

# LANDSCAPE & VISUAL IMPACT APPRAISAL

## LAND AT HOLYWELL ROAD, EWLOE GREEN, FLINTSHIRE

PREPARED BY TPM LANDSCAPE LTD

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## 1.0 CONTEXT

### 1.1 INTRODUCTION - PROJECT DESCRIPTION

TPM were commissioned in April 2019 to prepare a Landscape and Visual Impact Appraisal (LVIA) for land at Holywell Road, Ewloe Green within Flintshire County; this will be referred to as the proposal site throughout the document. This document is in support of a strategic exercise to consider the proposal site for residential development going into the new Local Development Plan (LDP) for Flintshire County. The LVIA will consider the baseline for both landscape and visual amenity and will seek to identify the sensitivity of each before considering the change that proposed development may introduce. Both the landscape and visual impact of the proposed residential development will be assessed and a strategy of mitigation planting or other methods explored where relevant to reduce identified impacts.

The site analysis was undertaken in April 2019 when trees had started producing their leaves again. It is understood that the assessed effects to the visual resource may be less during the summer months due to the trees being in full leaf. Where these are particularly relevant this has been considered and appraised in the assessment.

### 1.2 SITE DESCRIPTION

The proposal site is on land south of Holywell Road (B5125) and north of Green Lane located within Ewloe Green settlement. The site is adjacent to the western fringe of the village of Ewloe, approximately 2.5km south-east of the small town of Queensferry, 2.7km north of the town of Buckley and approximately 5.8km north-east of Mold town centre.

There is a network of public footpaths in the vicinity of the proposal site, including a PRoW (Footpath 144) which runs through the proposal site in a north to south direction. There is also a PRoW (Footpath 143) that partly runs along part of the western boundary of the site.

The proposal site comprises of a large area (7.5 hectares) of agricultural fields comprising of grassland bound by hedgerows and the odd mature tree. A smaller section of land (2.4 hectares) comprises of a 2 storey domestic property with several outbuildings and agricultural land bound by hedgerows and the odd tree used for horse grazing.

The wider landscape is rolling mosaic lowland comprising of agricultural fields bound by hedgerows and post and wire fencing. Agricultural fields are interspersed with trees, woodland belts, settlement, minor roads and major roads. The western fringe of Ewloe urban area lies immediately west of the proposal site.

### 1.3 STUDY AREA & VISUAL ENVELOPE

The local roads were driven and public footpath networks explored to determine the receptors to be appraised and the extents of a study area based on a visual envelope. The visual envelope identified is contained by undulating topography, built form, trees and woodland (See figure 3). Views from the north and north-east are limited to 0.5km by topography, trees and built form. Views from to the east are immediately limited to properties adjacent to or in close proximity of the proposal site (properties from Hilltop Close, Circular Drive and Greenville Avenue) due to intervening elevated built form and trees. Views south are limited to approximately 1.5km due to escarpment with intervening topography, woodland, built form and trees. Views west are limited to 0.3km due to woodland belt and topography.

The study area around the site is based on the identified visual envelope and is to be assessed for landscape and visual effects based on the scale and shape of the proposed site boundary (See Figure 1 Site Location Plan) and the presumption that an approximate height of proposed built form would be no more than 9m high.

The extent of the study area is illustrated in Figure 2 Location Plan and Figure 3 Study Area. The topography and vegetation of the study area are illustrated in Section 4 Figures 8 and 9.

### 1.4 DEVELOPMENT PROPOSALS

The development proposals comprise of up to 297 homes with open space provision and a pond / lake. Potential access into the site will be off Holywell Road along the northern boundary and off Green Lane along the southern boundary. At this early stage there are no plans of the proposed development other than the Site Location Plan (See Figure 1).

