 post-completion which would reduce as the landscape structure matures to minor adverse at year 15.

7.31 **Table 2** below summarises the anticipated overall effect on landscape character.

Table 2: Landscape Receptor Overall Effect

Receptor	Sensitivity	Development Phase	Magnitude of Effect	Overall Effect
The Site and its immediate surroundings	Low	Construction	Medium negative	Moderate adverse
		Year 1	Medium negative	Moderate adverse
		Year 15	Low negative	Minor adverse
NCA 61: Shropshire, Cheshire and Staffordshire	Medium	Construction	Localised low negative; Negligible overall	Localised minor adverse, Negligible overall
		Year 1	Localised low negative; Negligible overall	Localised minor adverse, Negligible overall
		Year 15	Localised low negative; Negligible overall	Localised minor adverse, Negligible overall
LCA 9b: Hargrave, Hoofield & Beeston Plain	Medium	Construction	Medium negative	Moderate adverse
		Year 1	Medium negative	Moderate adverse
		Year 15	Low negative	Minor adverse
LCA 9c: Tattenhall to Shocklach Plain	Medium	Construction	Negligible	Negligible
		Year 1	Negligible	Negligible
		Year 15	Negligible	Negligible

8.0 Assessment of Visual Effects

8.1 The following paragraphs assess the sensitivity of the views potentially affected, the magnitude of the predicted effect, and the overall effect on each view assessed, which would result from the construction and operation of the Proposed Development.

8.2 The assessment of visual effects during construction and after implementation (Year 1 and Year 15) for each of the identified visual receptors is summarised in **Table 3**.

Sensitivity of Visual receptors

8.3 The sensitivity of visual receptors depends on the susceptibility of the visual receptor to changes in views as a result of the development and the value of the view (as set out in the method in **Appendix B**).

Susceptibility to Change

8.4 Walkers and cyclists using the local PRoWs and other recreational routes are judged to be of high susceptibility to change as their attention is likely to be focussed on views of the landscape. Residents also have a high susceptibility to change as they are static receptors.

8.5 Road users within the study area have limited views over wider landscape and the routes are not promoted in any way for their scenic value. Road users are considered to have a low susceptibility to change.

Value of View

8.6 The Bishop Bennet Way long distance footpath, which follows the route of Newton Lane, is promoted at the county level and is of regional value.

8.7 Views from local roads, residential properties, and local businesses will be valued by residents and workers at a community level.

Receptor Sensitivity

8.8 In accordance with Method Table 8 at **Appendix B**, the sensitivity of each identified visual receptor is set out in **Table 3** below.

Table 3: Visual Receptor Sensitivity

Receptor	Viewpoint(s)	Value	Susceptibility	Sensitivity
Users of PRoW Tattenhall FP8	4	Community	High	Medium
Users of PRoW Golborne Bellow FP10	5	Community	High	Medium
Users of PRoW Tattenhall FP11	-	Community	High	Medium
Users of PRoW Tattenhall FP12	7	Community	High	Medium
Users of Greenlands	1	Community	Low	Low
Users of Tattenhall Road	2	Community	Low	Low
Users of Newton Lane/ Bishop Bennet Way long distance footpath	6	Regional	High	High
Users of Chester Road	3	Community	Low	Low
Residents of properties along Greenlands	-	Community	High	Medium
Residents of Greaves Farm	-	Community	High	Medium
Residents of properties along Tattenhall Road	-	Community	High	Medium
Residents of properties along Chester Road	-	Community	High	Medium
Residents of properties along Newton Lane	-	Community	High	Medium

Visual Effects during Construction

8.9 During construction visual impacts will arise from activities including site parking; the storage of materials; operational plant; and the construction of buildings, structures, and landscape. The effects of construction works generally will be short term and temporary. All construction works will be carried out in accordance with good practice to avoid, reduce or limit the extent of negative visual effects as far as possible.

8.10 The greatest levels of change during construction will be experienced by receptors immediately adjoining the Proposed Development, including residents at Greaves Farm, road users and residents along Greenlands, road users and residents along Tattenhall Road (particularly Greaves Cottage, The Hollies and Willow Tree House). This is due to the proximity to the Site and the extent of construction works that will be visible to receptors. Where the activities are visible, they would be temporary and of short duration and would and would result in the enduring proposed development.

8.11 The following visual receptors would experience minor adverse effects because of greater distance and increased filtering of views of the construction activity:

- Users of Tattenhall FP8;
- Users of PRoW Golborne Bellow FP10;
- Users of Chester Road; and
- Residents of Chester Road including Brook Hall;
- Users of Newton Lane/ Bishop Bennet Way long distance footpath; and
- Residents of properties along Newton Lane.

8.12 Views of construction activities on the following visual receptors would be limited to possible glimpsed and distant views, resulting in negligible effects:

- Users of Tattenhall FP11; and
- Users of Tattenhall FP12.

8.13 The temporary effects experienced during construction would result in the enduring development which is assessed below. The construction of effects are summarised in **Table 4**.

Visual Effects during Operation

8.14 The operational effects of the development occur when all construction activities have ceased, and the development is in use. The assessment takes account of embedded mitigation which is the mitigation designed into the Proposed Development.

8.15 Following the completion of the Proposed Development the greatest levels of effects will still be experienced by those receptors closest to the Site and a description of the effects on all of the identified receptors follows below.

Users of Public Rights of Way

8.16 Views towards the Proposed Development from PRoW Tattenhall FP8 are dependent upon the receptor's location along the footpath. From the southernmost section of footpath views towards the Proposed Development would be screened by intervening landform and vegetation. To the north of Keys Brook views open and from the section of footpath near Brook Hall (Viewpoint 4) there would be eastward views towards the western edge of the Proposed Development where there are existing views towards the northern and western edge of Tattenhall. The Proposed Development would extend the extent of residential development in the view further north. Existing intervening tree cover and proposed woodland and tree planting along the western edge of the Proposed Development would provide increased screening in the longer-term. There would be a low negative magnitude of effect and minor adverse overall effect at Year 1. Whilst the proposed additional planting proposed along western edge of the Proposed Development would help to integrate the development into the landscape once it matures, the overall effect would remain minor adverse at Year 15.

8.17 PRoW Golborne Bellow FP10 (Viewpoint 5) runs north of PRoW Tattenhall FP8 and views towards the Proposed Development from this footpath are more filtered than PRoW Tattenhall FP8 due to distance and intervening vegetation. There would be some filtered views towards the residential development beyond the existing intervening vegetation and proposed woodland and tree planting along the western and northern edge of the Proposed Development would further filter the edges of the development in views as it matures. The proposed development would affect a small proportion of a panoramic view across agricultural land and views would remain towards the Peckforton Hills in the distance. There would be a low negative magnitude of effect and minor adverse at Year 1 and Year 15.

8.18 PRoW Tattenhall FP11 is to the east of the Site and from this footpath views towards the Proposed Development would be screened by existing trees and hedgerows along intervening field boundaries and by the proposed planting tree planting along the eastern boundary of the development in the long-term. There may be glimpsed views of residential properties along the eastern edge of the development in winter, but these would be seen in context with existing eastern edge of Tattenhall. There would be a negligible magnitude of effect and overall effect at Year 1 and Year 15.

