



THE
ENVIRONMENT
PARTNERSHIP



LAND AT WOOLTON ROAD ALLERTON, LIVERPOOL LANDSCAPE AND VISUAL ASSESSMENT

TEP
Genesis Centre
Birchwood Science Park
Warrington
WA3 7BH

Tel: 01925 844004
Email: tep@tep.uk.com
www.tep.uk.com

Offices in Warrington, Market Harborough, Gateshead, London and Cornwall

Document Title	Landscape and Visual Assessment
Prepared for	Redrow Homes
Prepared by	TEP - Warrington
Document Ref	4729.005

Author	Georgie Dearden CMLI
Date	April 2016
Checked	Tracy Snell
Approved	Catherine Queen

[illegible]

CONTENTS	PAGE
1.0 Introduction	1
2.0 Site Location and Context	2
3.0 Landscape Planning Policies.....	3
4.0 Existing Landscape Character.....	7
5.0 Existing Views	12
6.0 The Proposed Development.....	17
7.0 Assessment of Effects on Landscape Character	18
8.0 Assessment of Effects on Views.....	20
9.0 Compliance with Policy.....	24
10.0 Conclusion	25

TABLES	PAGE
Table 1 Relevant Liverpool CC UDP (2002) policies	4
Table 2: Summary of Anticipated Visual Effects on Completion	20

APPENDICES

- APPENDIX A: Method
APPENDIX B: Visual Impact Table

DRAWINGS

- FIGURE 1 – Site Context Plan
FIGURE 2 - Site Character Plan
FIGURE 3 – Receptor Location Plan
FIGURE 4 - Photograph Viewpoint Location Plan
FIGURE 5.1-5.9 - Photograph Sheets

1.0 Introduction

- 1.1 This LVIA has been prepared on behalf of Redrow Homes in support of an outline planning application. This report considers the anticipated effects on the landscape and on views as a result of the proposed residential development of up to 160 dwellings on former playing fields surrounded by mature trees adjacent to Woolton Road and Allerton Road, on the southern edge of Liverpool, Merseyside.
- 1.2 This assessment includes a review of landscape documentation relating to the site; a description of the existing landscape character; a description of existing views towards the application site; a description of the development in landscape terms including embedded mitigation measures; and an assessment of the effects on both the landscape and on views.
- 1.3 The assessment of landscape and visual effects has been undertaken in accordance with the Guidelines for Landscape and Visual Assessment, Third Edition (Landscape Institute and Institute of Environmental Management and Assessment, 2013). The method of assessment is provided at Appendix A.

2.0 Site Location and Context

- 2.1 The site is on land adjacent to Allerton Priory (a grade II listed property) approximately 8 km to the south east of Liverpool City Centre. The site is on gently sloping ground of the River Mersey valley which is 2.6 km to the south-west of the site at it closest point.
- 2.2 The site is approximately 13 hectares and comprises a large tract of rough grassland formerly in use as a playing field but currently unused, belts of woodland and an abandoned building in a state of disrepair.
- 2.3 A 2m traditional continuous traditional sandstone wall with mature trees border the site boundary with Allerton Road and Woolton Road.

3.0 Landscape Planning Policies

- 3.1 This section reviews national and local landscape planning policy relevant to the site of the Proposed Development and the surrounding area.

National Planning Policy

National Planning Policy Framework (March 2012)

- 3.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied at a local level in development plans and how developers should adhere to them. The NPPF places great emphasis on plans and developments contributing to sustainable development. The following sections of the NPPF are applicable to this Landscape and Visual Assessment.

Section 7: Requiring Good Design

- 3.3 The Government emphasises the importance of the design of the built environment. The NPPF outlines that good design is an important aspect of sustainable development and should contribute to making places better for people. It sets requirements that developments should achieve including the need to:
- Function well and add to the overall quality of the area;
 - Establish a strong sense of place;
 - Optimise the potential of the Proposed Development site to accommodate development;
 - Respond to local character and history, and reflect the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation;
 - Create safe and accessible environments; and
 - Be visually attractive as a result of good architecture and appropriate landscaping.

Section 11: Conserving and enhancing the natural environment

- 3.4 The NPPF identifies the importance for developments to enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils, recognising the wider benefits of ecosystems, minimising the impacts on biodiversity and increasing the net gains in biodiversity, and preventing risk from unacceptable levels of effects on soil, air, water, noise pollution and land instability.

Local Planning Policy

Liverpool City Council Local Plan

- 3.5 Liverpool City Council is currently preparing their Local Plan which will set out overarching principles and development guidance for the city until 2028. Until this document is adopted planning decisions are made using the Unitary Development Plan adopted in November 2002.

3.6 The UDP policies relating to landscape are summarised in Table 1 below.

Table 1 Relevant Liverpool CC UDP (2002) policies

Liverpool UDP Policy	Policy Summary and Relevance to the Proposed Development Site
Policy GEN 2: Open environment	The policy states that the plan aims to protect and enhance a network of open space throughout the city and lists a number of factors, those of relevance are: Protecting areas of intrinsic landscape value; Protecting open space for recreational use; Designating a hierarchy of public open space to ensure that there is a convenient and accessible network of quality open space for all residents.
Policy GEN 3: Heritage and design in the built environment	This policy lists a number of factors which need to be taken account of to protect and enhance the built environment. The main one of relevance to landscape and views is to encourage high standards of design and landscaping in all developments.
Policy HD15: Historic Parks, Gardens and Cemeteries	This policy states that development would not be permitted if it would adversely affect the character and setting of a historic park and garden and would: Resist the removal of features such as buildings, walls and planting which are an integral part of their character and setting; Resist development or landscape change which would adversely affect their character and setting; and Ensure new development in or adjacent is of the highest standard of design and materials appropriate to their historic character and setting.

Liverpool UDP Policy	Policy Summary and Relevance to the Proposed Development Site
Policy HD18: General design requirements	<p>The policy lists a number of factors that need to be taken into account in new developments to ensure high quality design. Those of relevance to landscape and views include:</p> <p>The scale, density and massing of the proposed development relate well to its locality;</p> <p>The development includes characteristics of local distinctiveness in terms of design, layout and materials;</p> <p>The building lines and layout of the development relate to the locality;</p> <p>External boundaries and surface treatment is included as part of the development and relates well to its surroundings;</p> <p>The development pays special attention to views into or out of adjacent green space;</p> <p>The development has regard to and does not detract from the city's skyline, roofscape or local views within the city; and</p> <p>There is no severe loss of amenity or privacy to adjacent residents.</p>
Policy HD22: Existing trees and landscaping	<p>This policy lists a number of factors to be taken account of in new development to protect and integrate existing trees and landscape features. Those of relevance include:</p> <p>Retention of key ecological and natural site features such as trees, hedges, walls and ponds;</p> <p>Refuse permission for proposals which cause unacceptable tree loss or which do not allow for the successful integration of existing trees; and</p> <p>Require layouts to provide adequate spacing between existing trees and buildings.</p>
Policy HD23: New trees and landscaping	<p>This policy states that development should make proper provision for the planting and successful growth of new trees and landscaping to provide high quality landscapes and boundary treatments and promote nature conservation through the use of native species and creation of wildlife habitats.</p>

Liverpool UDP Policy	Policy Summary and Relevance to the Proposed Development Site
Policy OE3: Protection of green wedges	<p>The policy states that the council will protect and improve the open character, landscape, recreational and ecological quality of green wedges.</p> <p>It will resist planning permission where the open character of the green wedges would be affected or would result in a reduction of physical separation between existing built up areas.</p> <p>In addition it requires new development to:</p> <ul style="list-style-type: none"> Use materials and built forms sympathetic to the character of the area; Retain existing vegetation and special site features; Provide a high standard of landscaping; and Enhance tree cover by retention of existing trees and replacement of older trees.
Policy OE11: Protection of green space	<p>The policy states that planning permission will not be granted for built development on all or part of any green space unless the proposed development can be accommodated without material harm to a number of factors, those of relevance include:</p> <p>The visual amenity value of greenspace in terms of:</p> <ul style="list-style-type: none"> Important vistas into and across the site; Key frontages which are visible from a main road; Important trees and landscape features, and the character of the site within the surrounding area; and Its relationship to adjoining green spaces

4.0 Existing Landscape Character

Review of Published Landscape Assessments

- 4.1 The following narrative, reviews published landscape character assessments relating to the Proposed Development site and the surrounding area. Field survey was undertaken to verify the findings of the desk-based review.
- 4.2 The following documents were reviewed:
- Natural England (former Countryside Agency) Landscape Character Assessment: Volume 2, North West, 2005;
 - Natural England North West Landscape Character Framework, 2009;

Summary of Published Landscape Assessments

- 4.3 Natural England (former Countryside Agency) Landscape Character Assessment: Volume 2, North West, 2005
- 4.4 Natural England is currently updating all of the Landscape Character Areas into new National Character Profiles, in-line with the Natural Environment White Paper, Biodiversity 2020 and the European Landscape Convention. NCA profiles are working documents which are periodically updated and the Mersey Conurbation was last updated in December 2013 and has been referenced in relation to the proposed site.
- 4.5 The Proposed Development site lies in the 'Mersey Conurbation' National Character Area (NCA) 58. The landscape is centred on the built up areas of Liverpool and Birkenhead and is bisected by the River Mersey.
- 4.6 Key characteristics of NCA 58, as described in Natural England's Landscape Character Assessment, include:
- Low-lying but gently rolling topography punctuated by low ridges; however, the extensive urban development generally dominates the topography;
 - Woodland cover is significant in such a heavily urban area with new community woodland being created while urban parks, cemeteries and suburban street plans provide tree and wooded habitats;
 - Green infrastructure interspersed through the urban fabric;
 - Renowned for its strong maritime heritage along with Victorian public parks and designed gardens; and
 - Built environment characterised by a mix of red brick and sandstone within the city.

Natural England North West Landscape Character Framework, 2009

- 4.7 Natural England's North West Landscape Character Framework includes the Proposed Development site within the Liverpool Conurbation Regional Landscape Character Area (part of the Merseyside Conurbation LCA).

The North Cheshire Plain Regional Landscape Character Area

- 4.8 The Liverpool Conurbation is described as being extensive areas of urban development centred on Liverpool on the northern shore of the Mersey Estuary. These culturally linked settlements derive their sense of place from their long history as ports and trading centres, notable Victorian urban parks, key landmark buildings along their waterfronts and memorable views across the estuary and to the sea.
- 4.9 The regional landscape character area is sub-divided into landscape character types. The proposed development site is within the Urban Landscape Character Type. This is described as including historic town cores and more recent residential and commercial development, as well as industry, retail, infrastructure, services and settlement. The area is punctuated by amenity and open space offering opportunities for relative remoteness and tranquillity.

Landscape and Townscape Designations

- 4.10 Woolton Village Conservation Area is 600m to the west of the site beyond Allerton Tower Park, Simpson Ground and the A562. The high ground around Woolton Mount in the Conservation Area is characterised by large Italianate merchants' villas set in large grounds. The village centre contrasts with narrow frontages of shops and terraced houses. The Conservation Area also extends across Woolton Wood and Woolton Manor. The Conservation Area is separated from the site by Allerton Tower Park and the site does not form part of the setting of the conservation area.
- 4.11 Allerton Cemetery is a grade II Registered Park and Garden dating from the early 20th century. Its setting includes Allerton Hall, Springwood Crematorium and Simpson Ground. Trees and woodland within these intervening spaces provides visual separation between the cemetery and the site.
- 4.12 These designations are illustrated on Figure 1.