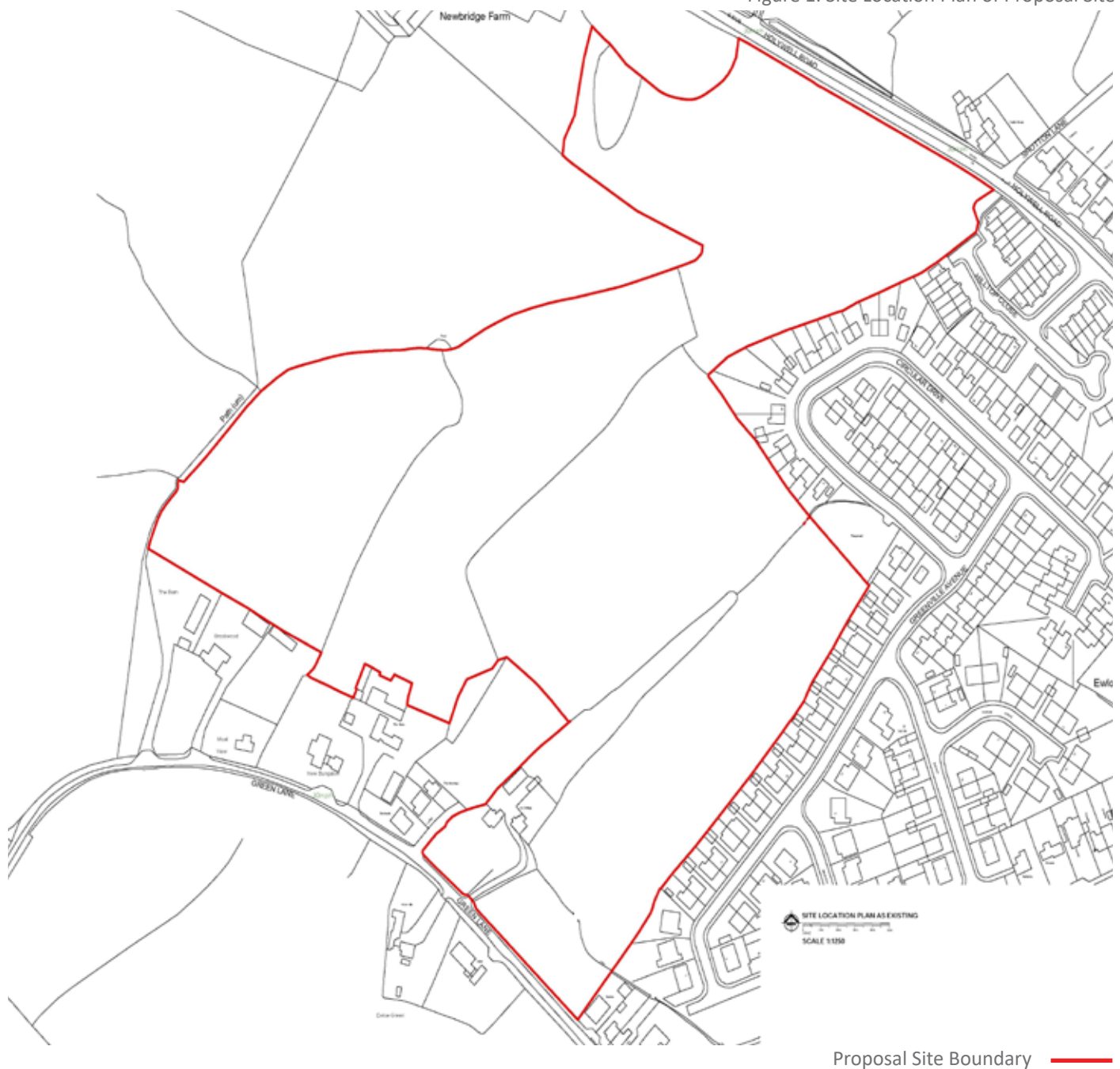


The initial findings of this study which helped determine landscape mitigation proposals which are summarised in Chapter 9.

### 1.5 DESIGNATIONS

The proposal site is not subject to any national landscape designations such as National Park or AONB. The site is located within Green Barrier.