8.19 PRoW Tattenhall FP12 (Viewpoint7) is also to the east of the Site and from this footpath views towards the Proposed Development would be heavily screened by layers of intervening field boundary vegetation. The Proposed Development would

be barely discernible. There would be a negligible magnitude of effect and overall effect at Year 1 and Year 15.

Road Users

8.20 From Greenlands (Viewpoint 1), there would be some views through the existing residential development on Greenlands towards new residential development within the Site. There would be close views of this new built form but the residential development would be set back beyond a broad green infrastructure buffer proposed as part of the development with existing vegetation retained along Keys Brook and proposed additional tree planting, filtering views. There would be a medium negative magnitude of effect where views are possible resulting in a moderate adverse overall effect at Year 1, although this would reduce to minor adverse at Year 15 once proposed planting along the southern edge becomes established.

8.21 Tattenhall Road runs along the eastern boundary of the Site (Viewpoint 2) and users of this section of the road would have oblique but close and direct views towards the Proposed Development. The residential development would be set back from Tattenhall Road and the retained existing hedgerow and tree boundary and the proposed additional tree planting along Tattenhall Road would provide some screening towards the residential development. Road users would also have direct views of the new access road into the Proposed Development from Tattenhall Road. Further south views of the Proposed Development would be obscured by built form closer in the view and further north views towards the Proposed Development would become increasingly screened by vegetation and residential properties. There would be up to a medium negative magnitude of effect and moderate adverse overall effect at Year 1 reducing to minor at Year 15 as the landscape matures.

8.22 Bishop Bennet Way long distance footpath runs along Newton Lane to the north of the Site (Viewpoint 6) and from here there would be distant views towards the Proposed Development through gaps in the roadside hedgerow. Views would extend across open agricultural land towards the Proposed Development which would be filtered by existing vegetation; screening would increase with further proposed vegetation. There would be a low negative magnitude of effect and minor adverse overall effect at Year 1. Once the proposed planting along the northern boundary matures and becomes established, the overall effect would reduce to negligible at Year 15 and the proposed development would be barely perceptible in the panoramic view across the landscape.

8.23 From Chester Road to the south-west (Viewpoint 3) there would be some filtered views towards the Proposed Development. Views would be partially screened by a combination of the roadside hedgerow, intervening tree cover, existing residential development along Rookery Drive and Greenlands and this would be further filtered by the proposed woodland and tree planting along the western boundary of the

Proposed Development. The proposed residential development would be seen in conjunction with existing residential development in Tattenhall, which is apparent closer in the view. Further to the south-east along Chester Road views are obscured by residential development in Tattenhall and further to the west views would be screened by intervening vegetation and landform. There would be a low negative magnitude of effect and minor adverse overall effect at Year 1 with further filtering of views by Year 15.

Residential Properties

8.24 From residential properties along Greenlands, particularly from those along the northern edge of Tattenhall, there would be close, direct views of the proposed residential development although existing vegetation along Keys Brook provides filtering of views. The Proposed Development would be set back beyond a broad green infrastructure buffer with existing vegetation retained along Keys Brook and proposed additional tree planting which would provide further filtering of views. There would be up to a medium-high negative magnitude of effect and moderate-major adverse overall effect at Year 1. At Year 15 once the proposed planting along the southern edge matures and further screens the Proposed Development, the overall effect would reduce to moderate adverse at Year 15.

8.25 Residents of Greaves Farm would have open but oblique views from some windows across the Proposed Development to the east and south-east. The Proposed Development would result in the settlement edge of Tattenhall being brought closer in their view. The Proposed Development would however be set back 30m from Greaves Farm and the proposed intervening woodland blocks and tree planting would provide a good level of screening in the long-term. There would be up to a medium negative magnitude of effect and moderate adverse overall effect at Year 1, reducing to minor adverse at Year 15 as the proposed woodland and tree planting would further screen views once it becomes established in the long-term.

8.26 Views towards the Site from residential properties on Tattenhall Road are dependent on the location, angle and levels of intervening vegetation. Residents of Greaves Cottage, The Hollies and Willow Tree House would have direct and close views towards the Proposed Development in the north-eastern corner of the development. The existing stable yard is in this area at present and would be replaced with a green infrastructure buffer to the boundaries with residential development beyond. Views would be partially screened by existing garden boundary and hedgerow vegetation and the green infrastructure buffer would provide some separation and filtering of views. There would be up to a high negative magnitude of effect and major adverse overall effect at Year 1 reducing to moderate at Year 15 as the proposed tree planting along the eastern and northern boundaries further filter views as it establishes.

8.27 Views from residential properties further north along Tattenhall Road, including The Cedars, Cedar Cottage, Fairholme and Mayfield, are more screened by layers of

intervening hedgerow and tree cover, filtering the views towards the Proposed Development. There would be up to a medium negative magnitude of effect and low to moderate adverse overall effect at Year 1, although the proposed tree planting along the eastern and northern boundary would further filter views once it becomes established in the long-term reducing visual effects to minor adverse.

8.28 Residents of properties along Chester Road would have varying views of the Proposed Development based on their location along the road. Properties to the east of Chester Road, including Brook Hall (although orientated away from the Proposed Development) and North West House, are likely to have some views towards the Proposed Development. These views would be most open from the eastern most windows but would be filtered by garden vegetation, intervening field vegetation including hedgerows and trees and proposed woodland and tree planting along the western site boundary. The property to the north of Chester Road, between Tilney Way and Ravensholme Lane, would have filtered views from side windows and their rear garden towards the Proposed Development. There would be a low negative magnitude of effect resulting in a minor adverse overall effect at Year 1 with further filtering of views by Year 15.

8.29 Views from residential properties along Newton Lane would extend across open agricultural land towards the Proposed Development, but views would be filtered by existing and proposed vegetation. The Proposed Development would slightly bring the northern edge of Tattenhall closer in the view. The existing intervening vegetation along field boundaries and proposed woodland and tree planting along the northern boundary would provide screening in the long-term. There would be a low negative magnitude of effect and minor adverse overall effect at Year 1. Once the proposed planting along the northern boundary matures and becomes established, the overall effect would reduce to negligible at Year 15 as the residential development would become barely perceptible in the panoramic view across the landscape.

Table 4: Visual Receptor Overall Effect

Receptor	Viewpoint	Sensitivity	Development Phase	Magnitude of Effect	Overall Effect
Users of PRoW Tattenhall FP8	4	Medium	Construction	Low negative	Minor adverse
			Year 1	Low negative	Minor adverse
			Year 15	Low negative	Minor adverse
Users of PRoW Golborne Bellow FP10	5	Medium	Construction	Low negative	Minor adverse
			Year 1	Low negative	Minor adverse
			Year 15	Low negative	Minor adverse
Users of PRoW Tattenhall FP11	-	Medium	Construction	Negligible	Negligible
			Year 1	Negligible	Negligible
			Year 15	Negligible	Negligible
Users of PRoW Tattenhall FP12	7	Medium	Construction	Negligible	Negligible
			Year 1	Negligible	Negligible
			Year 15	Negligible	Negligible
Users of Greenlands	1	Low	Construction	Low to Medium negative	Minor to Moderate adverse
			Year 1	Low to Medium negative	Low to Moderate adverse
			Year 15	Low negative	Minor adverse
Users of Tattenhall Road	2	Low	Construction	Up to Medium negative	Up to Moderate adverse
			Year 1	Up to Medium negative	Up to Moderate adverse