Landscape Character of the site and its immediate surroundings

- 4.13 The application site comprises an area of former playing fields now left as unmanaged grassland bordered by blocks of mature trees to the immediate south and west of private gardens around Allerton Priory. The northern boundary is formed by the access road to the priory (Ye Priory Court) which is now in residential use and areas of woodland planting (see photograph 1). The eastern boundary is formed by woodland planting with a block extending towards the edge of the priory estate. A bridleway that connects Woolton Road to Allerton Golf Course and the grounds of The Orchard, a private residential care home are to the east of the site (see photograph 2). The south-eastern boundary is formed by woodland and a sandstone wall bordering Woolton Road. It has two boarded up entries through the wall and into the site (see photograph 3). The south-western boundary by an intact continuous sandstone wall and trees along Allerton Road (see photograph 4).

- 4.14 The site comprises unmanaged grassland and some areas of scrub and tall ruderal plants. There are belts of trees around the edge of the site. One belt of trees extends from the northern boundary and another from the southern boundary into the centre of the site. There is a derelict concrete building on the southern part of the site which is visible from Woolton Road. (see photograph 5) The woodland around the site provides a high degree of enclosure, generally limits views and provides separation of the site from its surroundings, including Allerton Priory. In winter views are possible through trees to surrounding built form.
- 4.15 The land is gently sloping falling from high points at 70m AOD within Allerton Golf Course and Woolton Manor to the east. The land falls to the west and south.
- 4.16 Allerton Priory is to the north of the site and is a large red brick property with a prominent tower. It has been converted to residential apartments. The building has ornate detailing around windows and doors with contrast and patterning provided by bands of blue brick, red tiles and sandstone (see photograph 6). The building is set within private landscaped ornamental gardens bounded by woodland and mature trees. When the priory was converted to flats an additional apartment block was constructed to the north east. This is designed around a central parking court and its architectural style reflects the distinctive character of the priory. There are also groups of recently constructed semi-detached properties and apartments adjacent to the priory (see photograph 7). Priory Lodge is at the entrance to the priory on Allerton Road and is a small two storey property constructed from red brick with detailing provided by contrasting blue brick and red tile. The building also has an ornate black and white façade porch structure (see photograph 8). The building is set in a small garden with open boundaries to the site. The approach to the priory and other properties (Ye Priory Court) is characterised by sandstone walls and rockeries planted with ornamental shrubs and mature specimen trees. This provides a high degree of enclosure to the road and limits views to glimpses of properties along the road and of the site (see photograph 1). The route opens out adjacent to the priory with views across grassland towards ornamental gardens with a wooded backdrop (see photograph 9).
- 4.17 Woolton Road is a dual carriageway with a wide central reservation including grassland and a double row of mature trees as well as a line of mature trees along its southern grass verge. There are some individual cottages constructed of local sandstone in the wide central reservation (see photograph 10). Allerton Road is characterised by the single carriageway and to the west a wide grass verge planted with a double row of mature trees. These trees in combination with trees around the boundary of the site provide a wooded character to the environs (see photograph 11).
- 4.18 The character of the site and its surroundings are illustrated on Figure 2.

Clarke Gardens

- 4.19 Clarke Gardens is a local park which is part of the former grounds of Allerton Manor which is now a public house. The northern part of the park comprises areas of grassland with frequent mature specimen trees and areas of woodland planting. The park is bounded by metal railings. The park also includes a stone farm building and walled garden both of which are derelict and fenced off to prevent public access. This area is surrounded by mature trees which provide a degree of separation between the buildings and garden and the wider more open grassland to the north (see photograph 12).

Simpson Ground

- 4.20 Simpson Ground is characterised by areas of rough grassland, playing pitches and a large block of woodland which extends around the western and northern parts of the open space and contributes to the wooded character of the park.

Allerton Tower Park

- 4.21 Allerton Tower Park is a 35 hectare public park in the ownership of Liverpool City Council. It includes classic Victorian Italianate style buildings within attractive walled gardens. Allerton Tower (from which the park gets its name) was demolished in 1937 due to dry rot. The park is characterised by areas of ornamental specimen tree and shrub planting and areas of woodland interspersed with grassland (see photograph 13). The western boundary is characterised by mature ornamental woodland and trees which provides a high degree of screening and enclosure to the park. Occasional glimpses of the boundary sandstone wall and bridleway are possible where there are gaps in the planting (see photograph 14).

Allerton Golf Course

- 4.22 Allerton Golf Course is to the north of the site and characterised by belts of woodland around the boundaries and around the club house in the centre of the golf course as well as smaller blocks of woodland and individual trees throughout the golf course. The character is wooded and enclosed and primarily focused on the golf course. The access road into the golf course is defined by mature avenues of trees and in places a low sandstone wall. The boundary of the golf course with Allerton Road is formed by a sandstone wall with sandstone piers and railings defining the entrance to the golf course from the road (see photograph 15).

Residential Development

- 4.23 Along Allerton Road to the west of the site are a row of semi-detached properties interspersed with some two storey flats. The properties are all constructed from red brick with tile roofs. All properties are two storeys and set behind small front gardens. The majority of property boundaries are formed by low privet or beech hedges although some properties are bounded by low brick walls with railings. Variation to the street scene is created through setting back of occasional properties behind larger front gardens, these properties tend to be of slightly different design with bay windows and a more prominent roofline. The architectural style is relatively uniform although some variation is provided through different sizes of windows and in places the presence of shutters or small porches.

- 4.24 New housing is being constructed by Redrow Homes to the north of Heath Road and comprises detached properties constructed mostly from red brick but variation provided by some rendered properties. Some houses have red tile roofs and others grey tile roofs. Properties front onto Heath Road beyond small front gardens.

Landscape Character Summary

- 4.25 Key characteristics identified within the published landscape character descriptions, generally are too broad to apply to the site apart from the reference to Victorian parks and gardens and a built environment characterised by red brick and sandstone. The characteristics of the site and surrounding area can be summarised as:
- Mature trees defining the periphery of the site;
 - Wide grass verges planted with mature trees along roads surrounding the site;
 - Wooded character to edges of adjacent open spaces including Clarke Gardens, Simpson Ground, Allerton Tower Park and Allerton Golf Course;
 - High degree of enclosure provided by the high proportion of mature trees;
 - Sandstone walls enclosing the site and Allerton Golf Course which provide a distinctive character to Allerton Road;
 - Wooded enclosed bridleways bordered by sandstone walls;
 - Distinctive architecture of Allerton Priory and associated buildings set in mature wooded grounds; and
 - Semi-detached red brick properties and more modern detached properties north of Heath Road.

Value of the Landscape

- 4.26 The site comprises rough grassland bordered by belts of mature woodland and trees. Residential development is to the west of the site. There is built development set in open space to the north and east of the site. The built development to the north is Allerton Priory and adjacent apartments whilst The Orchard residential care home is to the east.
- 4.27 The site comprises unmanaged grassland (former playing fields) which provides a green aspect glimpsed beyond trees for properties on Allerton Road. It provides a wooded edge to Allerton Golf Course and Clarke Gardens and forms part of connected areas of woodland and grassland. The site has no public access and its value to the local community is primarily for its role in reinforcing wooded character in the area and as a wooded backdrop to the adjacent roads, properties and open spaces. For the reasons given above, the site is of local value.

5.0 Existing Views

Visual Context

- 5.1 The visual influence of the Application Site has been determined through evaluation of features affecting visibility such as built form and trees, hedgerows and woodland that would filter and screen views of proposed development on site. This analysis work determined the potential visibility of the Application Site and identified visual receptors. Figure 3 shows the identified receptors.
- 5.2 The field survey has considered all receptors from where views of the Application Site are considered likely and what existing views comprise. 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. Single frame and panoramic photographic views were recorded from these locations. These photographs illustrate the current visual character of the area and are shown on Figures 5.1 - 5.9. Photograph locations are shown at Figure 4.
- 5.3 The method used for assessment of potential effects on views is set out in Appendix A. The assessment refers to public receptors, meaning people in public areas such as on roads and footpaths and other generally open places. It also refers to private receptors, generally meaning people in their houses and at their workplaces.
- 5.4 Footpath users with open views of the proposed development have been judged to have a high level of sensitivity, primarily as they use such routes for recreation within the countryside close to their homes. Views from residential properties are generally considered to be of high sensitivity with ground floor rooms (living spaces) and a moderate sensitivity from upper storey rooms. Views experienced by passing motorists are assigned a low sensitivity.
- 5.5 The Proposed Development site is on sloping ground to the east of Allerton. Mature trees and a sandstone wall border the site boundaries with Allerton Road and Woolton Road.
- 5.6 The site is on very gently sloping ground. The land rises to the north to a localised high point of 70m AOD within Allerton Golf Course and 70m AOD at Woolton Manor to the east. The land falls to the west and south. The site is surrounded by a sandstone wall with mature trees behind. Mature trees along wide grass verges on adjacent roads and around the golf course, Allerton Tower Park, Clarke Gardens and more extensively within Simpson Ground provide a high degree of enclosure to the area limiting views to those in close proximity to the site.
- 5.7 To the west the site is bordered by built development including predominantly two storey semi-detached and detached properties and some larger properties on the corner of Allerton Road and Woolton Road. Clarke Gardens and Simpson Ground are to the south, Allerton Tower Park to the east and Allerton Golf Course to the north. Woodland around these areas of open space limits views from receptors further to the south.
- 5.8 The land falls to the west but mature trees and residential properties along Allerton Road close to the site provide screening to receptors further to the west.

- 5.9 The following narrative summarises the nature of existing views from the viewpoints identified on Figure 1: Photograph View Locations. A more detailed description of views from each viewpoint is described within the Visual Impact Table (see Appendix B).
- 5.10 The narrative is presented in two sections: public views and private views. Public views are primarily highways, footpaths and public open spaces. Private views include residential properties. No access has been sought into private properties and the judgements have been made from locations immediately adjacent.

Identified Visual Receptors

- 5.11 The following categories of visual receptors have been identified as part of the baseline assessment. The location of these receptors is illustrated at Figure 3.

Public Views

Visitors to the following Public Open Spaces:

- Clarke Gardens (Receptor 1);

Bridleway users:

- Bridleway to the north of Allerton Priory (Receptor 2);
- Bridleway to the east of Allerton Priory (Receptor 3);

Motorists, walkers and cyclists along the following roads:

- Allerton Road (Receptor 4);
- Woolton Road (B5171) (Receptors 5);
- Ye Priory Court (Receptor 6);
- Heath Road (Receptor 7); and
- Drennan Road (Receptor 8).

Private Views

Residents, visitors and staff at:

- The Orchard residential care home ((Receptor A)

People living at the following properties:

- Residents in Allerton Priory (Receptor B);
- Residents in The Priory Lodge at the entrance to Allerton Priory ((Receptor C);
- Semi-detached properties on Allerton Road (Receptor D);
- Springwood Lodge and Detached property on corner of Allerton Road and Woolton Road (Receptor E); and
- Two storey semi-detached stone cottages on Woolton Road (Receptor F).

Extent of Views of the Proposed Development Site

- 5.12 The majority of views are experienced by local residents, users of Allerton Tower Park, Clarke Gardens and Allerton Park Golf Course, horse riders and walkers using the bridleway to the north of the priory and receptors using the local road network to drive, walk and cycle.