Figure 1. Site Location Plan of Proposal Site





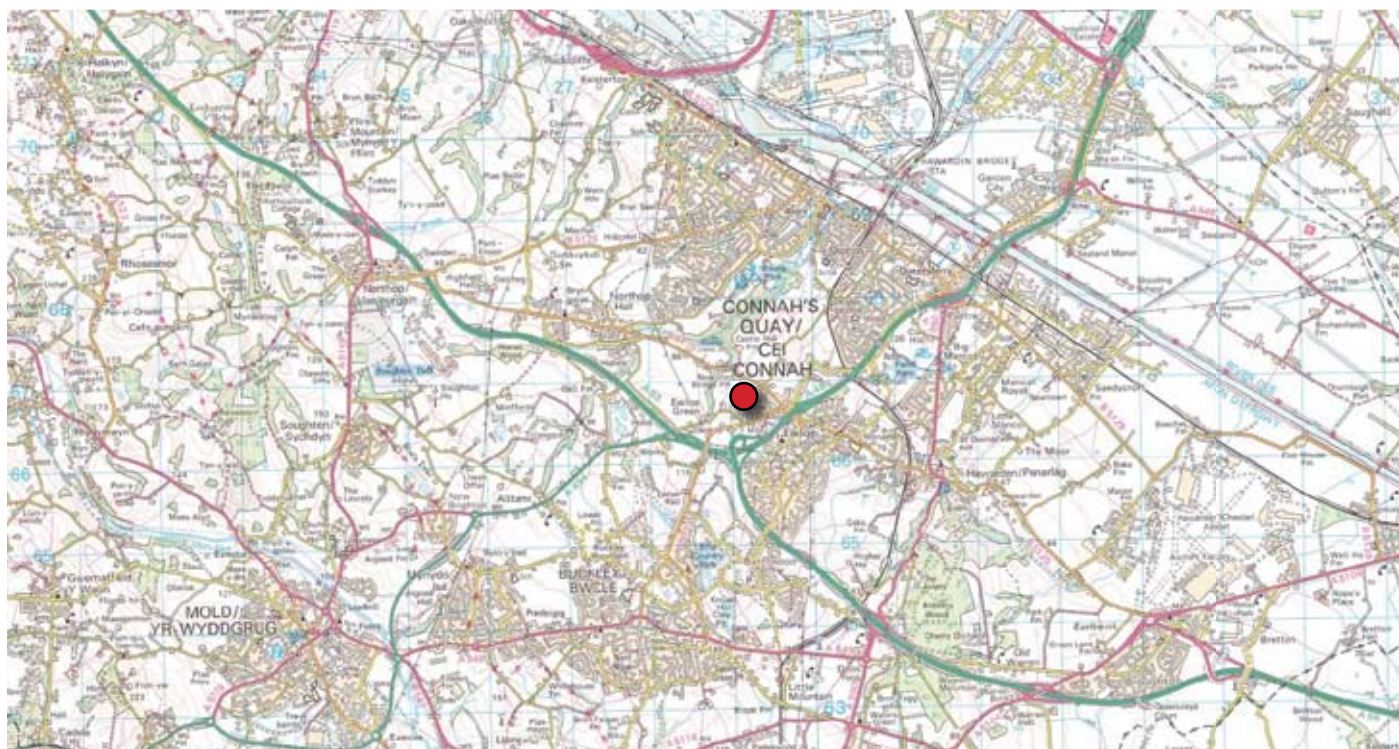


Figure 2. Location Plan

Proposal Site Location

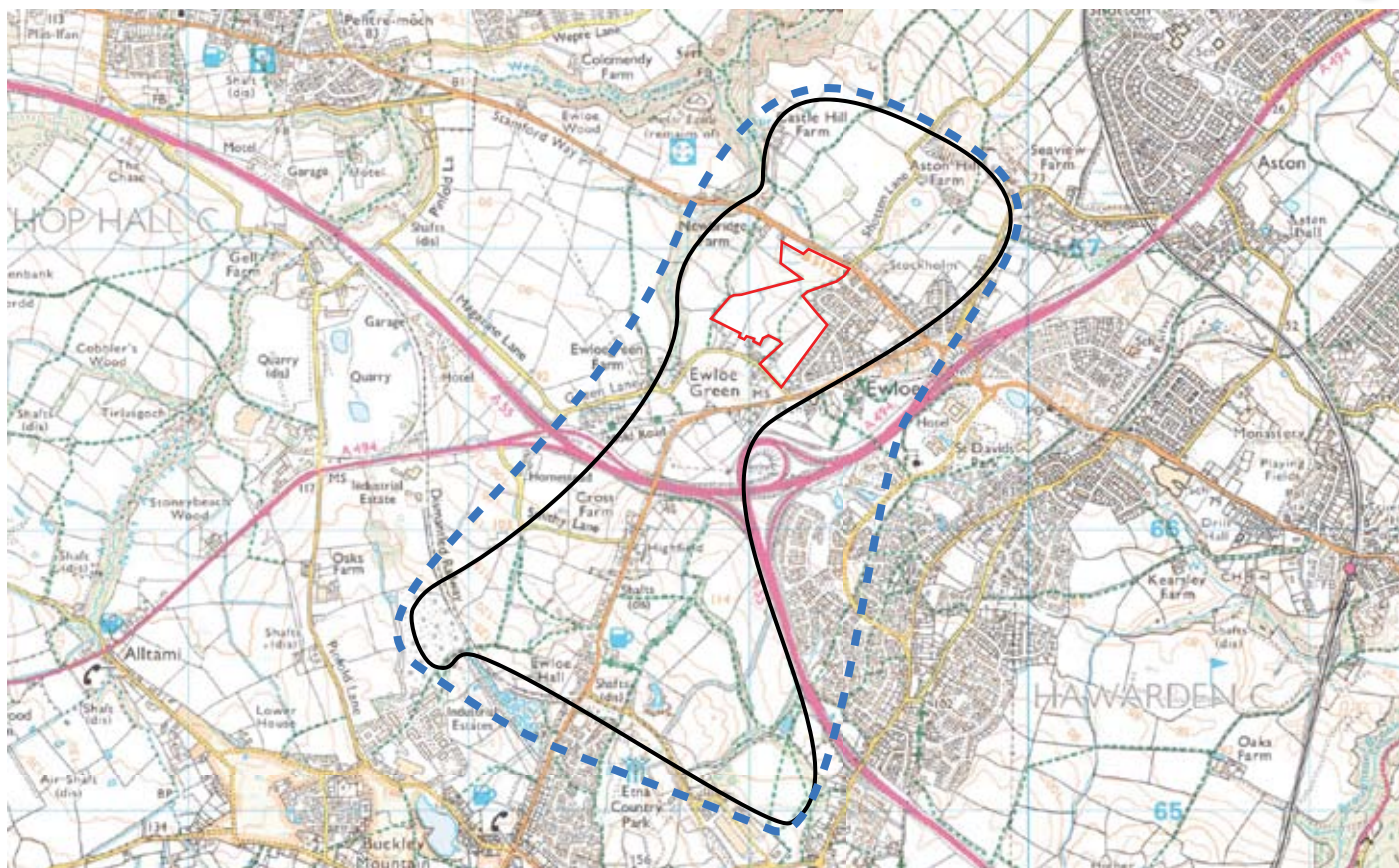


Figure 3. Study Area

Study Area


Proposal Site Boundary

Visual Envelope





Figure 4. Aerial Image - Zoomed in  
Resource: Bing Maps © 2019 HERE

Proposal Site Boundary 

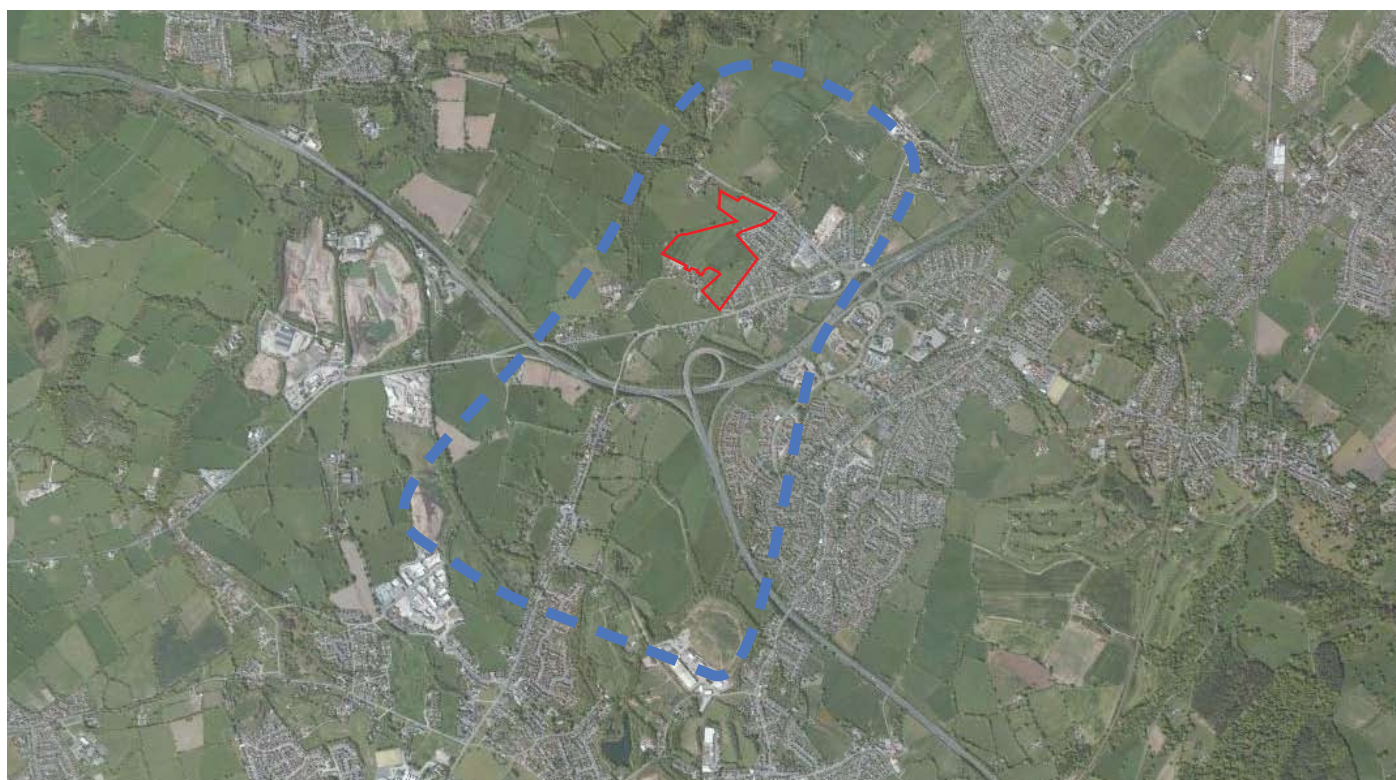


Figure 5. Aerial Image - Wider scale  
Resource: Bing Maps © 2019 HERE

Study Area  Proposal Site Boundary 



## 2.0 METHODOLOGY

### 2.1 METHODOLOGY

The proposal site was visited and the surrounding road network driven. Positive and detracting elements in the landscape were recorded, as was the general land use and quality of the site. Viewpoints were identified based on public viewpoints (public footpaths), private viewpoints (residential properties) and key distant viewpoints to determine the wider impact on the landscape and where development would have the potential to affect the quality and character of existing views and in consideration of the nature of the proposed development. A study area (see Figures 3 and 5) was assessed in consideration of the likely visual envelope. Potential longer distance views were also considered. A photographic record of the study area, surrounding context and important views/character were recorded.

The methodology seeks to use recognised, published industry standards and techniques to identify and describe a landscape and visual baseline and ascribe a sensitivity to these landscape and visual receptors which may be altered through the introduction of the proposed development. Landscape and Visual Impacts are considered separately although the conclusion on sensitivity and impact will have regard to both these related areas of study and proposals made for the mitigation of that impact.