Receptor	Viewpoint	Sensitivity	Development Phase	Magnitude of Effect	Overall Effect
			Year 15	Low negative	Minor adverse
Users of Newton Lane/ Bishop Bennet Way long distance footpath	6	High	Construction	Low negative	Minor adverse
			Year 1	Low negative	Minor adverse
			Year 15	Negligible	Negligible
Users of Chester Road	3	Low	Construction	Low negative	Minor adverse
			Year 1	Low negative	Minor adverse
			Year 15	Low negative	Minor adverse
Residents of properties along Greenlands	-	Medium	Construction	Medium negative	Moderate adverse
			Year 1	Medium-high negative	Moderate -Major adverse
			Year 15	Medium negative	Moderate adverse
Residents of Greaves Farm	-	Medium	Construction	Medium negative	Moderate adverse
			Year 1	Medium negative	Moderate adverse
			Year 15	Low negative	Minor adverse
Residents of properties along Tattenhall Road	-	Medium	Construction	Low-High negative	Minor to Major adverse
			Year 1	Low to High negative	Minor to Major adverse
			Year 15	Low to Medium negative	Minor to Moderate adverse
Residents of properties along Chester Road	-	Medium	Construction	Low negative	Minor adverse
			Year 1	Low negative	Minor adverse
			Year 15	Low negative	Minor adverse

Receptor	Viewpoint	Sensitivity	Development Phase	Magnitude of Effect	Overall Effect
Residents of properties along Newton Lane	-	Medium	Construction	Low negative	Minor adverse
			Year 1	Low negative	Minor adverse
			Year 15	Negligible	Negligible

9.0 Conclusions

9.1 This report presents the assessment of the anticipated effects on landscape character and views of the Proposed Development of land off Tattenhall Road, Tattenhall, Cheshire.

9.2 The assessment considers the effects of the completed scheme on landscape character and visual amenity from the surrounding properties, roads, and the Public Rights of Way network. The effects of the Proposed Development on the landscape and visual amenity have been assessed in accordance with the Guidelines for Landscape and Visual and Impact Assessment Third Edition (GLVIA3).

9.3 The nature and magnitude of landscape and visual effects will change during the various stages of the Proposed Development and have been assessed during the construction and operational phase. To take into account the establishment of the Proposed Development (in particular proposed vegetation) the effects have been assessed in the short term (Year 1) and long-term (Year 15 and beyond). The assessment of effects is based on the submitted planning application drawings.

Landscape Baseline and Landscape Effects

9.4 The assessment of landscape effects has been carried out using the established hierarchy of published Landscape Character Assessments from national to district level. In conjunction with field work sensitive landscape receptors within the study area have been identified.

9.5 At the district level the Site is in LCA 9b: Hargrave, Hoofield & Beeston Plain. This LCA is characterised by a broad and gently undulating plain landscape with wide areas of improved grassland for dairy farming, in which field boundaries are defined by hedges and hedgerow trees, providing limited vistas.

9.6 The study has assessed the potential effects on landscape character and concluded that these would be minor or negligible at a NCA level and up to moderate adverse at a site and local level in the short and medium-term reducing in the long-term after 15 years, to minor adverse as the proposed planting matures and helps to integrate the Proposed Development into the surrounding landscape. It will result in a small change to the undeveloped landscape between Tattenhall and Newton-by-Tattershall.

Visual Baseline and Visual Effects

9.7 A series of representative views surrounding the Site have been identified through desktop and field studies. 7 representative viewpoints have been assessed from

publicly accessible locations including roads, in the proximity of houses, and from PRoW.

Visibility of the site

9.8 The greatest level of visual effects will be experienced by the closest receptors: primarily residents and users of Tattenhall Road including Greaves Cottage, The Hollies and Willow Tree House, residents of Greaves Farm and Greenlands.

9.9 During construction and on completion of the Proposed Development, the overall effect on this small number of receptors will be up to moderate-major adverse as development will be visible in near distance views. These effects will be partially mitigated by the proposed green infrastructure buffer surrounding the development, including proposed woodland and tree planting and in the longer term, the overall effects on visual receptors will reduce as planting establishes and matures.

9.10 Other receptors in the area, including from the PRoW network, are minor adverse at most due to the nature of the landscape and views of the Site. There would be no effects on important views identified in the Tattenhall and District Neighbourhood Plan, no effects on views to or from the Tattenhall Conservation Area and there would be imperceptible changes to views in the area to and from the Peckforton Hills.

Conclusion

9.11 This LVA has found that the effects of the Proposed Development will be restricted to a localised geographical area and would not result in substantial harm to landscape character beyond the Site boundary, nor would there be substantial detrimental effects to visual amenity.

References

Data Sources

- Ordnance Survey maps (1:25,000 Explorer Series);
- Historic Ordnance Survey maps;
- Aerial images; and
- Multi-Agency Geographic Information for the Countryside (MAGIC Map) (https://magic.defra.gov.uk/MagicMap.aspx).

Legislation and Policy

- The National Planning Policy Framework, December 2024;
- National Planning Practice Guidance;
- Cheshire West and Chester Local Plan (Part One) Strategic Policies, Cheshire West and Chester Council, January 2015; and
- Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies, July 2019.

Landscape Character Documents

- National Character Area 61: Shropshire, Cheshire and Staffordshire Plain, Natural England, 2024;
- A Landscape Strategy for Cheshire West and Chester Borough, Cheshire West and Chester Council, 2016.