Nature of Existing Views

- 5.13 A summary of the nature of existing views from visual receptors identified on Figure 3 is provided below. Figure 4 illustrates the location of photographs which are shown on Figures 5.1 to 5.9.

Views from the North

- 5.14 Views from receptors to the north are limited by mature trees around the northern boundary of the site and around the managed gardens of Allerton Priory. The bridleway to the north of the priory (Receptor 2) is bordered by sandstone walls along the priory boundary (Photographs 17 and 18). Views are enclosed by woodland. Views into the site are screened in summer months but glimpses of grassland are possible between trees during the winter - spring period.
- 5.15 Allerton Priory and other associated buildings lie to the north of the site (Receptor B). They are set within mature gardens and surrounded by mature trees which provide a high degree of enclosure. (Photograph 9). The trees on the northern edge of the site provide a wooded setting to the priory and screening to the grassland across the site in summer months. Heavily filtered southerly views of the site would be possible during winter months.
- 5.16 The Priory Lodge on the north western corner of the site is on slightly lower ground than the site. The property has windows on the southern and eastern façades with views of grassland within the site. Woodland within the site provides a backdrop to these views. (Photograph 20).

Views from the East

- 5.17 The site is bordered by The Orchard private residential care home (Receptor A). This includes a single storey building with some windows on the western façade. Views are across a small area of mounded grassland towards mature trees on the eastern site boundary which provide a high degree of screening to the site (see photograph 2).
- 5.18 A bridleway is to the east of the care home (Receptor 3) and is bordered by sandstone walls to either side. Woodland behind these walls provides a high degree of enclosure preventing westerly views towards the site. Glimpses of the site would be possible in winter months but views would be heavily filtered by tree branches (see photograph 19).

Views from the South

- 5.19 Clarke Gardens (Receptor 1) is to the south of the site and was formerly part of Allerton Hall. From the areas of grassland in the northern part of the park there are northerly views towards trees and the sandstone wall boundary around the site along Woolton Road. There are occasional heavily filtered glimpses through the trees towards grassland and the derelict pavilion on site. (Photograph 12).
- 5.20 There are two storey cottages within the grass verge between both carriageways of Woolton Road (Receptor F). The properties have northerly views from both ground and upper storey windows towards the sandstone wall and a dense belt of trees within the site. These trees provide heavy filtering to these views. (Photograph 21).

Views from the West

- 5.21 Allerton Road (Receptor 4) and semi-detached properties along it are to the immediate west of the site. Views along the road are characterised by the sandstone wall bordering the site and of a mature wooded belt of trees beyond. This provides a high degree of filtering of grassland within the site. (Photographs 4, 11 and 16).
- 5.22 Properties along Allerton Road (Receptor D) are on slightly lower ground beyond a wide grass verge planted with mature trees. Views from upper storey windows are partially filtered by trees but are direct towards the site over the sandstone wall with some filtering. Properties closest to Heath Road have glimpsed views beyond the sandstone walls towards grassland on site and of woodland beyond. (Photographs 4 and 11). These properties restrict views of the site from other properties further to the west.
- 5.23 Along Heath Road (Receptor 7), Drennan Road (Receptor 8) and the southern part of Woolton Road (Receptor 5) views are channelled towards the site which is characterised by sandstone walls and woodland (see photograph 22). Springwood Lodge and a two storey detached property are adjacent to the junction of Allerton Road and Woolton Road (Receptor E). One is a single storey property with mature boundary trees which provides screening to north easterly views. The property to the immediate west is on lower ground with foreground views characterised by the adjacent property and trees within its grounds. There would be heavily filtered glimpses of trees on the boundary of the site from upper storey windows (see photograph 23).

Summary of Views

- 5.24 The Proposed Development site is on gently sloping land with a residential area to the west and occasional built form in wooded open space to the north, south and east. As described above built form and trees provide enclosure to the site. There are a number of receptors which will experience views of the site, however given the enclosure around the site these are generally limited to immediately adjacent to the site. Receptors are considered to be of high susceptibility to change where they are users of public open spaces (Clarke Gardens), also walkers and cyclists using the local road network where they are using the roads to reach the nearby open spaces for recreational purposes and local residents.

5.25 Public and private receptors have a medium sensitivity reducing to medium to low for motorists. There are no nationally or regionally important views; views are of local importance. Receptors that have the potential to experience the greatest change in their views include:

- Users of Allerton Road and Woolton Road;
- Users of the grassland within the northern part of Clarke Gardens;
- Users of the bridleway to the north of the site;
- Residents in properties along Allerton Road;
- Residents within flats in Allerton Priory and ancillary buildings;
- Residents in The Priory Lodge at the entrance to Allerton Priory; and
- Residents in The Orchard Private care home.

Locations with no views

- 5.26 There are no views from Allerton Tower Park gardens. Westerly views are contained by the 2m high sandstone wall bordering the bridleway and by woodland and mature Rhododendron shrubs. There are occasional glimpses through planting towards and angled above the 2m high sandstone walls. (see photograph 14) Views of intervening woodland trees to the west of the bridleway can be glimpsed. Views of the site are screened by these intervening trees.
- 5.27 There are no views from footpaths within Simpson Ground open space to the south east of the site due to screening by mature woodland along its north western and northern boundaries.
- 5.28 There are no views from Allerton Golf Course due to trees around the southern edge providing wooded enclosure and a permanent screening to views of the site all year round (see photograph 15).

6.0 The Proposed Development

- 6.1 The assessment of effects on landscape and views is based upon the proposed layout as presented in the Design and Access Statement.
- 6.2 The proposed development comprises up to 160 two, 2.5 and 3 storey detached dwellings. Dwellings would have a minimum of two parking spaces, with additional spaces provided for larger dwellings.
- 6.3 Three distinct areas of development are proposed on site. These would be accessed using the two existing accesses off Woolton Road and a new access created off Allerton Road for the north western parcel.
- 6.4 The masterplan indicates that approximately 25 houses will be constructed in the north eastern part of the site; 60 houses within the southern corner of the site and a further 65 houses within the north western part of the site.
- 6.5 The development is set within interconnected open space which includes a large area of parkland adjacent to Allerton Priory to create a buffer between the development and the priory. There is a new linear park which provides new pedestrian access in an east west direction across the site between Allerton Road and bridleways to the east. A perimeter footpath is proposed around the open space on the edge of the development. New properties are orientated to overlook areas of open space. The green space would be designed to create a country park setting to the development and incorporate footpath and spaces for seating, areas of amenity grass, wildflower meadows and shrub and tree planting.
- 6.6 The proposed development would retain the majority of the existing mature hedgerows and trees around the periphery of the site. The south-western and south-eastern boundaries would incorporate woodland planting to supplement existing tree belts.
- 6.7 In addition to footpaths through the open space, the internal layout of streets and pedestrian and cycle links would provide a high degree of permeability through the site.
- 6.8 Two attenuation ponds (as part of a Sustainable Urban Drainage Scheme (SuDS)) are proposed within open space around the perimeter of the site. The proposed open space would incorporate native woodland and shrub planting to create an informal country park character around the development. This planting would provide a green buffer and filter views of the new proposed development from the adjacent residents.

7.0 Assessment of Effects on Landscape Character

- 7.1 The effect of a development on landscape character depends upon both the sensitivity of the landscape resource and the scale or magnitude of the effect. Landscape sensitivity combines judgements of 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. The scale of effect relates to the degree of change to the landscape character, both in nature and duration. More weight is generally given to effects that are greater in scale and permanent.

Landscape Susceptibility to Change

- 7.2 The application site is on gently sloping grassland with a residential area to the west and occasional built form in wooded open space to the north, south and east. This includes new apartments adjacent to the Allerton Priory which is also converted for residential use. As described above built form and trees provide enclosure to the site. Residential development on the site would need to retain the key landscape characteristics of wooded boundaries with frequent mature trees, which creates the wooded setting to this part of Allerton.
- 7.3 There is residential development already present in the landscape, and there is some screening to the site by trees, hedgerows and landform. Overall the application site and surrounding landscape is able to accommodate the proposed development without suffering detrimental effects on its character and has a medium susceptibility to change.

Landscape Sensitivity

- 7.4 In order to assess the significance of the changes that would arise from the proposed development, the site's landscape character has been ascribed a level of landscape sensitivity. The judgement of landscape sensitivity considers the landscape's susceptibility to change to the development proposed, and the value attached to the landscape potentially affected.
- 7.5 As established in the landscape baseline at Section 4, the landscape in and around the application site is of local value and it is of medium susceptibility to change. Overall the local landscape is of medium sensitivity to the proposed residential development.

Landscape Effects On Completion

- 7.6 On completion the development parts of the site would be an enduring presence in the landscape and would alter the site from rough grassland surrounded by mature trees to low density two to three storey residential development and areas of open space surrounded by mature trees.

- 7.7 The trees within and surrounding the application site, which contribute positively to the character of the site and surrounding roads and open spaces would be retained and incorporated into green space within the development.
- 7.8 The proposals include a new access into the site from Allerton Road. This would result in an alteration to the continuous sandstone wall and some tree loss. However this road is already characterised by frequent entrances into bridleways, to Allerton Priory and the golf course as well as areas of residential development. The retention of the majority of the mature trees and sandstone wall will help to maintain the formal and wooded character to the road.
- 7.9 The site is adjacent to an established residential area often characterised by tree lined roads, housing set behind trees and areas of recently constructed housing as well as areas of open space surrounded by trees. Development would alter the landscape character of the site making it more suburban. However, the retention of woodland on all the boundaries would retain the key characteristics of the site and surrounding roads and retain a high degree of wooded enclosure. In addition the presence of existing built form to the immediate west and wooded character of open space to the north, east and south mean that the effects on landscape character would be localised and generally limited to the site, Allerton Road and parts of Clarke Gardens to the south. Overall the magnitude of effect would be moderate adverse for the site as there would be a partial alteration to key features and the introduction of prominent elements. Given the site's medium sensitivity this would give rise to a **moderate adverse** significance of effect for the site.
- 7.10 The high degree of enclosure within the landscape formed by extensive areas of mature trees and woodland mean that in the wider area the effects on landscape character would be barely perceptible and no greater than low adverse magnitude and **minor adverse** significance of effect. The character of residential development separated by extensive areas of wooded open space would remain as would the character of wooded roads often lined by sandstone walls with formal entrances into development and open spaces.
- 7.11 Allerton Priory is set within wooded grounds which enclose and separate it from the site. The retention of these trees and additional tree and shrub planting as well as new parkland open space adjacent to the boundary with the priory will help retain its enclosed wooded character. The enclosed character of the driveway to the priory bordered by woodland and sandstone walls would also be retained. Landscape effects on the character of Allerton Priory would be **minor adverse**.

Landscape Effects After 15 Years

- 7.12 After 15 years tree and shrub planting would be established and would make a positive contribution to the character of the application site and integrate it into its surroundings. There would continue to be a minor alteration to key features and characteristics of the existing local landscape and in the long-term the significance of effect would be **minor adverse**.

8.0 Assessment of Effects on Views

- 8.1 This section assesses the anticipated changes in baseline views as a consequence of the proposed development. The locations of visual receptors are shown at Figure 3. The photographs Figures 5.1 to 5.9 provide the photography of the area and are referred to in places in the text below. Photograph locations are provided at Figure 4. Further information on how views have been assessed is set out in the method at Appendix A.