The magnitude of change brought about through the proposed development is considered alongside the level of sensitivity for each landscape area or receptor and the level of landscape or visual effects is expressed as a combination of these two elements.

**The methodology for landscape character appraisal and visual appraisal is summarised in Appendix 1.**

*The appraisal has been based on guidelines and information provided in the following publications:*

- Landscape Character Assessment: Guidance for England and Scotland (The Countryside Agency and Scottish Natural Heritage, 2002)
- Landscape Character Assessment: Guidance for England and Scotland (The Countryside Agency and Scottish Natural Heritage). Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity
- An Approach to Landscape Character Assessment (Natural England, 2014)
- Landscape Topic Paper No 13 - Summary (Flintshire County Council, June 2015)
- National Landscape Character NLCA13 Deeside and Wrexham (Natural Resources Wales, 2014)
- LANDMAP (Natural Resources Wales, 2019) <http://landmap-maps.naturalresources.wales/>
- LANDMAP Methodology Visual and Sensory 2016 Natural Resources Wales
- LANDMAP Methodology Historic Landscape 2016 Natural Resources Wales
- LANDMAP Methodology Cultural Landscape 2016 Natural Resources Wales
- LANDMAP Methodology Geological Landscape 2016 Natural Resources Wales
- LANDMAP Methodology Landscape Habitats 2016 Natural Resources Wales
- Landscapes Working for Wales: A Landscape Strategy for Flintshire, Vol 1 (Flintshire County Council, April 1996)
- Guidelines for Landscape and Visual Impact Assessment (GLVIA) 3rd edition (Landscape Institute and Institute of Environmental Management and Assessment, 2013)

### 2.2 LANDSCAPE CHARACTER APPRAISAL

A desktop study and site survey of existing landscape policies, planning designations and character appraisals was undertaken and an appraisal made of the landscape character of the surrounding area and the proposal sites value in landscape terms within this character area.

To determine the effects of development on the landscape three different key aspects or receptors are considered:

**Elements:** Individual elements within the landscape, which are quantifiable and include features such as hills, valleys, woods, trees, hedges and ponds;

**Characteristics:** Elements or combinations of elements that make a particular contribution to the character of the area i.e. scenic quality, tranquillity or wildness;

**Character:** A combination of geology, landform, soils, vegetation, land use and human settlement.

These key aspects or landscape receptors indicate the landscape condition, quality, value and susceptibility to change which are considered when judging landscape sensitivity.

To assist in the appraisal of the sensitivity of the landscape resource each landscape encountered is considered against the criteria set out in the tables in Appendix 1. The tables identify the principal factors considered when assessing the sensitivity of the landscape, combining judgements of susceptibility to change from the proposed development (Table 1.1), landscape quality (Table 1.2) and landscape value (Table 1.3).

The criteria used to assess the landscape effects on key aspects or landscape receptors included:

- The importance level of effects (Table 1.14)
- The sensitivity and type of receptor (Table 1.4)
- The magnitude of change (Table 1.5)
- The effects of development on the landscape (pre-mitigation) (Table 1.6)
- The effects of development on the landscape (post-mitigation) (Table 1.6)
- The nature of landscape effects (Table 1.7)

## 2.3 VISUAL APPRAISAL

Visual appraisal relates to the change to views as a result of development, and the overall effects on visual amenity.

Considerations when judging sensitivity included:

- Location of the viewpoint
- Context of the view
- Activity of the receptor
- Frequency and duration of the view

To assist in the appraisal of the sensitivity of visual amenity each viewpoint is considered against the criteria set out in the tables in Appendix 1. The sensitivity of visual receptors is based on consideration of both susceptibility to change in views (Table 1.8), quality and value attached to each identified view (Table 1.9).

The criteria used to assess the visual effects on selected viewpoints included:

- The importance level of effects (Table 1.14)
- The sensitivity and type of receptor (Table 1.11)
- The magnitude of change (Table 1.10)
- The effects of development on the view (pre-mitigation) (Table 1.12)
- The effects of development on the view (post-mitigation) (Table 1.12)
- The nature of visual effects (Table 1.13)

The appraisal of visual effects describes:

- The changes in the character of the available views resulting from the development and the changes in the visual amenity of the visual receptor.
- The appraisal process mirrors that of landscape effects in that it requires the collation of baseline information relating to the nature and type of views and the receptors which will receive them. As with landscape effects, visual effects are determined by considering the magnitude and nature of change evaluated in consideration of the sensitivity of the receptor. (Table 1.11)
- The magnitude of change to the view will depend on numerous factors including the extent and nature of the current view, the distance to the proposed development, the time of year and whether other elements intervene in the view such as vegetation or moving traffic.

## 3.0 PLANNING POLICY

The overall planning context in relation to the Proposed Development is explored in greater detail within the separate Planning Statement that accompanies the planning application. The following provides a summary in relation to landscape and visual matters.

### 3.1 NATIONAL CONTEXT

#### Planning Policy Wales (PPW 2018)

Planning Policy Wales (PPW) published December 2018 sets out land use planning policies of the Welsh Government. The PPW is supplemented by Technical Advice Notes (TANs), Welsh Government Circulars, and Policy Clarification Letters which together provide the National Planning Policy Framework for Wales.

The PPW emphasises managing settlement form through Green Belts and Green Wedges. Green Barriers are local designations like Green Wedges that have the same purpose as Green Belts. The PPW states that *'the main aim of Green belt is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence'* (para 3.61 - page 39).

The PPW states *'The purpose of Green Belts is to:*

- *prevent the coalescence of large towns and cities with other settlements;*
- *manage urban form through controlled expansion of urban areas;*
- *assist in safeguarding the countryside from encroachment;*
- *protect the setting of an urban area; and*
- *assist in urban regeneration by encouraging the recycling of derelict and other urban land'* (para 3.63 - pages 39 and 40).

The PPW states *'When considering Green Belt designations a sufficient range of development land which is suitably located in relation to the existing urban edge should be made available, having regard to the longer term need for development land, the effects of development pressures in areas beyond the Green Belt and the need to minimise demand for travel. This may require land to be safeguarded, and boundaries of proposed Green Belts must be carefully defined to achieve this'* (para 3.68 - page 41).

The PPW recognises special characteristics of places including the historic environment (section 6.1), green infrastructure (section 6.2), and landscape (section 6.3).