Best Practice and Guidance

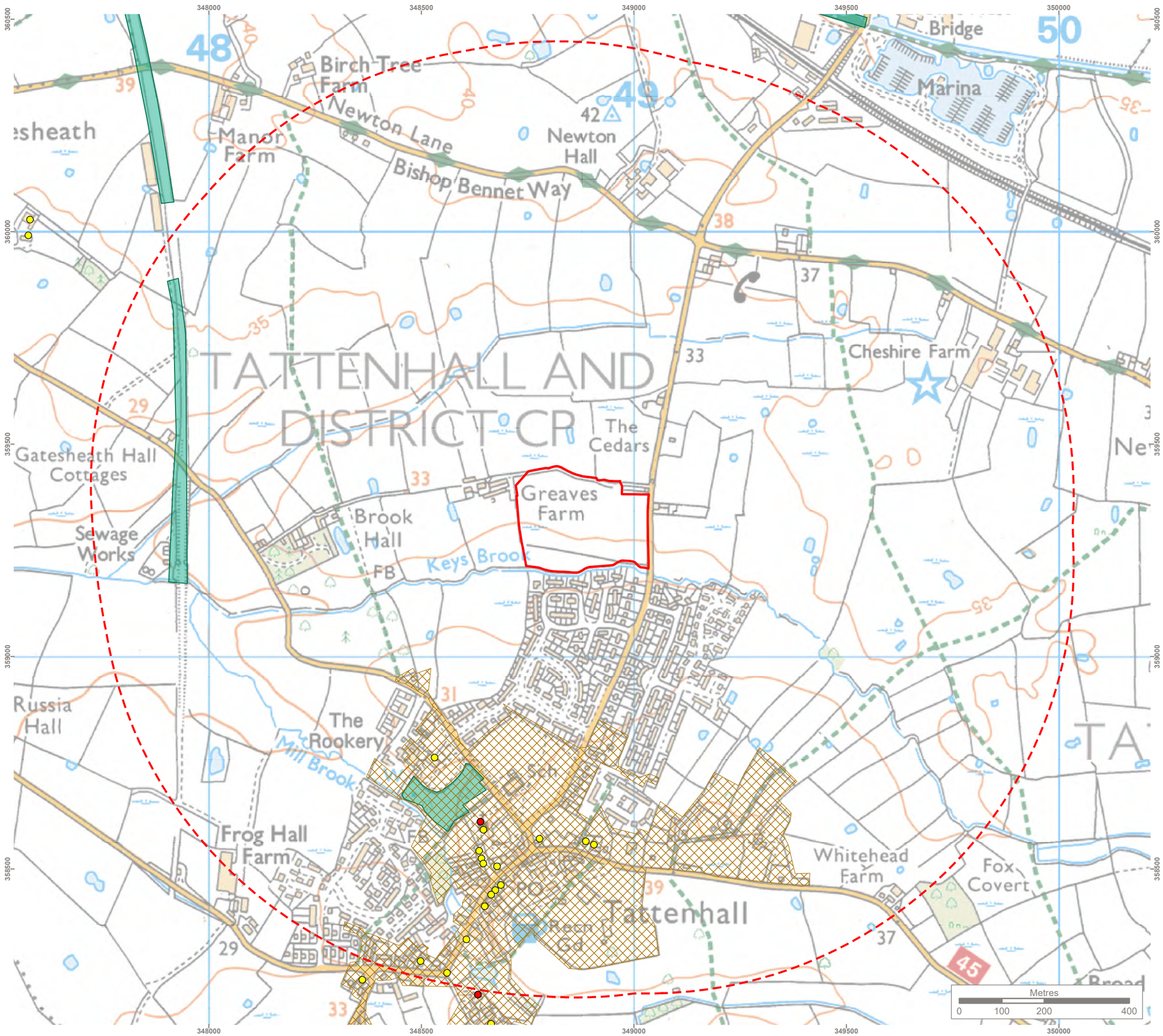
- Guidelines for Landscape and Visual Impact Assessment (Landscape Institute and Institute of Environmental Management and Assessment, Third Edition 2013);
- An Approach to Landscape Character Assessment, Natural England 2014;
- Visual Representation of Development Proposals. Technical Guidance Note 06/19. Landscape Institute, September 2019;
- Assessing landscape value outside national designations. Technical Guidance Note 02/21. Landscape Institute, May 2021; and
- BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations (BSi, April 2012).

Other Relevant Documents

- Tattenhall and District Neighbourhood Plan 2010 to 2030, Cheshire West and Cheshire Council, June 2014;

- Tattenhall and District Neighbourhood Plan Design Code, AECOM on behalf of the Tattenhall & District Neighbourhood Plan Review Committee, 2023;
- Tattenhall and District Neighbourhood Plan Review, Tattenhall Parish Council, 2025; and
- Tattenhall Conservation Area Appraisal, Cheshire West and Cheshire Council, June 2013.

Appendix A: LVA Figures



KEY

- Site boundary
- 1km study area

Heritage Designations

- Grade II* Listed Building
- Grade II Listed Building
- Conservation Area

Environmental Designations

- Local Wildlife Sites

Note

This map contains data from the following sources:
- Historic England © Historic England copyright [2024]
- Tattenhall Conservation Area Appraisal © Cheshire West and Cheshire Council [2013]
- Local Wildlife Sites © Cheshire West and Cheshire Council [2025]

Locations of designations are indicative.

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Site Map



Rev	Description	Drawn	Approved	Date

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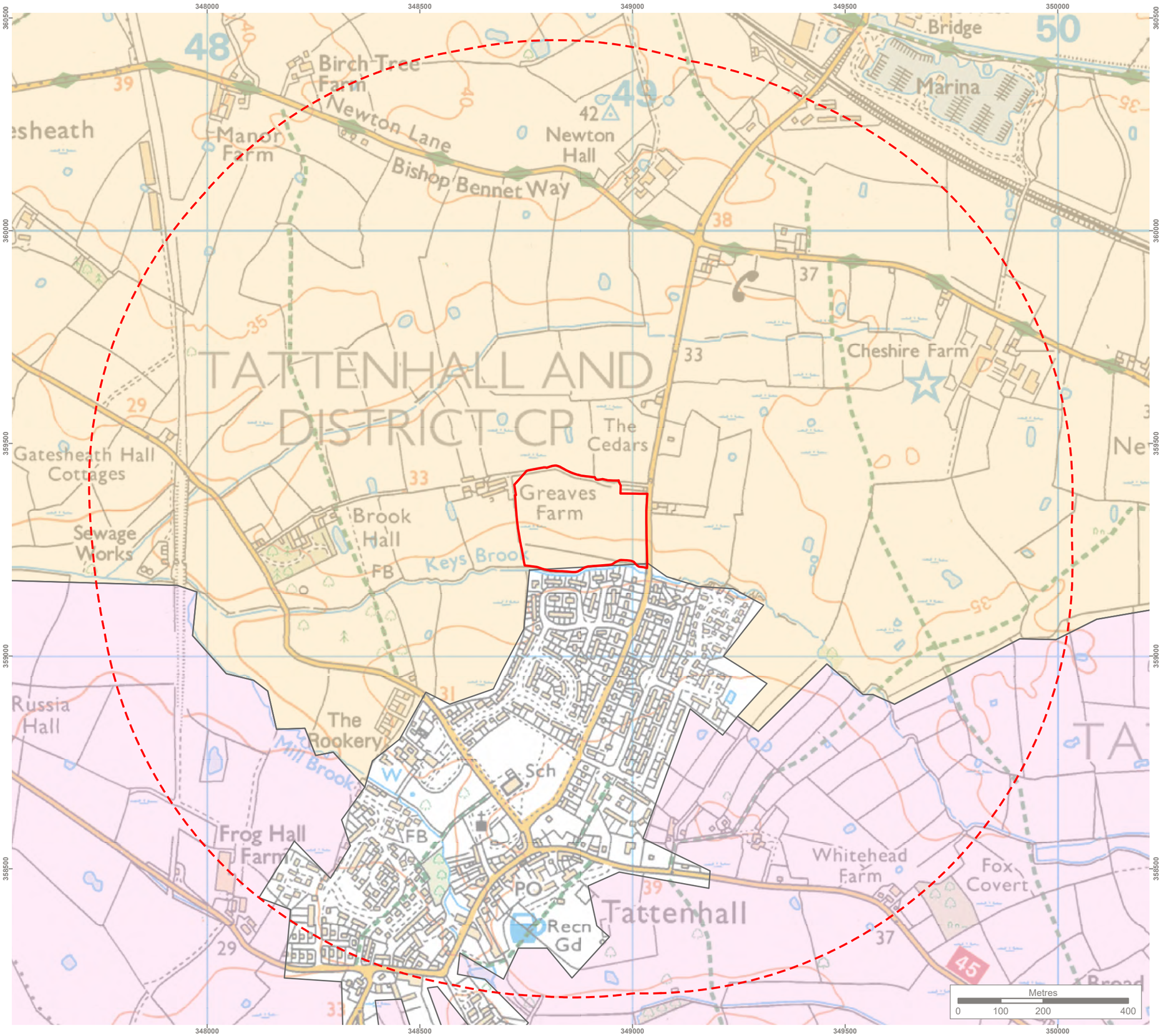
401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Tattenhall Road, Tattenhall

Title
Figure 1 - Environmental Designations

Drawing Number
G10797.01.001

Drawn	Checked	Approved	Scale	Date
BT	CW	HC	1:9,000 @ A3	13/03/2025



KEY

Site boundary

1km study area

A Landscape Strategy for Cheshire West and Chester Borough

Landscape Character Type 9: Cheshire Plain West

Landscape Character Area 9b: Hargrave, Hoofield & Beeston Plain

Landscape Character Area 9c: Tattenhall to Shocklach Plain

Legend note:
- Whole map extent is within National Character Area 61: Shropshire, Cheshire and Staffordshire Plain.
- Whole map extent is within Landscape Character Type 9: Cheshire Plain West.
- Boundaries of Landscape Character Areas are indicative.