Value of Views

- 8.2 The application site is not designated for its landscape quality at a national or local level and it is not part of a Conservation Area or World Heritage Site. Judgements about the value attached to the views experienced have been 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. There is no public access into the site. The views of the site experienced from the surrounding area are of local value, as they are valued by residents, workers and visitors..

Susceptibility to Change and Sensitivity of Visual Receptors

- 8.3 The susceptibility to change of visual receptors as a result of the proposed development is set out in Table 5 of the method at Appendix A. In accordance with the method set out at Appendix A, the judgements on susceptibility to change and the value of the view (provided at Paragraph 8.2 above) have been combined to form an overall judgement on visual receptor sensitivity.

Visual Effects On Completion

Table 7.1 summarises the judgements recorded in the Visual Impact Table (Appendix 2) when assessing anticipated visual effects of the proposed residential development on each of the visual receptors.

Table 2: Summary of Anticipated Visual Effects on Completion

Visual Receptor		Sensitivity	Magnitude of Effect	Significance of effects on completion
<i>Public</i>				
1	Clarke Gardens	Medium	Moderate adverse	Minor adverse
2	Bridleway to North of site	Medium	Negligible adverse	Negligible adverse
3	Bridleway to East of site	Medium	Negligible adverse	Negligible adverse

Visual Receptor		Sensitivity	Magnitude of Effect	Significance of effects on completion
4	Properties along Allerton Road	Low-Medium	Moderate adverse	Minor adverse
5	Woolton Road (B5171)	Low-Medium	Moderate adverse	Minor adverse
6	Ye Priory Court	Medium	Low adverse	Minor adverse
7	Heath Road	Medium	Negligible	Negligible
8	Drennan Road	Medium	Low adverse	Negligible
<i>Private</i>				
A	The Orchard Residential Care Home	Medium	Negligible	Negligible
B	Allerton Priory	Medium	Moderate adverse	Minor adverse
C	Priory Lodge	Medium	Moderate adverse	Moderate adverse
D	Properties along Allerton Road	Medium	Moderate adverse	Minor adverse
E	Springwood Lodge & detached two storey property	Medium	Negligible	Negligible
F	The Cottage and 4 The Cottage	Medium	Negligible	Negligible

Public Views

- 8.4 The most significant visual effects of the proposed development on public views on completion (at 0 years) would be experienced by receptors closest to the site. Visual effects of **moderate adverse** significance would be experienced by walkers using the northern part of Clarke Gardens (Receptor 1), users of Allerton Road (Receptor 4) and Woolton Road (Receptor 5). Views of trees with grassland beyond would be replaced by residential development beyond trees. Some views would include new entrances off Allerton Road and Woolton Road. The introduction of properties across a moderate proportion of a filtered views would result in a moderate adverse magnitude of effect resulting in a moderate adverse significance of effect. During summer months the site would become less visible as retained boundary trees provide a higher degree of filtering to views.
- 8.5 Visual effects of **minor adverse** significance would be experienced by people using the private driveway to Allerton Priory Ye Priory Court (Receptor 6) and in channelled views along Drennan Road (Receptor 8). New properties would be visible beyond retained mature trees along a short section of the roads replacing views of grassland. Boundary trees would provide filtering of the views and the alteration would be across a low proportion of the views.
- 8.6 Public receptors 2, 3 and 7 would experience a **negligible** significance of effect on completion. Views of new properties on site would be distant, screened by the sandstone wall or heavily filtered by intervening vegetation making the change barely perceptible.

Private Views

- 8.7 The most significant visual effects predicted in private views on completion (at 0 years) would be for those properties closest to the site. Moderate adverse significance of visual effect would be experienced by residents on upper floors at Allerton Priory (Receptor B), Priory Lodge (Receptor C) and residents of properties opposite the site on Allerton Road (Receptor D). There would be direct and for Receptor C open views of the proposed development replacing views of grassland with woodland beyond. For the priory some apartments are on upper storeys which allows views over parts of the site beyond retained mature trees. New properties would be set beyond new open space. From ground floor windows in the priory views of new development would be heavily filtered and barely perceptible.
- 8.8 Residents on Allerton Road (Receptor D) would have filtered views of the development beyond trees around the periphery of the site and along a verge on Allerton Road. No's 26, 28, 30 & 32 Allerton Road would have direct channelled views along the proposed access of new housing, driveways and front gardens although again beyond trees along the western side of Allerton Road.
- 8.9 Other private receptors (Receptors A, E and F) would experience effects of negligible significance. The development would be heavily filtered and barely perceptible in views.

Visual Effects After 15 Years

Public Views

- 8.10 For the majority of receptors, the significance of effect on views after 15 years establishment would be lower than on completion. The new tree planting within the open spaces and along the boundaries of the site would have established and would provide further filtering of views of new development.
- 8.11 The significance of effect in public views after 15 years from walkers within Clarke Gardens (Receptor 1), users of Allerton Road (Receptor 4), users of Woolton Road (Receptor 5) and Ye Priory Court (Receptor 6) would reduce from moderate adverse to minor adverse. The significance of effect from Drennan Road (Receptor 8) would reduce from minor adverse significance to negligible. Minor adverse significance of effect would remain for people using Ye Priory Court (Receptor 6). The significance of effect from the bridleway to the north of Allerton Priory (Receptor 2), the bridleway to the east of Allerton Priory (Receptor 3) and users of Heath Road (Receptor 7) would remain negligible.

Private Views

- 8.12 The most significant visual effects predicted in private views after 15 years would be moderate adverse for residents at Priory Lodge (Receptor C). Whilst tree planting within open space and boundary hedgerows would mature the properties would be visible through and above this planting.
- 8.13 Visual effects for residents at Allerton Priory (Receptor B) and residents on Allerton Road (Receptor D) would reduce to minor adverse significance of effect. Tree and shrub planting within the site would establish to provide a greater degree of filtering to views of new properties and reinforcing the wooded outlook presently experienced from the properties.
- 8.14 The significance of effect on views from residents of The Orchard Nursing Home (Receptor A), Springwood Lodge and adjacent property (Receptor E) and The Cottage and 4 The Cottage (Receptor F) would remain negligible.

9.0 Compliance with Policy

- 9.1 Planning Practice Guidance Note 'Natural Environment' refers to national and local landscape character assessments. This assessment has considered these published character assessments in combination with field assessment to assess the value of the land associated with the application site in terms of its intrinsic character and beauty. The landscape has been assessed as being of local value.
- 9.2 The application site is designated as both a green wedge and open space within Liverpool CC UDP (policies OE3: green wedge and OE11: open space).
- 9.3 The application site is adjacent to the edge of Allerton and is important in providing a green and wooded setting to Allerton Road and Woolton Road. There is a high degree of enclosure within the green wedge with each area of open space being surrounded by mature trees and areas of woodland. This provides a sense of separation between the spaces and a complete screen between the two residential areas of Woolton and Allerton. As stated within the assessment of effects on landscape character (paragraph 7.10), development on site would have a localised effect on landscape character limited to the site and adjacent roads and to a lesser degree part of Clarke Gardens. Within the remainder of the green wedge the change to landscape character would be barely perceptible.
- 9.4 Policy OE11 lists a number of factors to be considered to ensure no material harm for development on open space. As described in the previous chapters the visual amenity of the application site is in its role as a wooded backdrop to Allerton Road, Woolton Road and the edge of Clarke Gardens.
- 9.5 Features of the proposals that contribute positively to policies OE3 and OE11 include:
- Creation of three distinct areas of development set within a new country park landscape to retain a sense of openness within the site;
 - Creation of a new central parkland open space to provide a buffer between the new development and Allerton Priory;
 - Retention of mature trees around the edge of the site integrating them into new open space within the proposals ensuring their long term management and also enhancement of biodiversity through additional planting;
 - Creation of vistas through the development where there are currently no important vistas into or across the site;
 - Retention of the mature belts of trees and woodlands around the periphery of the site and the sandstone wall along Allerton Road and Woolton Road to retain a parkland estate character;
 - Creation of new publically accessible areas of open space and pedestrian linkages between Allerton Road (and residents to the west) to the bridleways to the east and Clarke Gardens to the site on land that is currently private; and
 - Retention of the wooded edge character adjacent to Clarke Gardens and new pedestrian linkages to the open space.

10.0 Conclusion

Effects on Landscape Character

- 10.1 The application site is part of a gently sloping tract of grassland within the conurbation of Liverpool. The site is an enclosed wooded area of rough grassland with no public access. The wooded boundaries are distinctive features of the site and the surrounding street scene. These would be retained and new development set within the mature wooded framework within areas of open space. The development will introduce built form onto the site and result in an alteration to the landscape character of the site. The high degree of enclosure to the landscape surrounding the site means that landscape effects of **moderate adverse** significance are only experienced on the site, roads immediately adjacent and the northern part of Clarke Gardens. Within the wider landscape the high degree of enclosure would mean the development was a barely perceptible change to landscape character.
- 10.2 The enclosed wooded grounds of Allerton Priory would remain and effects on the landscape character of the priory would be of **minor adverse** significance.
- 10.3 After 15 years, tree and hedgerow planting would be established and would make a positive contribution to the character of the application site. However there would continue to be a minor alteration to key features and characteristics of the existing local landscape. In the long-term the significance of effect would reduce to **minor adverse**.

Effects on Views

- 10.4 The frequency of trees and woodland provides a high degree of enclosure around the site and views of the site are only possible from roads, open space and residents immediately adjacent.

Visual effects on completion

- 10.5 The mature trees would be retained around the periphery of the site. Once established, new tree planting within the site would also assist in filtering views of new houses. The introduction of new residential development would alter the views from rough grassland and trees. For most receptors views of the site are filtered (in summer time heavily) by the mature trees around the site. On completion the significance of effect on views experienced by visual receptors would range between **moderate adverse** and **negligible**.
- 10.6 Visual effects of **moderate adverse** significance would be experienced by walkers in the northern part of Clarke Gardens (Receptor 1), users of Allerton Road (Receptor 4) and users of Woolton Road (Receptor 5).
- 10.7 People using Ye Priory Court (Receptor 6) and Dinnan Road (Receptor 8) would experience a **minor adverse** significance of effect on completion. Generally these views are experienced along a short section of the route and would be more heavily filtered by intervening vegetation.

- 10.8 Public receptors 2 and 3 (Bridleways north and east of the site) and 7 (Heath Road) would experience a **negligible** significance of effect on completion.
- 10.9 The most significant visual effects predicted in private views on completion (at 0 years) would be a **moderate adverse** significance of effect experienced by residents Allerton Priory (Receptor B), Priory Lodge (Receptor C) and residents of Allerton Road opposite the site (Receptor D) who would have near, direct and open views of the proposed development.
- 10.10 Residents at The Orchards Residential Care Home (Receptor A), Springwood Lodge and detached two storey property (Receptor E) and The Cottage and 4 The Cottage (Receptor F) would experience visual effects of **negligible** significance on completion.

Visual effects after 15 years

- 10.11 For the majority of receptors, the significance of effect on views after 15 years establishment would be lower than on completion. The new tree planting within the open spaces and along the boundaries of the site would have established and would filter and soften views.
- 10.12 Visual effects of **minor adverse** significance would be experienced by Clarke Gardens (Receptor 1), users of Allerton Road (Receptor 4), users of Woolton Road (Receptor 5) and Ye Priory Court (Receptor 6). **Negligible** effects would be experienced by other public receptors.
- 10.13 Visual effects of **moderate adverse** significance would be experienced by residents of Priory Lodge (Receptor C). Visual effects of **minor adverse** significance would be experienced by residents at Allerton Priory (Receptor B) and residents on Allerton Road (Receptor D). **Negligible** effects would be experienced by other private receptors.