The PPW states *'The historic environment comprises all the surviving physical elements of previous human activity and illustrates how past generations have shaped the world around us. It is central to Wales's culture and its character, whilst contributing to our sense of place and identity. It enhances our quality of life, adds to regional and local distinctiveness and is an important economic and social asset'* (para 6.1.1 - page 123).

PPW states *'The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, helping to overcome the potential for conflicting objectives, and contributing towards health and well-being outcomes. There are multiple ways of incorporating green infrastructure, dependent on the needs and opportunities a site presents. Landscaping, green roofs, grass verges, sustainable urban drainage and gardens are examples of individual measures that can have wider cumulative benefits, particularly in relation to biodiversity and the resilience of ecosystems as well as in securing the other desired environmental qualities of places'* (para 6.2.5 - pages 129 and 130).

The PPW states that *'All the landscapes of Wales are valued for their intrinsic contribution to a sense of place, and local authorities should protect and enhance their special characteristics, whilst paying due regard to the social, economic, environmental and cultural benefits they provide, and to their role in creating valued places. Considering landscape at the outset of formulating strategies and policies in development plans and when proposing development is key to sustaining and enhancing their special qualities, and delivering the maximum well-being benefits for present and future generations as well as helping to deliver an effective and integrated approach to natural resource management over the long term. Collaboration and engagement with adjacent planning authorities, Natural Resources Wales (NRW), Cadw and the third sector will be necessary to draw on a wide*



*range of expertise and evidence'* (para 6.3.3 - page 131).

PPW also states that *'Where adverse effects on landscape character cannot be avoided, it will be necessary to refuse planning permission'* (para 6.3.4 - page 132)

### Technical Advice Notes (TANs)

#### TAN 12 Design

TAN 12 refers to appraising context and states *'In many cases an appraisal of the local context will highlight distinctive patterns of development or landscape where the intention will be to sustain character. Appraisal is equally important in areas where patterns of development have failed to respond to context in the past. In these areas appraisal should point towards solutions which reverse the trend.'* (Para 4.5 - page 13).

TAN 12 suggests that design solutions following an appraisal of character context could influence landscape design, scale, amount, layout of the development and appearance.

### Welsh Government Circulars and Policy Clarification Letters

There are no Welsh Government Circulars and Policy Clarification Letters of relevance to landscape and visual matters

### 3.2 LOCAL POLICY - FLINTSHIRE COUNTY COUNCIL

Flintshire County Council formally adopted their Unitary Development Plan 2000-2015 in September 2011. The Council is currently preparing a Local Development Plan (LDP) for the County.

The Flintshire Unitary Development Plan (FUDP) provides a framework for making rational and consistent decisions on planning applications and guide development to appropriate locations.

#### Flintshire Unitary Development Plan (FUDP)

The FUDP sets out a strategic objectives to achieve the spatial vision for Flintshire County.

Strategic Core Policies relevant to the proposal site are as follows:

#### Strategic Core Policy STR1 New Development

*New development will be:*

- a. *generally located within existing settlement boundaries, allocations, development zones, principal employment areas and suitable brownfield sites and will only be permitted outside these areas where it is essential to have an open countryside location;*
- b. *required to incorporate high standards of design which are appropriate to the building, site and locality, maximise the efficient use of resources, minimise the use of non-renewable resources and minimise the generation of waste and pollution;*
- c. *required to create a safe, healthy and secure environment and protect standards of residential and other amenity;*
- d. *required to respect community identity and social cohesion including the adequacy and accessibility of community facilities and services;*
- e. *required to respect physical and natural environmental considerations such as flooding and land stability;*
- f. *required to minimise or negate pollution to air, water and land; and*
- g. *assessed in terms of a precautionary approach whereby development proposals that would have a significant and uncertain environmental, social, economic or cultural impact, will be refused, in the absence of the best available information which proves that the impact can be negated or mitigated through proper risk control measures.*

#### Strategic Core Policy STR7 Natural Environment

*The natural environment of Flintshire will be safeguarded by:*

- a. *protecting the open character and appearance of strategic green barriers around and between settlements;*

- b. *protecting and enhancing the character, appearance and features of the open countryside and the undeveloped coast;*
- c. *protecting and enhancing areas, features and corridors of nature conservation, biodiversity and landscape quality both in urban and rural areas, including urban greenspace;*
- d. *protecting and enhancing the Clwydian Range Area of Outstanding Natural Beauty;*
- e. *protecting and enhancing the Dee Estuary;*
- f. *the protection and enhancement of the water environment; and*
- g. *the protection of the quality of land, soil and air.*

#### **Strategic Core Policy STR8 Built Environment**

*The built environment of the County will be protected and enhanced in terms of:*

- a. *the setting and integrity of the historic environment of the County, including listed buildings, conservation areas, archaeology and historic landscapes, parks and gardens.*

Policies relevant to the proposal site are as follows:

#### **Policy GEN1 General Requirements for Development**

*Development that requires planning permission and is in accordance with the Plan's other policies, should be located on land, or within suitable buildings, which satisfies the following requirements:*

- *the development should harmonise with the site and surroundings in terms of the siting, scale, design, layout, use of space, materials, external appearance and landscaping;...*
- *...the development should not have a significant adverse impact on recognised wildlife species and habitats, woodlands, other landscape features, townscapes, built heritage, features of archaeological interest, nor the general natural and historic environment;...*

#### **Policy GEN 3 Development outside Settlement**

*Development proposals outside settlement boundaries allocations, Development Zones and Principal Employment Areas will not be permitted, except for:*

- a. *essential worker housing (policy HSG4);*
- b. *small scale infill development, comprising one or two housing unit(s) within a clearly identified group of dwellings (policy HSG5);*
- c. *conversion, extension, adaptation and re-use of buildings (policies HSG7, RE4, and RE5);*
- d. *replacement dwellings (policy HSG6);*
- e. *affordable housing exceptions schemes adjoining existing villages (policy HSG11);*
- f. *small scale rural enterprise exception schemes adjoining existing settlement boundaries (RE4 and RE5);*
- g. *development related to agriculture, minerals extraction, rural diversification, tourism, leisure and recreation, and existing educational and institutional establishments, provided there is no unacceptable impact on the social, natural and built environment;*
- h. *essential works associated with statutory undertakers subject to the appropriate environmental considerations*
- i. *the expansion of existing employment development (EM5); and*
- j. *other development which is appropriate to the open countryside and where it is essential to have an open countryside location rather than being sited elsewhere.*

#### **Policy GEN4 Green Barriers**

*The following areas have been designated as green barriers on the proposals map:*