Note:
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- Local Landscape Character Assessment - Landscape Strategy 2016 © Cheshire West and Cheshire Council [2016]

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Site Map



Rev	Description	Drawn	Approved	Date

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Project
Tattenhall Road, Tattenhall

Title
Figure 2 - Landscape Character

Drawing Number
G10797.01.002

Drawn	Checked	Approved	Scale	Date
BT	MK	HC	1:9,000 @ A3	13/03/2025



KEY

- Site boundary
- Conservation Area
- Public Rights of Way (PRoW)

Note

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The location of Conservation Areas are indicative.

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Site Map



Rev	Description	Drawn	Approved	Date

THE ENVIRONMENT PARTNERSHIP

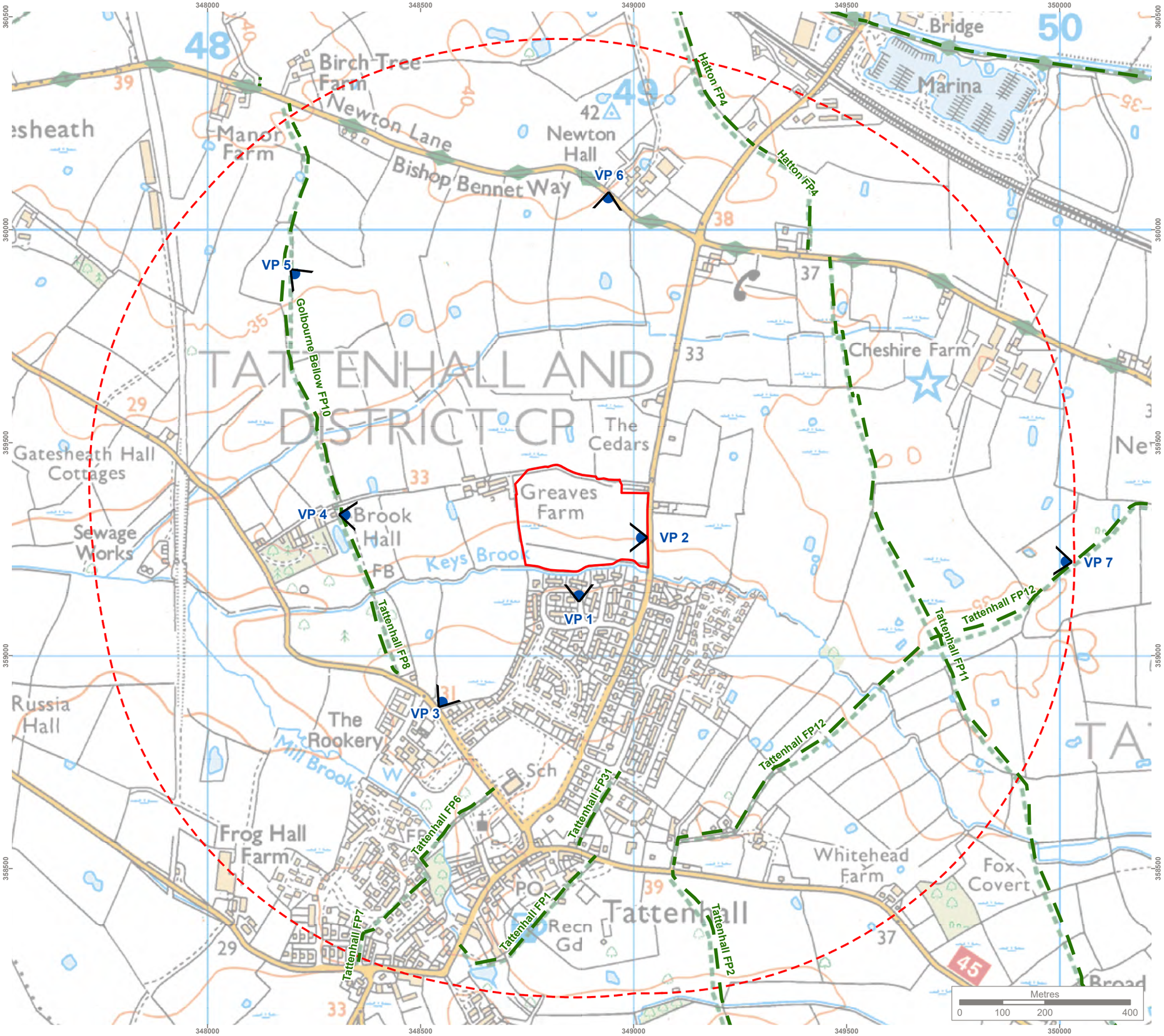
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Project
Tattenhall Road, Tattenhall

Title
Figure 3 - Landscape Features

Drawing Number
G10797.01.003

Drawn	Checked	Approved	Scale	Date
BT	SP	HC	1:4,000 @ A3	28/01/2025



KEY

- Site boundary
- 1km Study area
- Viewpoint location
- Public Rights of Way (PRoW)

Note:
This map contains data from the following sources:
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Site Map



Rev	Description	Drawn	Approved	Date

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Project
Tattenhall Road, Tattenhall

Title
Figure 4 - Viewpoint Location Plan

Drawing Number
G10797.01.004

Drawn	Checked	Approved	Scale	Date
BT	MK	HC	1:9,000 @ A3	13/03/2025



Project : Land to the West of Tattenhall Road, Tattenhall LVA
Title: Photosheets - Type 1
Figure Number: Viewpoint 1
Drawing Number: IN10797.01.001 - Sheet 1 of 8

Visualisation Type : Type 1
Time and Date: 11/11/2024 Time: 12:42
Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arm's-length. Cylindrical

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Project : Land to the West of Tattenhall Road, Tattenhall LVA
Title: Photosheets - Type 1
Figure Number: Viewpoint 2a
Drawing Number: IN10797.01.001 - Sheet 2 of 8

Visualisation Type : Type 1
Time and Date: 11/11/2024 Time: 12:06
Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arm's-length. Cylindrical

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Project : Land to the West of Tattenhall Road, Tattenhall LVA
Title: Photosheets - Type 1
Figure Number: Viewpoint 2b
Drawing Number: IN10797.01.001 - Sheet 3 of 8

Visualisation Type : Type 1
Time and Date: 11/11/2024 Time: 12:07
Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arm's-length. Cylindrical

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Project : Land to the West of Tattenhall Road, Tattenhall LVA
Title: Photosheets - Type 1
Figure Number: Viewpoint 3
Drawing Number: IN10797.01.001 - Sheet 4 of 8

Visualisation Type : Type 1
Time and Date: 11/11/2024 Time: 12:52
Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arm's-length. Cylindrical