APPENDIX A: Method

Appendix A - Method for Landscape and Visual Assessment

- A.1 The assessment of the likely significant effects on landscape character and views of the Proposed Development has been undertaken by Chartered Landscape Architects from The Environment Partnership (TEP) Ltd who are experienced in landscape assessment. The method for the landscape and visual assessments are based on GLVIA3 guidance, which as stated in paragraph 1.20 of GLVIA3:

“concentrates on principles while also seeking to steer specific approaches where there is a general consensus on methods and techniques. It is not intended to be prescriptive, in that it does not provide a detailed ‘recipe’ that can be followed in every situation. It is always the primary responsibility of any landscape professional carrying out an assessment to ensure that the approach and methodology adopted are appropriate to the particular circumstances.”

Landscape Assessment Method

- A.2 There are five stages to the method of assessment of landscape effects as detailed in GLVIA3 Volume 5. These comprise:

- scope;
- establishing the landscape baseline;
- predicting and describing landscape effects;
- assessing the significance of landscape effects; and
- judging the overall significance of landscape effects.

Scope of the Landscape Assessment

- A.3 In accordance with paragraph 5.2 of GLVIA3 *“scoping should identify the area of landscape that needs to be covered in assessing landscape effects.”*
- A.4 The physical scope of this landscape assessment has been informed by field assessment, which was undertaken in July 2014.

Establishing the Landscape Baseline

Desk Based Assessment

- A.5 A review of relevant information, guidance and planning policy relating to the Proposed Development and the landscape (and views) has been undertaken including:
- NPPF;
 - Local Planning Policy;
 - Published national and local landscape character assessments including; and
 - Ordnance Survey mapping and aerial photography.

Site Assessment

- A.6 Desk study and field survey work commenced in July 2014 by TEP to gather landscape and visual baseline information to inform the masterplan process. Further visits were made in December 2014 and again in April 2016 prior to carrying out the assessment of effects of the proposals.
- A.7 Site assessment of landscape character and views, of the Proposed Development has involved visits to the area by car and on foot, and the landscape and views have been experienced, and landscape characteristics and features recorded from publicly accessible locations.

Reporting on the Baseline Situation

- A.10 Following desk based and site assessments the landscape baseline has been described and supported with illustrations where necessary, including maps illustrating published national and local landscape character areas, and topography. As stated in paragraph 5.33 of GLVIA3, "*individual elements and aesthetic and perceptual aspects of the landscape*" should be identified and described, with a particular emphasis on any key characteristics that contribute to the distinctive character of the landscape. GLVIA3 paragraph 5.33 also states that "*the condition of the landscape, including the condition of elements or features such as buildings, hedgerows or woodland*" should be identified.
- A.11 GLVIA3 paragraph 5.33 also states that the landscape should be described as it is at the time, but consideration should also be given to the future baseline i.e. what it may be like in the future in the absence of the development proposed.
- A.12 As part of establishing the baseline situation the value of the landscape potentially affected is evaluated. This is in accordance with paragraph 5.44 of GLVIA3. Landscape value is also referred to below as part of the method for 'Assessing the Significance of Landscape Effects'.
- A.13 Highly valued landscapes are typically identified by national level designations such as National Parks and AONB. 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 Policy Statement 7 (replaced by the NPPF) advised against local designations and advocated a 'criteria-based' approach to landscape protection and enhancement.
- A.14 Undesignated landscapes and features are also valued. 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.*" GLVIA3
- A.15 GLVIA3 also states in Box 5.1 under paragraph 5.28, those factors that can help in the identification of valued landscapes include; landscape quality (condition); scenic quality; rarity; representativeness; conservation interest; recreation value; perceptual aspects and associations. These factors have been considered when determining landscape value. Local landscape character assessments have also been reviewed to inform judgements made on landscape value.
- A.16 Paragraph 5.19 of GLVIA3 states that "*landscapes or their component parts may be valued at the community, local, national or international levels.*"

Predicting and Describing Landscape Effects

- A.17 Once the landscape baseline has been established, baseline information is combined with an understanding of the components of the development proposed that would potentially be introduced into the landscape, to identify and describe the landscape effects. This is in accordance with paragraph 5.34 of GLVIA3.
- A.18 Paragraph 5.34 of GLVIA3 refers to two steps when predicting landscape effects. These are summarised below:
- The first step is to identify the components of the landscape that are likely to be affected by the scheme; and
 - The second step is to identify interactions between these landscape receptors and the different components of the development at all its different stages.
- A.19 Landscape effects in this assessment have been predicted based on the above approach. The description of landscape effects has been presented as appropriate for this assessment. The type of landscape effects predicted as a result of the Proposed Development include, where relevant, effects that are direct, indirect, short, medium and long term, permanent and temporary, positive (or beneficial) and negative (or adverse). These are discussed further below.

Assessing the Significance of Landscape Effects

- A.20 The following method for the assessment of the likely significant effects of the Proposed Development on the landscape is in accordance with the guidelines at paragraph 5.38 to 5.52 of GLVIA3. Assessing the significance of identified landscape effects requires an assessment of the sensitivity of the landscape affected (its susceptibility to change and value), and an assessment of the magnitude of the effect (size or scale); geographical extent; nature of the effect (adverse or beneficial); and its duration and reversibility on the landscape.
- A.21 National and local level landscape character assessments have been used as the basis for establishing the baseline environment for the landscape assessment and have been supplemented with field observations where differences or refinements were noted.

Landscape Sensitivity

- A.22 In accordance with paragraph 5.39 of GLVIA3, landscape sensitivity combines judgements of 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.

Susceptibility to Change

- A.23 The susceptibility of a landscape to change is dependent on the characteristics of the receiving landscape and the type and nature of the development proposed. Landscape character types or areas also have varying sensitivity to the types of development they are able to accommodate. In accordance with paragraph 5.42 of GLVIA3, the assessment of susceptibility is tailored to the development proposed, and is considered as part of the assessment of effects, and is not recorded as part of the landscape baseline.
- A.24 The judgement on the susceptibility of a landscape to the change proposed is recorded as high, medium or low. The susceptibility of the landscape to the Proposed Development has been assigned to the landscape in the project study area in accordance with **Table 1** overleaf.

A.25 Table 1 - Susceptibility to Change

Susceptibility to Change	Typical Criteria
High	<ul style="list-style-type: none"> there is no existing residential development and built form present in the landscape; and or there is limited or no screening by trees, woodland, hedgerow, landform, and or built form; and or the landscape cannot accommodate the operation (and construction) of the Proposed Development without suffering detrimental effects on its character.
Medium	<ul style="list-style-type: none"> there is some small-scale residential development and built form present in the landscape; and or there is some screening by trees, woodland, hedgerow, landform, and or built form; and or the landscape is generally able to accommodate the operation (and construction) of the Proposed Development without suffering detrimental effects on its character.
Low	<ul style="list-style-type: none"> there is already large-scale residential and built development present in the landscape; and or there is screening by trees, woodland, hedgerow, landform, and or built form; and or the landscape is able to accommodate the operation (and construction) of the Proposed Development without suffering detrimental effects on its character.

Value of the Landscape

A.26 As stated and discussed above, the value of the landscape potentially affected by a development proposal is evaluated when establishing the landscape baseline.

Landscape Sensitivity

A.27 As identified above landscape sensitivity considers the landscape's susceptibility to change to the development proposed, and the value attached to the landscape potentially affected. The assessment of landscape sensitivity has been assigned to the landscape with consideration to the typical criteria identified in **Table 2** overleaf.

Table 2 - Landscape Sensitivity

Landscape Sensitivity	Typical Criteria
High	The landscape has a high susceptibility to change and has national value ; or The landscape has a medium susceptibility to change and has national value.
Medium	The landscape has a high susceptibility to change and has local value; or The landscape has a medium susceptibility to change and has local value; or The landscape has a low susceptibility to change and has national value.
Low	The landscape has a low susceptibility to change and has local value.

A.28 Consideration has also been given to paragraph 5.46 of GLVIA3, where it states that there can be complex relationships between the value of a landscape and the landscape's susceptibility to change, which are noted as being especially important when considering change within or close to designated landscapes. GLVIA3 provides the following examples:

- *“an internationally, nationally or locally valued landscape does not automatically, or by definition, have high susceptibility to all types of change;*
- *it is possible for an internationally, nationally or locally important landscape to have relatively low susceptibility to change resulting from the particular type of development in question, by virtue of both the characteristics of the landscape and the nature of the proposal;*
- *the particular type of change or development proposed may not compromise the specific basis for the value attached to the landscape.”*

A.29 In accordance with paragraph 5.42 of GLVIA3, landscape sensitivity is considered as part of the assessment of effects, where the judgements on susceptibility to change are identified.

Magnitude of Effect

A.30 In accordance with paragraphs 5.48 to 5.52 of GLVIA3 the magnitude of effect on the landscape is considered with regard to the size or scale of change in the landscape likely to be experienced as a result of a development; the geographical extent of the area influenced; the nature of the effect (adverse or beneficial), and the duration and reversibility of the effect, as detailed in GLVIA3.

A.31 More weight is usually given to effects that are greater in scale and long-term in duration. In assessing the duration of the effect, consideration is given to the effectiveness of mitigation, particularly where planting is proposed as part of the works which would change the scale of the landscape effect. The following aspects

have been taken into consideration in determining the magnitude of effects on landscape character.

Size or Scale

- A.32 Determining the size or scale of landscape effect takes account of the loss or the addition of features in the landscape and the changes anticipated in its composition as a result of the Proposed Development. Consideration is also given to whether the predicted landscape effect changes the key characteristics of the landscape that influences the distinctive character of the landscape.

Geographical Extent

- A.33 The geographical area likely to be affected by the Proposed Development is considered in the landscape assessment. Landscape effects can be experienced at the site level (i.e. within the Proposed Development site), at the scale of the landscape character area within which the Proposed Development is; and also at a large scale where the Proposed Development would influence several landscape character areas.

Duration and Reversibility of Landscape Effects

- A.34 These are separate but linked considerations. Duration has been judged on a scale of:
- short-term: 0 to 5 years including the construction period and on completion;
 - medium-term: 5 to 15 years including establishment of replacement and proposed mitigation planting; and
 - long-term: 15 years onwards for the life of the Proposed Development.
- A.35 Reversibility is a judgement about the prospects and the practicality of the landscape effects being reversed. For example, while some forms of development such as housing can be considered permanent, others such as electrical infrastructure can be considered as reversible since they have a limited life and could eventually be removed and the land reinstated. Reversibility is particularly relevant to construction effects as works will cease and land and most landscape features will be reinstated in the short-term.

Direct and Indirect Effects

- A.36 In this landscape assessment, both 'direct' and 'indirect' effects have been considered.

Magnitude of Effect

- A.37 The magnitude of effect considers the scale of change (i.e. whether it is high, moderate, low or negligible); its nature (adverse, beneficial or neutral); and its duration (short, medium or long-term) and its reversibility.
- A.38 **Table 3** below describes the magnitude criteria for the landscape assessment, which can be adverse or beneficial.