- 1 *Gronant - Talacre - Gwespyr - Ffynnongroyw*
- 2 *Carmel - Gorsedd*
- 3 *Flint - Bagillt*
- 4 *Flint - Connah's Quay*
- 5 *Flint - Flint Mountain*
- 6 *Flint Mountain - Northop*
- 7 *Gwernaffield - Pantymwyn*

- 8 Holywell - Carmel
- 9 Holywell – Greenfield – Bagillt
- 10 Mold - Gwernymynydd
- 11 Mold - Mynydd Isa/Sychdyn/New Brighton
- 12 Connah's Quay - Northop Hall - Ewloe - Shotton
- 13 Shotton - Mancot - Hawarden - Ewloe
- 14 Hawarden - Mancot - Hawarden Airport - Saltney (S River Dee)
- 15 Broughton - Hawarden Airport - Saltney - Cheshire Border
- 16 Sealand - Cheshire Border (N River Dee)
- 17 Buckley - Little Mountain - Dobshill - Drury - Hawarden - Ewloe
- 18 Hope - Caergwrle

*Development within green barriers will only be permitted where it comprises the following:*

- a. *justified development in association with agriculture or forestry;*
- b. *essential facilities for outdoor sport and recreation, or cemeteries;*
- c. *limited extension, alteration or replacement of existing dwellings;*
- d. *limited housing infill development to meet proven local housing need or affordable housing exceptions schemes;*
- e. *small scale farm diversification;*
- f. *the re-use of existing buildings; and*
- g. *other appropriate rural uses/development for which a rural location is essential.*

*provided that it would not:*

- i. *contribute to the coalescence of settlements; and*
- ii. *unacceptably harm the open character and appearance of the green barrier.*

#### **Policy D2 Design**

*Development will be permitted only where:*

*the proposed building and structures are of a good standard of design, form, scale and materials; and  
it protects the character and amenity of the locality and adds to the quality and distinctiveness of the local area.*

#### **Policy D3 Landscaping**

*New development will be required, where appropriate, to include a hard and soft landscaping scheme which considers:-*

- a. *landscape or townscape character of the locality;*
- b. *the topography of the site;*
- c. *aspect, microclimate and soil type;*
- d. *existing man-made and natural features;*
- e. *existing trees and vegetation;*
- f. *use of indigenous species and materials;*
- g. *appropriate boundary treatment; and*
- h. *nature conservation interests.*

*In the case of development proposals of a temporary nature, these will be permitted only where adequate provision is made for the full restoration and aftercare of the site on cessation of the use*

#### **Policy L1 Landscape Character**

*New development must be designed to maintain or enhance the character and appearance of the landscape.*

#### **Policy TWH2 Protection of Hedgerows**

*Hedgerows which are important for their wildlife, landscape, historic or archaeological value will be safeguarded from significant damage or loss. Where development proposals affect hedgerows the Council will seek to ensure that, wherever possible, they are retained and incorporated into the layout of the development.*



## **Adopted Supplementary Planning Guidance Notes (SPGN)**

Relevant adopted supplementary planning guidance notes are as follows:

### **SPGN No 3 Landscaping**

SPGN 3 states that *'For larger scale development proposals a strategic landscape assessment is required. In order to undertake a strategic landscape assessment a sound understanding of the character of a site and its wider setting or context is essential. It is important to assess the character of the site and its setting and to note opportunities for integrating development into the surrounding landscape/townscape. This invariably leads to a scheme that is much more in scale and in keeping with the locality, and that reinforces or enhances the local sense of place, rather than detracting from the qualities of the surroundings. In very broad terms, this is achieved by assessing existing national and local landscape character assessments and undertaking site specific character assessment.'*

SPGN 3 suggests a more detailed study of the character of the application should be carried out with reference to LANDMAP information.

### **Preferred Strategy Consultation Document Background Paper (November 2017)**

Flintshire Council produced a Preferred Strategy document for the Flintshire Landscape Development Plan which is accompanied by a wide range of other documents including a Preferred Strategy Consultation Document Background Paper (November 2017) for the Consideration of Candidate Sites against the Preferred Strategy/ Invitation for Alternative Sites.

The Local Development Plan (LDP) will contain planning policies to guide development and land use allocations to meet the development needs in Flintshire up to 2030. This Background Paper has been published alongside the Preferred Strategy document in order to identify whether or not each Candidate Site broadly complies with the strategic approach to the location of future growth as set out within the LDP Preferred Strategy.

Appendix 1 of the background paper lists all the candidate sites which propose development and includes 'large' sites which have been put forward for development together with a brief comment on how it performs with the Preferred Strategy. Two large sites are listed within appendix 1 of the background paper that combine to form the proposal site and are as follows:

Candidate sites EWL017 and EWL020 are classified as amber sites

#### **EWL017**

Land west of Hilltop Close and south of Holywell Road, Ewloe  
(7.55 ha site area)