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Project : Land to the West of Tattenhall Road, Tattenhall LVA
Title: Photosheets - Type 1
Figure Number: Viewpoint 4
Drawing Number: IN10797.01.001 - Sheet 5 of 8

Visualisation Type : Type 1
Time and Date: 11/11/2024 Time: 13:09
Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arm's-length. Cylindrical

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Project : Land to the West of Tattenhall Road, Tattenhall LVA
Title: Photosheets - Type 1
Figure Number: Viewpoint 5
Drawing Number: IN10797.01.001 - Sheet 6 of 8

Visualisation Type : Type 1
Time and Date: 11/11/2024 Time: 13:20
Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arm's-length. Cylindrical

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Project : Land to the West of Tattenhall Road, Tattenhall LVA
Title: Photosheets - Type 1
Figure Number: Viewpoint 6
Drawing Number: IN10797.01.001 - Sheet 7 of 8

Visualisation Type : Type 1
Time and Date: 11/11/2024 Time: 14:01
Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arm's-length. Cylindrical

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Project : Land to the West of Tattenhall Road, Tattenhall
Title: Photosheets - Type 1
Figure Number: Viewpoint 7
Drawing Number: IN10797.01.001 - Sheet 8 of 8

Visualisation Type : Type 1
Time and Date: 11/11/2024 Time: 14:35
Camera and Lens Type: Canon Eos 5D FFS 50mm Prime lens

FoV and Display Size: FoV: 90° x 27° (Baseline) 96%
Viewing Distance and Projection: Comfortable arm's-length. Cylindrical

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Appendix B: LVA Method

Landscape and Visual Appraisal (LVA) Method

1.1 This method statement is a description of the method used by The Environment Partnership (TEP) Limited to assess the effect of proposed development on landscape character and on views.

1.2 In the following paragraphs, landscape is referred to and the acronym LVA (Landscape and Visual Appraisal) is used, but it also can encompass townscape aspects of assessment where relevant.

1.3 This method is used for development for which Environmental Impact Assessment (EIA) is not required and is used to provide an appraisal of effects on landscape and views arising from the construction and operation of the proposed development.

1.4 The method is based on the assessment stages and guidance contained in the 'Guidelines for Landscape and Visual Impact Assessment - Third Edition', Landscape Institute/Institute of Environmental Management and Assessment, 2013 (GLVIA3).

1.5 There are five stages to the method of assessment of landscape and visual effects described in GLVIA3, Chapters 5 and 6. These are:

- Scope;
- Establishing the landscape and visual baseline;
- Predicting and describing landscape and visual effects;
- Assessing the significance of landscape and visual effects; and
- Judging the overall significance of landscape and visual effects.

Scope of the LVA

1.6 In accordance with paragraph 5.2 of GLVIA3 *"Scoping should…identify the area of landscape that needs to be covered in assessing landscape effects. This should be agreed with the competent authority, but it should also be recognised that it may change as the work progresses, for example as a result of fieldwork, or changes to the proposal. The study area should include the site itself and the full extent of the wider landscape around it which the proposed development may influence in a significant manner. This will usually be based on the extent of Landscape Character Areas likely to be significantly affected either directly or indirectly. However, it may also be based on the extent of the area from which the development is potentially visible, defined as the Zone of Theoretical Visibility, or a combination of the two."*

1.7 The scope of the appraisal is discussed within the Method section of the LVA.

Landscape Appraisal

Establishing the Landscape Baseline

1.8 The appraisal will consider planning policy and guidance relevant to the site, the surrounding area, the proposed development, and landscape (and views). It also will consider landscape, heritage and nature conservation designations, and published character assessments relevant to the area in which the development is proposed.

1.9 Site assessment of landscape character and of the proposed development will involve a visit to the area by car and on foot. In accordance with GLVIA3 Paragraph 5.15 fieldwork will check the applicability of published character assessments within the study area, identifying variations in character at a more detailed scale. The landscape within the study area will be experienced, and landscape characteristics and features recorded from publicly accessible locations only.

Landscape Value

1.10 The value of the landscape potentially affected by the proposed development will be evaluated as part of establishing the landscape baseline.

1.11 Highly valued landscapes typically are identified by international level designations such as World Heritage Sites, and are landscapes closely associated with an artist or writer of international renown; and include national level designations such as National Parks and National Landscapes. Landscapes of local value may be identified by designations in the local planning process such as Areas of Great Landscape Value and Special Landscape Areas, although planning authorities may adopt a 'criteria-based' approach to landscape protection and enhancement.

1.12 Undesignated landscapes and features are also valued.

1.13 Paragraph 5.19 of GLVIA3 identifies that following a review of existing landscape designations *"the value attached to undesignated landscapes also needs to be carefully considered and individual elements of the landscape – such as trees, buildings or hedgerows – may also have value."*

1.14 GLVIA3, Box 5.1 under paragraph 5.28, describes a range of factors that can help in the identification of valued landscapes. These include landscape quality (condition); scenic quality; rarity; representativeness; conservation interests; recreation value; perceptual aspects, and associations.

1.15 Table 1 of the LI's Technical Guidance Note 02-21 (LI-TGN 02/21): 'Assessing landscape value outside national designations', also identifies a range of factors that can be considered when identifying landscape value, including;

- Natural heritage;
- Cultural heritage;
- Landscape condition;
- Associations;
- Distinctiveness;
- Recreational value;
- Perceptual Aspects (Scenic);
- Perceptual Aspects (Wildness and tranquillity); and
- Functional.

1.16 Guidance contained within LI-TGN 02/21 is stated as being the LI's current reflection on the subject of landscape value and is intended to be complementary to GLVIA3.

1.17 The above factors set out in GLVIA3 and LI-TGN 02/21 will be considered when determining landscape value. The review of published local landscape character assessments also will inform judgements on landscape value.

1.18 Paragraph 5.19 of GLVIA3 states that *"landscapes or their component parts may be valued at the community, local, national or international levels."* This word-scale has been used to define the level of landscape value in the baseline assessment although an intermediate scale between local and national has been identified.

1.19 This method recognises the importance of a hierarchy of landscape designations to landscape value but also recognises, in **Table 1** below, the factors identified by GLVIA3 in Box 5.1 and identified by LI-TGN 02/21.

1.20 **Table 1** below provides typical criteria used when making judgements on landscape value. Not all criterion need apply when giving a specific evaluation rating.

Table 1- Landscape Value Criteria

Landscape Value	Typical Example
International (Very High)	Land within a World Heritage Site where the scenic qualities of the particular landscape in question contributes to the designation. A landscape closely associated with an artist or writer of international renown (for example, Monet's garden at Giverny).
National (High)	Land within a National Park or National Landscape where the scenic qualities of the particular landscape in question are consistent with the designation. A landscape closely associated with an artist or writer of national renown (many such landscapes are also designated a National Park or National Landscape, for example Constable's connections with the Dedham Vale National Landscape or Wordsworth's connections with the Lake District National Park).
Regional (Medium)	A landscape which has a scenic quality and rarity, or recreational or tourist offer, which results in its renown at a regional or county-level.
Local (Low)	A landscape which has scenic quality and rarity, or a recreational or tourist offer, which results in its renown at a borough or district-level. A landscape with a local plan designation which relates to landscape quality, or a local plan designation which relates to a conservation interest (historic or wildlife) where the landscape contributes to the designation.
Community (Very Low)	Landscapes which are valued by residents and workers within the community, but for which there is no particular indication of a higher value.