Table 3 - Criteria for the Assessment of the Magnitude of Effect on Landscape Character

Magnitude of Effect	Typical Criteria
High	<p>Major alteration to key features or characteristics in the existing landscape and/or the introduction of elements considered totally uncharacteristic.</p> <p>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.</p>
Moderate	<p>Partial alteration to key features or characteristics of the existing landscape and/or the introduction of prominent elements.</p> <p>Typically this would be where there would be a perceivable scale of change to the character of the landscape for the medium and long- term; or where there would be a great scale of change on the landscape for the short-term.</p>
Low	<p>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.</p> <p>Typically this would be where there is a perceivable or low scale of change to the character of the landscape for the short-term; or where there would be a low scale of change on the landscape in the medium or long-term.</p>
Negligible	<p>A very minor alteration to key features or characteristics of the existing landscape.</p> <p>Typically this would be where in the short, medium or long-term the scale of change on landscape character would be barely perceptible.</p>

Judging the Overall Significance of Landscape Effects

A.39 GLVIA3 paragraph 5.53 states 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.”

- A.39 The assessment of the significance of the 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.”*
- A.40 Paragraph 5.56 of GLVIA3 states that it is reasonable to say that the more significance effects would relate to those that 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.”*
- A.41 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.”*
- A.42 Judgements on the significance of effect on landscape character, which can be beneficial (enhance the landscape) or adverse (at odds with or harmful to the landscape’s key features or character) consider the typical criteria presented in **Table 4** overleaf.

Table 4 - Significance of Landscape Effects

Significance	Typical Criteria
Major adverse	<p>An effect of major adverse significance is generally recorded where a high adverse magnitude of effect occurs to a high or medium sensitivity landscape receptor.</p> <p>For example, when the Proposed Development would:</p> <ul style="list-style-type: none"> • be at complete variance with the landform, scale and pattern of the landscape; • would permanently degrade, diminish or destroy the integrity of valued characteristic features and/or their setting; • would substantially damage a high quality, highly valued landscape.
Moderate adverse	<p>An effect of moderate adverse significance is generally recorded where a moderate adverse magnitude of effect is experienced by a landscape receptor of high or medium sensitivity.</p> <p>For example, when the Proposed Development would:</p> <ul style="list-style-type: none"> • be at considerable variance with the landform, scale and pattern of the landscape; • would degrade, diminish or destroy the integrity of some characteristic features and/or their setting; • would cause damage to the character of a valued landscape.
Minor adverse	<p>An effect of minor adverse significance generally relates to a low adverse magnitude of effect on the landscape.</p> <p>For example, when the Proposed Development would:</p> <ul style="list-style-type: none"> • result in short-term landscape effects; • not quite fit into the landform, scale and pattern of the landscape; • have an adverse effect on an area of recognised landscape character.
Negligible	<p>An effect of negligible significance is recorded where a negligible magnitude of effect occurs.</p> <p>For example, when the Proposed Development would:</p> <ul style="list-style-type: none"> • be in keeping with the scale, landform and pattern of the existing landscape; • maintain the existing landscape quality.

Significance	Typical Criteria
Minor beneficial	<p>An effect of minor beneficial significance generally relates to a low beneficial magnitude of effect on the landscape.</p> <p>For example, when the Proposed Development would:</p> <ul style="list-style-type: none"> • fit with the scale, landform and pattern of the landscape; • enable the restoration of valued characteristic features partially lost through other land uses to improve the landscape quality and character.
Moderate beneficial	<p>An effect of moderate beneficial significance is generally recorded where a moderate beneficial magnitude of effect is experienced by a landscape receptor of high or medium sensitivity.</p> <p>For example, when the Proposed Development would:</p> <ul style="list-style-type: none"> • fit well with the existing scale, landform and pattern of the landscape; • improve the quality of the landscape through removal of damage caused by previous or existing land uses.
Major beneficial	<p>An effect of major beneficial significance is generally recorded where a high beneficial magnitude of effect occurs to a high or medium sensitivity landscape receptor.</p> <p>For example, when the Proposed Development would:</p> <ul style="list-style-type: none"> • enhance and redefine the landscape character in a beneficial manner; • repair or restore landscape badly damaged or degraded through previous or existing land uses.

Visual Assessment Method

A.43 As stated above in relation to the method for the landscape assessment, there are also five stages to the method of assessment of visual effects. These stages are detailed in GLVIA3, Chapter 6, and comprise:

- scope
- establishing the visual baseline;
- predicting and describing visual effects;
- assessing the significance of visual effects; and
- judging the overall significance of visual effects.

Scope of the Visual Assessment

A.44 In accordance with paragraph 6.2 of GLVIA3 “*scoping should identify the area that needs to be covered in assessing visual effects, the range of people who may be affected by these effects and the related viewpoints in the study area that will need to be examined.*”

- A.45 The physical scope of this visual assessment has been informed by field assessment, undertaken in April and May 2014 and the reasons for refusal. The visual assessment considered all receptors in close proximity where the Proposed Development was anticipated to be seen in a greater proportion of the view's and visual receptors would potentially experience the greatest effects.

Establishing the Visual Baseline

Desk Based Assessment

- A.46 A review of relevant information, guidance and planning policy relating to the Proposed Development and the landscape (and views) has been undertaken including:
- NPPF;
 - Local Planning Policy;
 - Published national and local landscape character assessments; and
 - Ordnance Survey mapping and aerial photography.

Site Assessment

- A.47 Desk study and field survey work undertaken during April and May 2014 has been used as the basis for defining the area from where the Proposed Development would potentially be visible and in identifying visual receptors.
- A.48 Views (and landscape character) have been recorded in early summer. Site assessment of the Proposed Development has involved visits to the area by car and on foot and views have been considered from publicly accessible locations. Where views from private properties have been considered, the assessment has been based on the nearest publicly accessible viewpoint.
- A.49 The viewpoints from which the Proposed Development would actually be seen by visual receptors were identified. These include:
- public viewpoints, including public rights of way (PRoW) and other recreation routes, users of public open space, attractions and outdoor recreation facilities;
 - private viewpoints, including residential properties and places where people work; and
 - transport routes where there are views from private vehicles, cyclists pedestrians on pavements, and forms of public transport.
- A.50 All potential visual receptors of the Proposed Development have been considered in the visual assessment. Visual receptors have been divided into public and private to assist with categorising receptor types and selecting viewpoints, in accordance with paragraphs 6.16 and 6.17 of GLVIA3. Sequential views have been considered along the length of public routes identified for assessment. The description of views notes the changes to views as the receptor travels along the identified route. In this visual assessment views along PRoW and roads have been assessed sequentially.

Predicting and Describing Visual Effects

- A.51 In accordance with paragraphs 6.26 to 6.29 of GLVIA3 preparation of the visual baseline is followed by the systematic identification of likely effects on potential visual receptors. Site survey tables and desk based assessment are used to

consider the different sources of visual effects alongside visual receptors that would be affected. This assists with the initial identification of likely significant effects for further study. In order to assist in the description and comparison of the effects on views site survey tables includes information on:

- the nature of the view of the Proposed Development based on; with consideration of the angle of the view (direct or oblique); proportion of filtering or screening by vegetation, landform or built form; topography (looking down to, level or up to);
- the proportion or extent of the view affected by the Proposed Development;
- the distance of the receptor or viewpoint from the Proposed Development;
- description of the baseline view and the value attached to the view; and
- degree of change from the baseline view including scale and proximity, distance and extent of view affected, creation of a new visual focus in the view, introduction of new man-made objects, alteration of visual scale, and change to the degree of visual enclosure.

A.52 Consideration is given to the seasonal differences in effects arising from the varying degree of screening and or filtering of views by vegetation that will apply in summer and winter. Site assessment work was undertaken in the spring and in the winter, with least leaf cover and therefore minimum screening, to provide a maximum visibility scenario of the winter condition of vegetation.

A.53 An informed professional judgement is then made as to whether the visual effects are beneficial or adverse (or in some cases negligible or no change) in their consequences for views and visual amenity. This is based on a judgement about whether the change will affect the quality of the view given the nature of existing views.

Assessing the Significance of Visual Effects

A.54 The following method for the assessment of the likely significant visual effects of the Proposed Development is in accordance with the guidelines at paragraph 6.30 to 6.45 of GLVIA3, and considers receptor sensitivity (determined by susceptibility to change and value of the view), the magnitude of the effect (size or scale; geographical extent; adverse or beneficial nature of the effect and its duration and reversibility) resulting from the proposed change to the view and the significance of the effect.

Receptor Sensitivity

A.55 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

A.56 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.

A.57 The land use planning system considers that public views are of greater value than views from private property. Visual assessment work gives equal weight to the assessment of public views and private views.

- A.58 Views from public viewpoints, including areas of land and buildings providing public access, transport routes and places where people work have been assessed. Private views from residential properties have also been assessed. In accordance with paragraph 6.33 of GLVIA3 the visual receptors most susceptible to change are generally likely to include:
- residents at home;
 - people, whether residents or visitors, who are engaged in outdoor recreation, including use of PRow, whose attention or interest is likely to be focused on the landscape and on particular views;
 - visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience; and
 - communities where views contribute to the landscape setting enjoyed by residents in the area.
- A.59 Travellers on roads, rail or other transport routes tend to fall into an intermediate category of medium susceptibility to change. Where travel involves recognised scenic routes such as rural lanes and tourist routes, awareness of views is likely to be higher. Where travel involves main roads or motorways awareness of views is likely to be lower.
- A.60 In accordance with paragraph 6.34 of GLVIA3 visual receptors likely to be less sensitive to change include:
- people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape; and
 - people at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life).
- A.61 In visual assessment, lower storey views from residential properties are generally considered to be of greater susceptibility to change than upper storey views, as these are the rooms in which residents spend more time experiencing the view. There are exceptions to this as some residences have living rooms on upper storeys and this has been taken into consideration if evident.
- A.62 In accordance with paragraph 6.35 of GLVIA3 *“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”*.
- A.63 For this assessment Susceptibility to Change has generally been assigned to receptors as shown in **Table 5** overleaf.

Table 5 - Susceptibility to Change

Receptor	Susceptibility to Change
Residential properties (Lower storeys and gardens)	High
Residential properties (Upper storeys)	Medium
Users of PRow and other recreation routes	High
Public Open Space/attractions where surroundings are important to the experience	High
Users of Sports Pitches	Low
Users of Golf Courses	Medium
Students in accommodation	Low-Medium
Workers in their work place where setting not important to quality of working life	Low
Workers on the land and in other situations where setting is important	Medium
Motorists and passengers on main roads	Low-Medium
Motorists and passengers on rural lanes and tourist routes	Medium-High
Rail Passengers	Medium

Value of the View

A.64 Judgements about the value attached to the views experienced has been 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. 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.

Receptor Sensitivity

A.65 As identified above, the sensitivity of visual receptors depends on the susceptibility of the view to change, and the value attached to the view experienced. Receptor sensitivity has been assigned to receptors in accordance with **Table 6** below.

Table 6 - Receptor Sensitivity

Receptor Sensitivity	Typical Criteria
High	The receptor view has a high susceptibility to change and has national or regional value; or The receptor view has a medium susceptibility to change and has national value.
Medium	The receptor view has a high susceptibility to change and has local value; or The receptor view has a medium susceptibility to change and has local or regional value.
Low	The receptor view has a low susceptibility to change and has local, regional or national value.