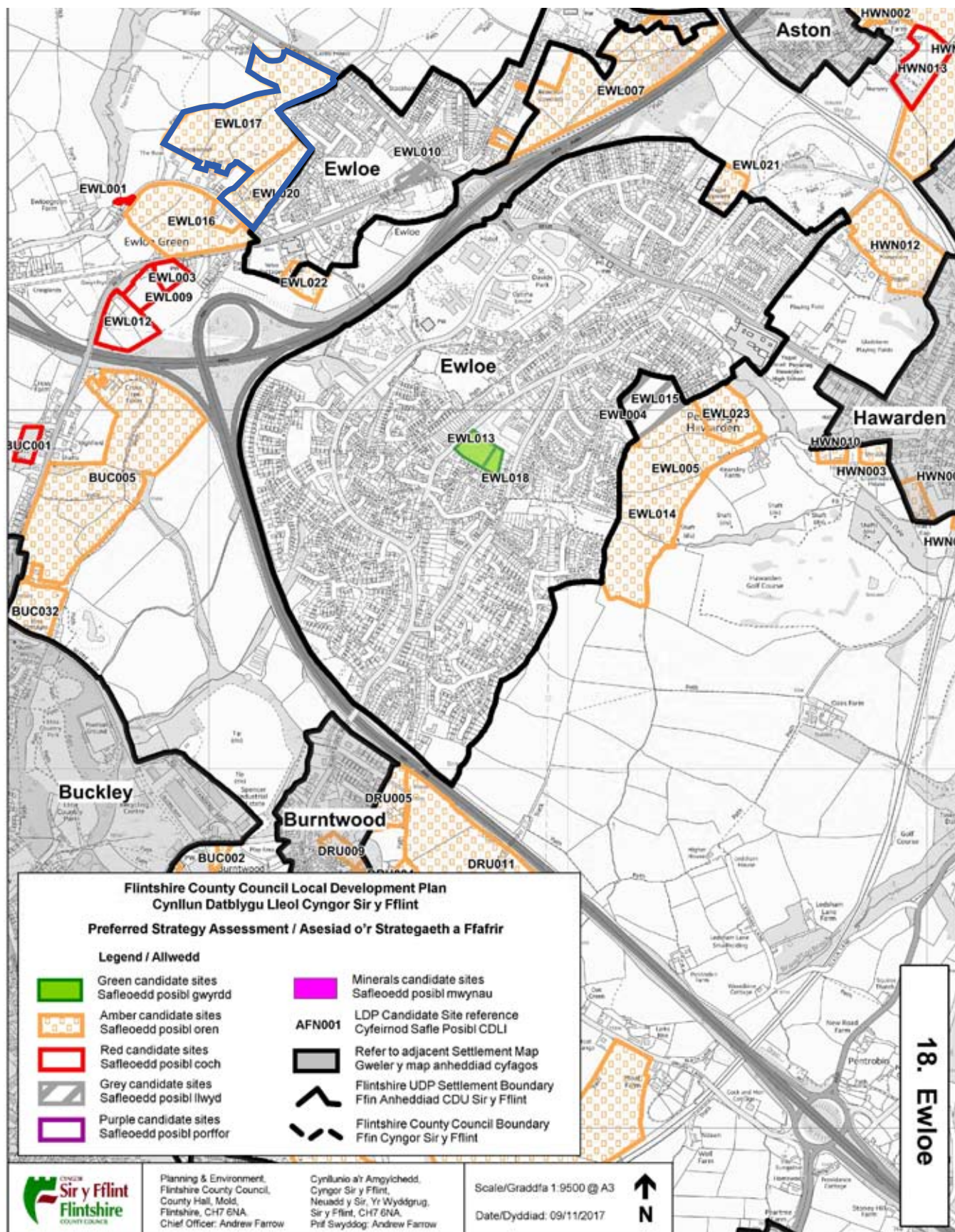
The site complies with the Council's Preferred Strategy, however there are site constraints that would need to be overcome to allow the site to be developed

#### **EWL020**

Land adjacent to and including Ivy Cottage, Green Lane, Ewloe Green

(2.42 ha site area) The site complies with the Council's Preferred Strategy, however there are site constraints that would need to be overcome to allow the site to be developed

Both candidate sites EWL017 and EWL020 are classified as amber sites meaning *'sites where there are known constraints which would need to be overcome such as highways improvements, flood risk or ecological constraint. This would also include policy constraints such as green barrier. It would also include sites where there might be a potential viability or deliverability concern particularly when a site has not come forward.'*



The Proposal Site

Figure 6: Map 18 extracted from appendix 2 of the Preferred Strategy Consultation Document Background Paper (2017)



### 3.3 SUMMARY OF LOCAL POLICY

The proposal site is located in land identified as 'Green Barriers' (see Figure 7) which relates to saved policy GEN4 of the Unitary Development Plan. The proposal site does not accord with permitted development under policy GEN4. The proposal site would not however 'contribute to the coalescence of settlements or unacceptably harm the open character and appearance of the green barrier'.

The site is also located immediately west of existing settlement boundary for Ewloe. Strategic Core Policy STR1 states 'generally located within existing settlement boundaries, allocations, development zones, principal employment areas and suitable brownfield sites and will only be permitted outside these areas where it is essential to have an open countryside location.'

Strategic Core Policies STR1, STR7 and STR8; Policies GEN1, GEN3, D2, D3, L1, and TWH2; and SPGN No 3 Landscaping have been considered with the mitigation of the proposal site (see section 9).