Landscape Sensitivity

1.21 The sensitivity of the landscape will be assessed with consideration to the landscape's susceptibility to change to the type of development proposed (i.e. the degree to which the landscape can accommodate the proposed change without suffering detrimental effects on its character), and the value attached to the landscape.

1.22 The landscape appraisal will consider the susceptibility of the landscape to change, which is dependent on the characteristics of the receiving landscape and the type and nature of the development proposed. The judgement on the susceptibility of a landscape to the change proposed is recorded as high, medium or low.

1.23 The susceptibility of the landscape to change from the proposed development will be evaluated using the typical criteria in **Table 2** below. Not all criterion need apply when giving a specific evaluation rating.

Table 2- Susceptibility to Change Criteria

Susceptibility to Change	Typical Criteria
High	• There is no existing built development present in the landscape; and/or • There is limited or no screening by trees, woodland, landform, and/or built form; and/or • The landscape cannot accommodate the proposed development without suffering substantial detrimental effects on its character.
Medium	• There is some built development present in the landscape; and/or • There is some screening by trees, woodland, landform, and/or built form; and/or • The landscape generally is able to accommodate the proposed development without suffering substantial detrimental effects on its character.
Low	• There is large-scale built development present in the landscape; and/or • There is screening by trees, woodland, landform, and/or built form; and/or • The landscape is able to accommodate the proposed development without suffering substantial detrimental effects on its character.

1.24 The assessment of landscape sensitivity will be assigned to the landscape potentially affected by the proposed development, with consideration to the typical criteria identified in **Table 3** below.

Table 3- Criteria used to Assess Landscape Sensitivity

Landscape Sensitivity	Typical Criteria
High	The landscape has: • High susceptibility to change and is of international, national or regional value; or • Medium susceptibility to change and is of international or national value.
Medium	The landscape has: • High susceptibility to change and is of community or local value; or • Medium susceptibility to change and is of local or regional value; or • Low susceptibility to change and is of national or international value.
Low	The landscape has: • Medium susceptibility to change and is of community value; or • Low susceptibility to change and is of community, local or regional value.

Magnitude of Effect

1.25 An assessment will be made as to whether the proposed development would be in keeping with existing character or to what extent it would be discordant or out of keeping with landscape character.

1.26 The forecast magnitude of effect on landscape character will be assessed. This assumes that where there would be little change in landscape character a low magnitude of effect would be forecast; where a pronounced difference would arise, a high magnitude of effect would be forecast; and that a moderate effect would be greater than low but not as great as high. The typical criteria is established below.

1.27 **Table 4** below describes the criteria used to assess the magnitude of effect on landscape. The magnitude of effect can be adverse or beneficial.

Table 4 – Criteria used to Assess the Magnitude of Effect on Landscape Character

Magnitude of Effect	Typical Criteria
High	Major alteration to key features or characteristics in the existing landscape and/or the introduction of elements considered totally uncharacteristic. Typically this would be where there would be a great scale of change to the character of the landscape for the long or medium-term.
Medium	Partial alteration to key features or characteristics of the existing landscape and/or the introduction of prominent elements. Typically this would be where there would be a: • notable scale of change to the character of the landscape for the medium and long- term; or a • great scale of change on the landscape for the short-term.
Low	Minor alteration to key features and characteristics of the existing landscape and/or the introduction of features which may already be present in the landscape. Typically this would be where there would be a: • notable or low scale of change to the character of the landscape for the short-term; or a • low scale of change on the landscape in the medium or long-term.
Negligible	A very minor alteration to key features or characteristics of the existing landscape. Typically this would be where the scale of change on landscape character would be barely perceptible in the short, medium or long-term.

Judging the Overall Effect on Landscape Receptors

1.28 GLVIA3 paragraph 5.53 advises that: *"to draw final conclusions about significance the separate judgements about the sensitivity of the landscape receptors and the magnitude of the landscape effects need to be combined, to allow a final judgement about whether each different effect is significant or not."*

1.29 Whilst the proposed development subject to this landscape appraisal is not EIA development, the separate magnitude and sensitivity judgements have been combined to reach an overall level of, or degree of effect. This accords with the guidance provided in the GLVIA3 Statement of Clarification 1/13. In this appraisal, the overall level or degree of effect is referred to as the 'overall effect'.

1.30 The assessment of the overall effect of the proposed development on the landscape is not an absolute scale. GLVIA3 paragraph 3.23 states that the assessment of significance *"is an evidence-based process combined with professional judgement", and that the basis of these judgements "is transparent and understandable, so that the underlying assumptions and reasoning can be understood by others."*

1.31 Paragraph 5.56 of GLVIA3 advises that it is reasonable to say that the effects of the greatest significance are likely to be those which would result in *"major loss or irreversible negative (adverse) effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes."*

1.32 At the other end of the spectrum effects that could be determined as being less significant would relate to *"reversible negative (adverse) effects of short duration over a restricted area, on elements and/or aesthetic and perceptual aspects that contribute to but are not key characteristics of the character of landscapes of community value."*

1.33 The overall effect on landscape character is determined through the sequential combination of judgements on the landscape sensitivity and magnitude of effect. The overall direction of effect on landscape character can be beneficial (enhance the landscape),adverse (at odds with or harmful to the landscape's key features or character) or neutral, and considers the typical criteria presented in **Table 5**.

1.34 The typical criteria do not represent every assessment scenario which may be encountered. There always will be an element of professional judgement needed, which must be applied on a case-by-case basis.

1.35 Generally, each of the typical criteria in the table below, would not on their own result in the level of overall effect judgement attributed to it. Rather the overall effect judgement is more likely to be based on a combination of factors, which influence the magnitude of effect and landscape sensitivity.

Table 5 – Criteria Used to Assess the Overall Effect on Landscape

Overall Effect	Typical Scenario
Major	An effect of major significance generally is recorded where a high magnitude of effect occurs to a high or medium sensitivity receptor.
Moderate	An effect of moderate significance generally is recorded where a moderate magnitude of effect occurs to a high or medium sensitivity receptor.
Minor	An effect of minor significance generally is recorded where a low magnitude of effect occurs to a high, medium or low sensitivity receptor.
Negligible	An effect of negligible significance generally is recorded where a negligible magnitude of effect occurs to a high, medium or low sensitivity receptor.

Visual Appraisal

1.36 The appraisal of how views may be affected is based on an initial desk study of Ordnance Survey mapping and aerial photography online to establish from where the proposed development may be visible. This is undertaken with reference to contours, spot heights and trees and built form identified on maps.

1.37 During site assessment, land with theoretical views of the proposed development is visited and visual receptors are identified where views of the proposed development are considered possible. The site visit will consider how views towards the site may change if the proposed development was constructed.

1.38 Where reference is made in the appraisal to likely effects on views from private property, this has been judged from the nearest publically available viewpoint/s.

Receptor Sensitivity

1.39 Visual receptors are people who potentially would have a view of the proposed development. The sensitivity of a visual receptor depends on the susceptibility of the visual receptor to change and the value of the view.