Magnitude of Effect

- A.66 In accordance with paragraphs 6.38 to 6.41 of GLVIA3 the magnitude of effect evaluates the visual effects identified in terms of the size or scale of each component of a development; the geographical extent of the area influenced; the nature of the effect (adverse or beneficial); and its duration and reversibility. More weight is usually given to effects that are greater in scale and long-term in duration. In assessing the duration of the effect, consideration is given to the effectiveness of guaranteed mitigation, particularly where planting is proposed as part of the works which would change the scale of visual effect. The following aspects have been taken into consideration in determining the magnitude of visual effects on a receptor.

Size or Scale

- A.67 Determining the magnitude of the visual effects identified takes account of:

Scale of Change

- A.68 The scale of change from the present views experienced has been considered with respect to the loss or addition of features in the view and changes in its composition, including the proportion of view occupied by the Proposed Development. For example the introduction of a new housing into a view where housing is already present is more likely to result in a lower scale of change than the introduction of housing into a view where there is no housing development present.

Nature of the View

- A.69 The relative amount of time over which views of the Proposed Development would be experienced on each occasion, for example along a short length of a PRow, and whether views would be full, partial or glimpsed. Any filtering or screening of a view by vegetation, landform or built form as the filtering or screening of even part of a development can reduce the scale of change on the view. Consideration has also been given to the extent of filtering in 'full leaf' and during winter.

Geographical Extent

- A.70 The geographical extent of visual effects varies with different viewpoints and reflects:

Angle of View

- A.71 The angle of view has been considered with changes to direct views generally considered to be of greater importance than changes in oblique or indirect views.

Distance between the Receptor and the Proposed Development

- A.72 The distance between the receptor and the Proposed Development is important with the magnitude generally decreasing with distance.

Proportion of View Affected

- A.73 The proportion of view affected is an important consideration, with a change to a large proportion generally having a greater effect than a change to a small proportion.

Topography and Landform

- A.74 Consideration has been given to whether the Proposed Development would be looked down to, looked up to or whether it would be viewed on a level. Views up to a development are generally considered to be of greater magnitude due to the enhanced verticality of the structures than views down to a development where the apparent height appears reduced.

Duration and Reversibility of Visual Effects

- A.75 These are separate but linked considerations.
- A.76 Duration has been judged on a scale of:
- short-term: 0 to 5 years including the construction period and on completion;
 - medium-term: 5 to 15 years including the establishment of replacement and proposed mitigation planting; and
 - long-term: 15 years onwards for the life of the Proposed Development.
- A.77 Reversibility is a judgement about the prospects and the practicality of the visual effects being reversed. For example, while some forms of development such as housing can be considered permanent, others such as electrical infrastructure can be considered as reversible since they have a limited life and could eventually be removed and the land reinstated. Reversibility is particularly relevant to construction effects as works will cease and land and most landscape features will be reinstated in the short-term.

Direct and Indirect Effects

- A.78 In the assessment of effects on views, all effects have been considered to be 'direct' effects. **Table 7** describes magnitude criteria for visual assessment, which can be adverse or beneficial.

Table 7 - Criteria for Assessment of Magnitude of Effect on Views

Magnitude of Effect	Typical Criteria
High	<p>Major alteration to the existing view and or the introduction of elements considered totally uncharacteristic in the view.</p> <p>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 and there would be a great scale of change from the present situation for the long or medium-term.</p>

Magnitude of Effect	Typical Criteria
Moderate	<p>Partial alteration to the existing view and or the introduction of prominent elements in the view.</p> <p>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. There may be some screening, which would minimise the scale of change from the present situation.</p> <p>This would also be where a development would be seen in close proximity with a large proportion of the view affected for the short-term.</p>
Low	<p>Low alteration to the existing view and or the introduction of features, which may already be present in views.</p> <p>Typically this would be where a moderate or low proportion of the view would be affected for the short-term or the development would be visible for the long-term in distant views; where only a small proportion of the view is affected in the medium-term or long-term; 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.</p>
Negligible	<p>Very low alteration to the existing view.</p> <p>Typically this would be where, in the short, medium or long-term, a development would be barely perceptible within a long distance panoramic view and or where a very small proportion of the view is affected. The scale of change from the existing view would be barely perceptible.</p>

Judging the Overall Significance of Visual Effects

- A.79 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.”*
- A.80 Large-scale changes which introduce new, discordant or intrusive elements into the view of a sensitive receptor are considered to be more likely to be more significant 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 be most significant.
- A.81 The significance of visual effects can be either adverse, beneficial or neutral and consider the typical criteria shown in **Table 8** below.

Table 8 - Significance of Visual Effects

Significance	Typical Criteria
Major	An effect of major significance is generally recorded where a high magnitude of effect occurs to a high or medium sensitivity receptor. For example where an unobstructed view of development would represent a large part of the view from a recreational footpath where views are presently open and of high scenic quality.
Moderate	An effect of moderate significance is generally recorded where a moderate magnitude of effect is experienced by a receptor of high or medium sensitivity. For example where part of a development is visible in a view from a private property for the long or medium-term, but where it does not comprise the whole view; or where an unobstructed view of development is visible for the short-term.
Minor	An effect of minor significance generally relates to a low magnitude of effect and often relates to a change in a view for the short-term; to a change in a distant view or a change in only a small part of a view, possibly because the view is already screened to a large extent.
Negligible	An effect of negligible significance is where the change to a view will be barely perceptible from the view presently experienced.

APPENDIX B: Visual Impact Table

Ref	Receptor	Suscepti- bility to Change High, Medium, Low	Value of view National, Regional, Local	Receptor Sensitivity, High, Medium, Low	Baseline View	Magnitude of effect	Significance of effects	Photo ref
Public Receptors								
1	Clarke Gardens	High	Local	Medium	<p>Clarke Gardens is to the south of the site and was formerly part of Allerton Hall. From the areas of grassland in the northern part of the park there are northerly views through wrought iron railings towards trees and the sandstone wall boundary around the site along Woolton Road. There are occasional heavily filtered glimpses through the trees towards grassland and the derelict building on site.</p> <p>Views of the site are generally screened by intervening trees from other parts of this open space.</p>	<p>On completion: Moderate adverse</p> <p>In the short and medium-term views of the grassland and derelict building would alter to include views of two to three storey properties and front gardens and new junctions on Woolton Road (constructed where there are currently two breaks in the wall). The retention of mature trees along the southern boundary of the site as well as trees within Clarke Gardens would help to filter these views. Properties would be heavily screened in winter months but would be visible through tree branches during the winter months. These views would mainly be experienced in the northern parts of this open space. Overall the proposed development would result in an alteration to an existing view, which already includes a derelict existing building. Built form will become more noticeable in the view although heavily filtered. Overall the magnitude of effect in views would be moderate adverse.</p> <p>After 15 years: Negligible</p> <p>In the long-term tree and shrub planting within open space along the south-eastern boundary of the site, groups of trees within the site and avenue tree planting along the new access roads would be established and would soften and provide further filtering to views of the site. The magnitude of effect would reduce to low adverse.</p>	<p>On completion: Moderate adverse</p> <p>After 15 years: Minor adverse</p>	12
2	Bridleway to the north of Allerton Priory	High	Local	Medium	<p>This bridleway is bordered by a 2m high continuous sandstone wall. Views to the south are further enclosed by woodland and buildings within the priory grounds including Allerton Priory and more recent apartment buildings. Views into the site are angled above the wall.</p>	<p>On completion: Negligible</p> <p>In the short and medium-term oblique and filtered views of the site would be replaced by occasional glimpses of rooflines. However this change would be heavily filtered and barely perceptible for those using the bridleway. Overall the proposed development would result in a very low alteration to the existing oblique view. Overall the magnitude of effect in views would be negligible.</p> <p>After 15 years: Negligible</p> <p>In the long-term views of the proposed development would be the same as on completion.</p>	<p>On completion: Negligible</p> <p>After 15 years: Negligible</p>	17, 18
3	Bridleway to the east of Allerton Priory	High	Local	Medium	<p>This bridleway is bordered by sandstone walls to either side. Woodland behind these walls provides a high degree of enclosure preventing westerly views towards the site.</p>	<p>On completion: Negligible</p> <p>On completion oblique and filtered views of the site would alter to include occasional glimpses of new rooflines mainly along the new pedestrian link into the site north of The Orchard Care Home. Overall the proposed development would result in a very low alteration to the existing heavily filtered and oblique views. Overall the magnitude of effect in views would be negligible.</p>	<p>On completion: Negligible</p> <p>After 15 years: Negligible</p>	19

						<p>After 15 years: Negligible</p> <p>In the long-term views of the proposed development would be the same as on completion.</p>		
4	Allerton Road	Low-Medium	Local	Low-Medium	<p>Views along the road are enclosed by the 2m high sandstone wall bordering the site and a mature wooded belt of trees beyond. This provides a high degree of filtering of the rising grassland within the site. Views into the site are heavily filtered in summer months but more discernible in the winter months. At the entrance to Ye Priory Court the north-western part of the site is visible through gaps in the mature trees.</p> <p>As Allerton Road continues south-east the site becomes generally obscured by trees and shrubs behind the sandstone wall, with some glimpsed and filtered views of the rising grassland of the central part of the site and another belt of mature trees on the skyline beyond.</p>	<p>On completion: Moderate adverse</p> <p>In the short and medium-term the greatest change in views would be experienced by pedestrians using the road and to a lesser degree motorists as they pass Priory Lodge where gaps between trees allow more open views into the north-western part of the site above the sandstone wall. Views would alter to include new properties set beyond an area of open space with young tree planting.</p> <p>Views would also include the new highway junction and near views of new access road, houses, gardens, garages and driveways set behind the retained trees. The retention of mature vegetation along the south-western edge of the site within a proposed green buffer would filter views of these houses particularly in the summer months. Properties would be more noticeable during winter.</p> <p>Overall, for walkers using the pavement, a moderate proportion of the view would be affected and the magnitude of effect on completion would be moderate adverse. Views would be transient and experienced for a shorter period of time by motorists using Allerton Road.</p> <p>After 15 years: Negligible to Low adverse</p> <p>In the long-term tree and shrub planting within open space along the site boundary, property boundary hedgerows and avenue tree planting along the new access road would be established and would soften and provide additional filtering to views. The magnitude of effect would reduce to low adverse.</p>	<p>On completion: Moderate adverse</p> <p>After 15 years: Minor adverse</p>	4, 11, 16
5	Woolton Road (B5171)	Low-Medium	Local	Low-Medium	<p>Travelling between Allerton Road and The Orchards Care Home motorist and passenger views are of the existing sandstone wall trees beyond. In places glimpses of grassland and the derelict building are possible. Further north, views become more heavily filtered by mature boundary trees screening the majority of these transient views of the site. The derelict building is a prominent feature clearly visible in a gap in the trees.</p> <p>Views of the site are only possible along the short section of road immediately adjacent to the site, further afield intervening trees provide screening.</p>	<p>On completion: Moderate adverse</p> <p>Views of the site are available, albeit fleetingly, to motorists, pedestrians and cyclists using Woolton Road (B5171) immediately adjacent to the site where gaps between trees allow open views into the south-western part of the site. Views would alter to include two new highway junctions at the locations of the existing breaks in the wall and the removal of the derelict building. Near views would also contain glimpses of new property rooflines and along the access roads views new driveways and front gardens beyond open space. The retention of mature vegetation along the edge of the site would provide filtering to these views particularly in summer months. Properties would be more noticeable in winter months. Overall a low to moderate proportion of the view would be affected and the magnitude of effect on completion would be moderate adverse for the section of road immediately adjacent to the site and negligible elsewhere.</p> <p>After 15 years: Low adverse</p>	<p>On completion: Moderate adverse</p> <p>After 15 years: Minor adverse</p>	3, 21, 24

						In the long-term tree and shrub planting within open space along the southern boundary of the site and avenue tree planting along the new access road would be established and would soften and increase filtering of views particularly during winter months. The magnitude of effect would reduce to low adverse.		
6	Ye Priory Court	Medium-High	Local	Medium	This private road provides vehicular access to Allerton Priory apartments and other detached newer residential properties. The road is sunken and lined by large sandstone blocks set within mature belts of trees which provide a high degree of enclosure and screening towards the site all year round. At the rear garden gate of The Lodge the rising grassland of the north-western corner of the site is visible beyond the properties gardens.	<p>On completion: Low adverse</p> <p>Views of the site are available, albeit fleetingly, to motorists, pedestrians and cyclists using Ye Priory Court primarily on entering the drive from Allerton Road where gaps between trees allow more open views into the north-western part of the site across the rear garden of The Lodge. Views would alter include footpaths and tree planting within open space and new access roads, houses, gardens, garages and driveways beyond. The retention of mature trees and shrubs along the northern edge of the site would filter views of the new houses. Overall, for walkers, views of the development would only be possible along a short section of the road close to its junction with Allerton Road. The magnitude of effect on completion would be low adverse and the significance of effect would also be minor adverse.</p> <p>After 15 years: Low adverse</p> <p>In the long-term tree and shrub planting within open space along the northern boundary of the site and hedgerows to property frontages would be established and would increase the filtering of views to new properties. Properties would remain visible along a short section of the road and the magnitude of effect would remain low adverse.</p>	<p>On completion: Minor adverse</p> <p>After 15 years: Minor adverse</p>	1
7	Heath Road	Medium-High	Local	Medium	The majority of views along the road are channelled along Heath Road by properties, driveways and gardens. There are no direct views of the site except close to the junction with Allerton Road where there is a glimpsed oblique view looking northeast across front gardens towards the application site, which is partly visible beyond 'The Lodge' and mature trees at the entrance to Ye Priory Court on Allerton Road.	<p>On completion: Negligible</p> <p>On completion views from the northern end of Heath Road would alter to include glimpses of new properties in the north-western part of the site beyond The Lodge. Properties would be set beyond new open space and behind retained boundary trees which would provide some seasonal filtering to views of the properties. Along the remainder of the road, intervening properties and trees would screen views of the site. The proposed development would generally result in a low alteration to existing views along a very short section of the road and the magnitude of effect would be negligible.</p> <p>After 15 years: Negligible</p> <p>In the long-term tree and shrub planting within open space along the south-western boundary of the site would be established and would soften and increase filtering of views. The magnitude of change would remain negligible.</p>	<p>On completion: Negligible</p> <p>After 15 years: Negligible</p>	23
8	Drennan Road	Medium-High	Local	Medium	Direct views are channelled by properties along the western side of the road. There is a wide grassy verge with mature trees on the eastern side. North easterly views are towards the edge of the site with grassland visible beyond mature trees bordering Allerton Road during the winter months. During the summer to trees would provide heavy filtering of views into the site.	<p>On completion: Low adverse</p> <p>On completion there would be direct channelled views towards properties in the south western part of the site which would be visible beyond retained boundary trees. The properties would be set beyond new open space. These new properties would be seen within a view that already contains nearer views of properties and fence boundaries. The proposed development would</p>	<p>On completion: Minor adverse</p> <p>After 15 years: Negligible</p>	N/A

						<p>generally result in a small alteration to existing views and the magnitude of effect would be low adverse.</p> <p>After 15 years: Negligible</p> <p>In the long-term tree and shrub planting within open space along the south-western boundary of the site and hedgerows and garden tree planting would be established and would soften and provide a greater filtering to views of new properties particularly in the summer months. The magnitude of effect would reduce to negligible.</p>		
Private Receptors								
A	The Orchard Residential Care Home	High	Local	Medium	<p>This residential home is a single storey building with some windows on the western façade. Views are across a small area of mounded grassland towards mature trees on the eastern site boundary which provide a high degree of screening to the site.</p>	<p>On completion: Negligible</p> <p>On completion there would be heavily filtered views of the roofs of new properties houses beyond retained mature trees. These retained trees would screen views of the proposed development during summer months and these heavily filtered views would only be possible during winter months. Overall the proposed development would result in a very small alteration to the existing view and the magnitude of effect in views would be negligible.</p> <p>After 15 years: Negligible</p> <p>In the long-term views of the proposed development would be the same as on completion.</p>	<p>On completion: Negligible</p> <p>After 15 years: Negligible</p>	2
B	Allerton Priory	Medium	Local	Medium	<p>Allerton Priory apartments and further detached properties are set within mature gardens and surrounded by mature trees which provide a high degree of enclosure. There is a mix of ground, one and two storey direct and oblique views predominantly filtered by mature tree and shrub planting in the gardens. The belts of mature trees on the northern edge of the site provide a wooded setting to the priory and heavy filtering to views of the grassland across the site.</p>	<p>On completion: Negligible to moderate adverse</p> <p>On completion views from ground floor windows would be of the wooded grounds. Many of these species are evergreen and would provide year round screening to the site. New properties are set beyond new open space and would be barely discernible in the view. From first and second storey windows there would be glimpses through these mature trees and beyond open space to new properties on the site. In summer months the heavy filtering by mature trees would mean only a small proportion of the view would be altered. During winter months properties would be more noticeable although still filtered by boundary trees. The magnitude of effect from windows on upper storeys would be moderate to low adverse. From the newer apartments and other converted buildings the new development would be barely perceptible and effects of negligible magnitude.</p> <p>After 15 years: Negligible to minor adverse</p> <p>In the long-term tree and shrub planting within open space of the site would be established and would soften and provide additional filtering and screening to views, particularly from upper storey windows. The magnitude of effect would reduce to low adverse for upper storey windows and remain negligible from ground floor windows.</p>	<p>On completion: Negligible to moderate-minor adverse</p> <p>After 15 years: Negligible to minor adverse</p>	9

C	Priory Lodge	High	Local	Medium	<p>The lodge is a two storey property adjacent to the north western corner of the site. It is on slightly lower ground than the site. The property has windows on the southern and eastern façades with views of grassland within the site. Woodland within the site provides a backdrop to these views.</p>	<p>On completion: Moderate adverse</p> <p>On completion views of the grassland to the north-east would alter to include near and direct views of new properties and garages within the north-western part of the site seen beyond new open space. Overall the proposed development would result in a partial alteration to the existing view. Overall the magnitude of effect in views would be moderate adverse.</p> <p>After 15 years: Low adverse</p> <p>In the long-term tree planting within open space along the western boundary of the site would be established in addition to new hedgerows and garden trees which would soften and filter views of the new development. The magnitude of effect would remain moderate adverse.</p>	<p>On completion: Moderate adverse</p> <p>After 15 years: Minor adverse</p>	20
D	No's 500-570 (even no's only) semi-detached properties on Allerton Road	High and Medium	Local	Medium	<p>These properties are on slightly lower ground beyond a wide grass verge planted with mature trees. Views from upper and lower storey windows are partially filtered by trees and comprise the sandstone wall and trees behind. Views extend beyond the sandstone walls towards grassland on site, where gaps in the boundary trees allow, towards woodland beyond. During summer months views are heavily filtered by trees around the boundary of the site and within the grass verge immediately in front of the houses.</p>	<p>On completion: Moderate adverse</p> <p>On completion the heavily filtered views of grassland to the north would be replaced by filtered views to new properties seen beyond the existing sandstone wall and mature trees. Views would also include the new highway junction onto Allerton Road. No's 26, 28, 30 & 32 Allerton Road would have direct channelled views along the proposed access road into the site</p> <p>The retention of mature trees along the edge of the site would provide seasonal filtering to these views. The development would result in a partial alteration of the view and would result in a moderate magnitude of effect.</p> <p>After 15 years: Low adverse</p> <p>In the long-term tree planting within open space along the western boundary of the site and avenue tree planting along the access road off Allerton Road would be established and would soften and further filter views. The magnitude of effect would reduce to negligible to low adverse.</p>	<p>On completion: Moderate adverse</p> <p>After 15 years: Minor adverse</p>	4, 11
E	Springwood Lodge (on corner of Allerton Road and Woolton Road) and a detached 2 storey property to the immediate west	High and medium	Local	Medium	<p>Springwood Lodge is a single storey property surrounded by a 2m sandstone boundary wall with mature garden trees which provides immediate screening. North-easterly views would be angled above the wall across Allerton Road towards the wooded edge of the site. The property to the immediate west is on lower ground with foreground views characterised by the adjacent property and trees within its grounds. There would be heavily filtered glimpses of trees on the boundary of the site from upper storey windows.</p>	<p>On completion: Negligible</p> <p>On completion heavily filtered views of trees on the boundary of the site would remain and the rooflines of new houses on site would be barely discernible beyond these mature trees. Overall the proposed development would result in a very low alteration to the existing view. Overall the magnitude of effect in views would be negligible.</p> <p>After 15 years: Negligible</p> <p>In the long-term tree and shrub planting within open space within the southern corner of the site would be established and would provide enhanced filtering of views. The magnitude of change would remain negligible.</p>	<p>On completion: Negligible</p> <p>After 15 years: Negligible</p>	24

F	The Cottage and 4 The Cottage	High and medium	Local	Medium	These two storey semi-detached cottages are within the grass verge between both carriageways of Woolton Road. The properties have northerly views from both ground and upper storey windows towards the sandstone wall and trees within the site. These trees provide heavy filtering to views of the site.	<p>On completion: Negligible</p> <p>On completion heavily filtered views of trees on the boundary of the site would remain with new houses barely discernible beyond these mature tree belts. Overall the proposed development would result in a very low alteration to the existing view. Overall the magnitude of effect in views would be negligible.</p> <p>After 15 years: Negligible</p> <p>In the long-term views of the proposed development would be the same as on completion.</p>	<p>On completion: Negligible adverse</p> <p>After 15 years: Negligible adverse</p>	3, 10, 21
---	----------------------------------	--------------------	-------	--------	---	--	--	-----------

FIGURES

- FIGURE 1 – Site Context Plan**
- FIGURE 2 - Site Character Plan**
- FIGURE 3 – Receptor Location Plan**
- FIGURE 4 - Photograph Viewpoint Location Plan**
- FIGURE 5.1-5.9 - Photograph Sheets**



HEAD OFFICE

Genesis Centre,
Birchwood Science Park,
Warrington
WA3 7BH

Tel: 01925 844004
E-mail: tep@tep.uk.com

**MARKET
HARBOROUGH**

Harborough Innovation
Centre,
Airfield Business Park,
Leicester Road,
Market Harborough
Leicestershire
LE16 7WB

Tel: 01858 383120
E-mail: mh@tep.uk.com

GATESHEAD

Office 26, Gateshead
International Business
Centre,
Mulgrave Terrace,
Gateshead
NE8 1AN

Tel: 0191 605 3340
E-mail: gateshead@tep.uk.com

LONDON

45 Great Guildford Street,
London
SE1 0ES

Tel: 020 3096 6050
E-mail: london@tep.uk.com

CORNWALL

4 Park Noweth,
Churchtown,
Cury,
Helston
Cornwall
TR12 7BW

Tel: 01326 240081
E-mail: cornwall@tep.uk.com