Susceptibility to Change

1.40 Paragraph 6.32 of GLVIA3 advises that the susceptibility of different visual receptors to potential changes in views and visual amenity is mainly a function of:

- *"the occupation or activity of people experiencing the view at particular locations; and*
- *the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations."*

1.41 Paragraph 6.35 of GLVIA3 advises that *"each project needs to consider the nature of the groups of people who will be affected and the extent to which their attention is likely to be focused on views and visual amenity. Judgements about the susceptibility of visual receptors to change should be recorded on a scale (for example high, medium or low) but the basis for this must be clear, and linked back to evidence from the baseline study."*

1.42 Susceptibility to change generally will be assigned to visual receptors as shown in **Table 6** below.

Table 6 – Visual Receptor Susceptibility to Change Criteria

Receptor	**Susceptibility to Change**
Residents of residential properties	High
Users of public rights of way (PRoW) and other recreation routes including long distance footpaths and national, regional and local cycle routes	High
Users of Public Open Space/visitor attractions where surroundings are important to the experience	High

Receptor	Susceptibility to Change
Users of Golf Courses	Medium
Rail Passengers	Medium
Motorists on scenic tourist routes	Medium
Motorists on roads other than on scenic tourist routes	Low
Users of Sports Pitches	Low
Workers in their workplace where setting is not important to quality of working life	Low

Value of the View

1.43 Judgements about the value attached to the views experienced is considered in the context of the value placed on a scene, alternatives available and the relative scenic quality of a view. Most views are appreciated by the person experiencing them as they are preferable to not having a view and they provide some interest.

1.44 The judgement of the value of a view is subjective and in accordance with paragraph 6.37 of GLVIA3 takes account of:

- *"recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations; and*
- *indicators of the value attached to views by visitors, for example through reference to a view in a guidebook or on a tourist map, provision of facilities for their enjoyment (such as parking places, sign boards and interpretative material) and references to them in literature and art that indicates a highly valued view, which often can be experienced by many people."*

1.45 Views will be ascribed a value using the scale set and typical examples set out in **Table 7** below.

Table 7 - Value of Views Experienced by Visual Receptors

Value of View	Typical Example
International (Very High)	• Public views experienced to and from a World Heritage Site, in recognition of the importance of a World Heritage Site at an International scale.

Value of View	Typical Example
National (High)	• Public views experienced to and from a National Park, National Landscape or NSA, in recognition of the scenic quality of views and the contribution of views to the special qualities of a nationally designated landscape. • Public views from national footpaths and cycle routes, in recognition of their wider recreational use, national importance and the value likely to be attached to views by visitors.
Regional (Medium)	• Public views from walks, cycle routes or public open spaces publicised at a county or regional level, in recognition of their wider recreational use and the importance of views to the enjoyment and appreciation of these recreational assets by visitors from the county or wider region.
Local (Low)	• Public views from walks, cycle routes, or public open spaces publicised at a local or borough level, in recognition of their recreational use and the importance of views to the enjoyment and appreciation of these recreational assets by visitors from the local area. • Public views from or within a local plan designation relating to landscape quality or a conservation interest (such as a Conservation Area or Local Nature Reserve).
Community (Very Low)	• Other public views and all private views.

Visual Receptor Sensitivity

1.46 Receptor sensitivity will be assigned to receptors in accordance with **Table 8** below.

Table 8- Criteria Used to Assess Visual Receptor Sensitivity

Receptor Sensitivity	Typical Criteria
High	The visual receptor or view has: • High susceptibility to change and is of international, national or regional value; or • Medium susceptibility to change and of international or national value.

Receptor Sensitivity	Typical Criteria
Medium	The visual receptor or view has: • High susceptibility to change and is of local or community value; • Medium susceptibility to change and of regional or local value; or • Low susceptibility to change and of international or national value.
Low	The visual receptor or view has: • Medium susceptibility to change and is of community value; or • Low susceptibility to change and of regional, local or community value.

Magnitude of Effect

1.47 A judgement on the likely magnitude of effect on views is assessed, based on the proportion of the view that would change and the extent to which there would be an appreciable difference to the existing view. As for landscape character, a scale of low, moderate and high is used to forecast anticipated effects.

1.48 **Table 9** describes the criteria used to assess the magnitude of effect on views. The direction of effect can be positive, negative or neutral.

Table 9 – Typical Criteria Used to Assess the Magnitude of Effects on Views

Magnitude of Effect	Typical Criteria
High	Major alteration to the existing view and/or the introduction of elements considered totally uncharacteristic in the view. Typically this would be: • where a development would be seen in close proximity with a large proportion of the view affected with little or no filtering; or • where there would be a great scale of change from the present situation for the long or medium-term.
Medium	Partial alteration to the existing view and/or the introduction of prominent elements in the view. Typically this would be: • where a development would be seen in views for the long or medium-term where a moderate proportion of the view is affected; • where there may be some screening, which would minimise the scale of change from the present situation; or • where a development would be seen in close proximity with a large proportion of the view affected for the short-term.
Low	Low alteration to the existing view and/or the introduction of features, which may already be present in views. Typically this would be: • where a moderate or small proportion of the view would be affected for the short-term; • where only a small proportion of the view is affected in the medium-term or long-term; • where the development would be visible for the long-term in distant views; • where the medium-term or long-term effect is reduced due to a high degree of filtering and/or screening; or • where there is a low scale of change from the existing view.
Negligible	Very low alteration to the existing view. Typically this would be: • where, in the short, medium or long-term, a development would be barely perceptible within a long distance panoramic view; or • where a very small proportion of the view is affected. The scale of change from the existing view would be barely perceptible.

Judging the Overall Effect on Views

1.49 In accordance with paragraph 6.42 of GLVIA3 "*to draw final conclusions about significance the separate judgements about the sensitivity of the visual receptors and the magnitude of the visual effects need to be combined, to allow a final judgement about whether each different effect is significant or not". "Significance of visual effects is not absolute and can only be defined in relation to each development and its specific location."*

1.50 Whilst the proposed development subject to this visual appraisal is not EIA development, the separate magnitude and sensitivity judgements have been combined to reach an overall level of, or degree of effect. This accords with the guidance provided in the GLVIA3 Statement of Clarification 1/13. In this appraisal, the overall level or degree of effect is referred to as the 'overall effect'.

1.51 Large-scale changes which introduce new, discordant or intrusive elements into the view of a sensitive receptor are considered to be more likely to result in greater overall effects than small changes or changes involving features already present in the view or changes in the views of less sensitive receptors. Changes in views from recognised and important viewpoints, such as scheduled monuments or outdoor tourist attractions, or from important amenity routes, such as long-distance footpaths or national cycle routes, are likely to result in greater overall effects.

1.52 The overall effect on views is determined through the sequential combination of judgements on visual receptor sensitivity and the magnitude of effect. The overall effect can be adverse, beneficial or neutral. A neutral effect is one in which there is no noticeable beneficial or adverse effect, or in which the effect is considered neither beneficial nor adverse overall, having made a 'net equation' judgment that takes into account both beneficial and adverse impacts.

1.53 The typical criteria shown in **Table 10** will be used to judge overall effect.

Table 10 – Criteria Used to Assess the Overall Effect on Views

Overall Effect	Typical Criteria
Major	An effect of major significance generally is recorded where a high magnitude of effect occurs to a high or medium sensitivity receptor.
Moderate	An effect of moderate significance generally is recorded where a moderate magnitude of effect occurs to a high or medium sensitivity receptor.
Minor	An effect of minor significance generally is recorded where a low magnitude of effect occurs to a high, medium or low sensitivity receptor.
Negligible	An effect of negligible significance generally is recorded where a negligible magnitude of effect occurs to a high, medium or low sensitivity receptor.

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