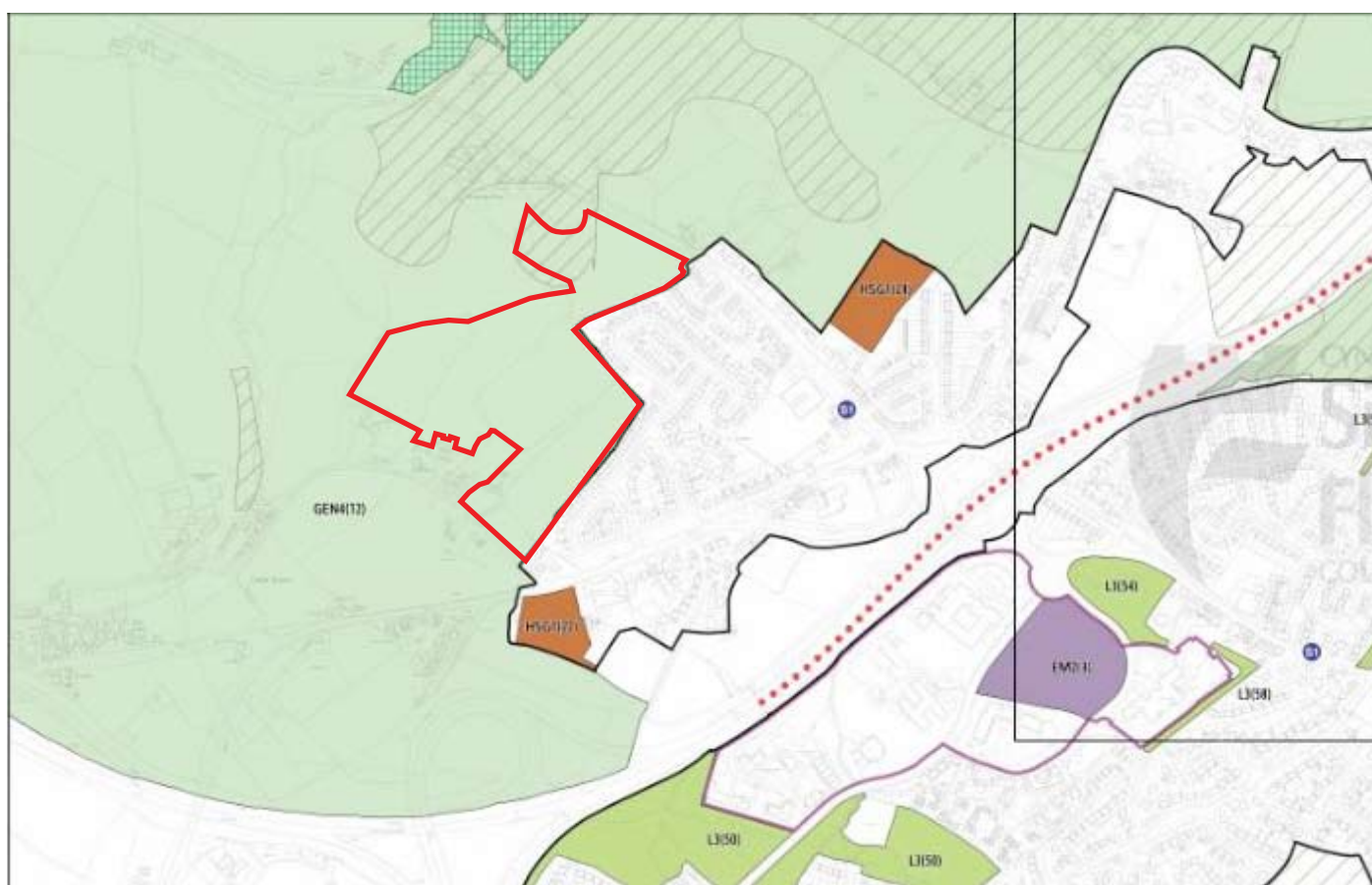


Figure 7. Proposal Map of the Unitary Development Plan

Resource: Extract from Proposal Map of Flintshire Unitary Development Plan 2000-2015 (Adopted 28th September 2011)  
Flintshire County Council





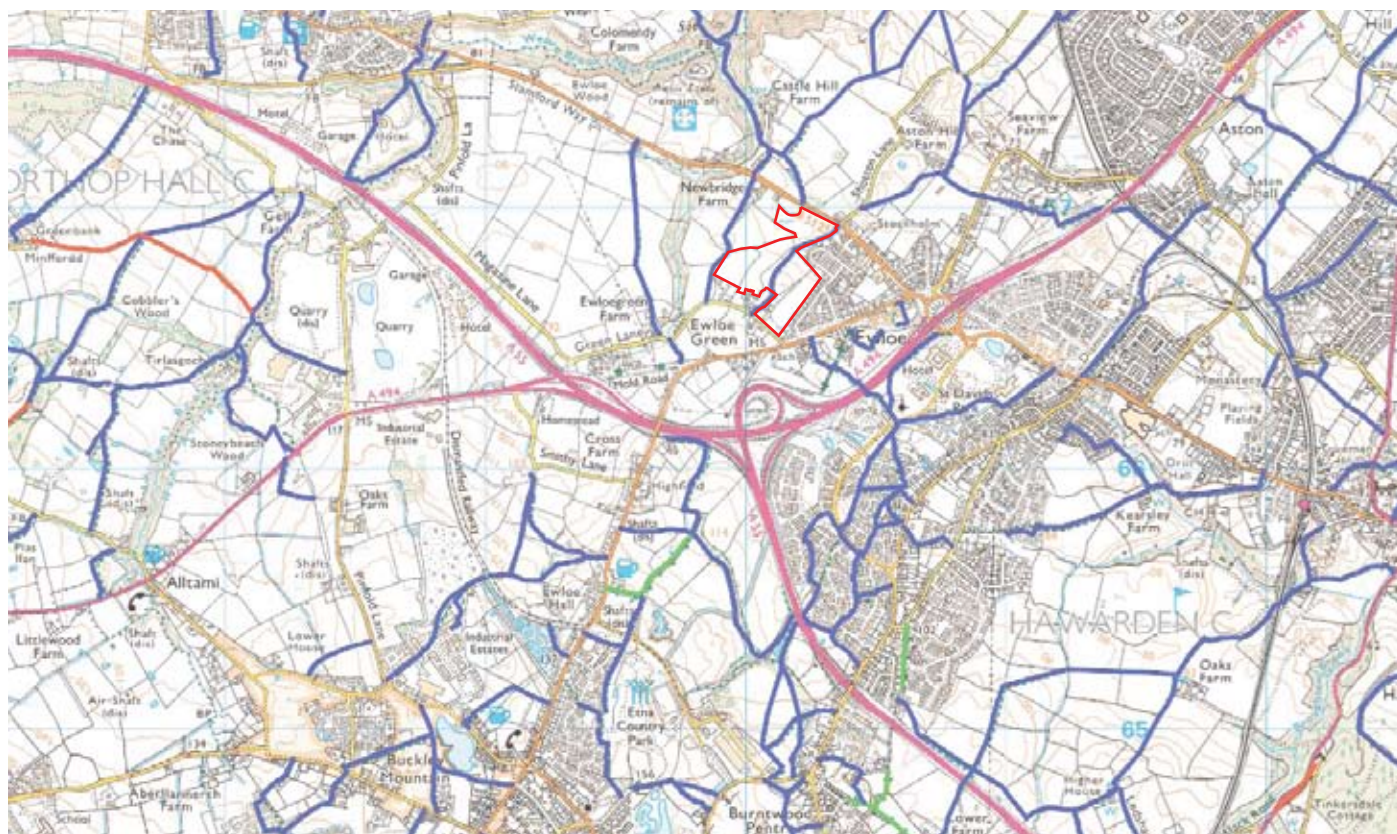
## 4.0 SITE CONTEXT




The proposal site is located immediately south of Holywell Road (B5125) and north of Green Lane. The site is adjacent to the western fringe of the village of Ewloe, approximately 2.5km south-east of the small town of Queensferry, 2.7km north of the town of Buckley and approximately 5.8km north-east of Mold town centre. The wider landscape primarily comprises of a rolling mosaic of lowland with agricultural fields bound by hedgerows and post and wire fencing. Agricultural fields are interspersed with trees, woodland belts, settlement, minor roads and major roads. The western fringe of Ewloe urban area lies immediately west of the proposal site. Figure 8 below illustrates the surrounding public right of way network, main roads and minor roads within the Flintshire County.

The topography of the site (See figure 9) and to the south-east and north-west form part of lowland plain with land rising to the south-west towards a lowland escarpment and land slightly rising to the north-east before dramatically declining towards the River Dee.

The road infrastructure comprises of Holywell Road (B5125) that runs adjacent to the northern boundary and orientated in a north-west to south-east direction. Green Lane runs along part of the southern boundary. Mold Road (B5127) approximately 50m south-east of the site running in a north-east to south-west direction. The A55 is located 200m south of the site and joins the A494 located 340m south of the site that runs in a north-east to south-west direction.

The surrounding area is well vegetated with woodland belts (see Figure 10) to the west and north west following Wepre brook and tributaries; small woodland blocks to the north and north-east, and further woodland belts to the east and south along the A494, A55, dismantled railway line and within Etna Country Park.



-  Footpath
-  Byway open to all traffic
-  Bridleway

Resource: Extract from Public Rights of Way Network (<https://www.flintshire.gov.uk/en/Resident/Streetscene/Public-rights-of-way.aspx>) © 2019 Flintshire County Council.



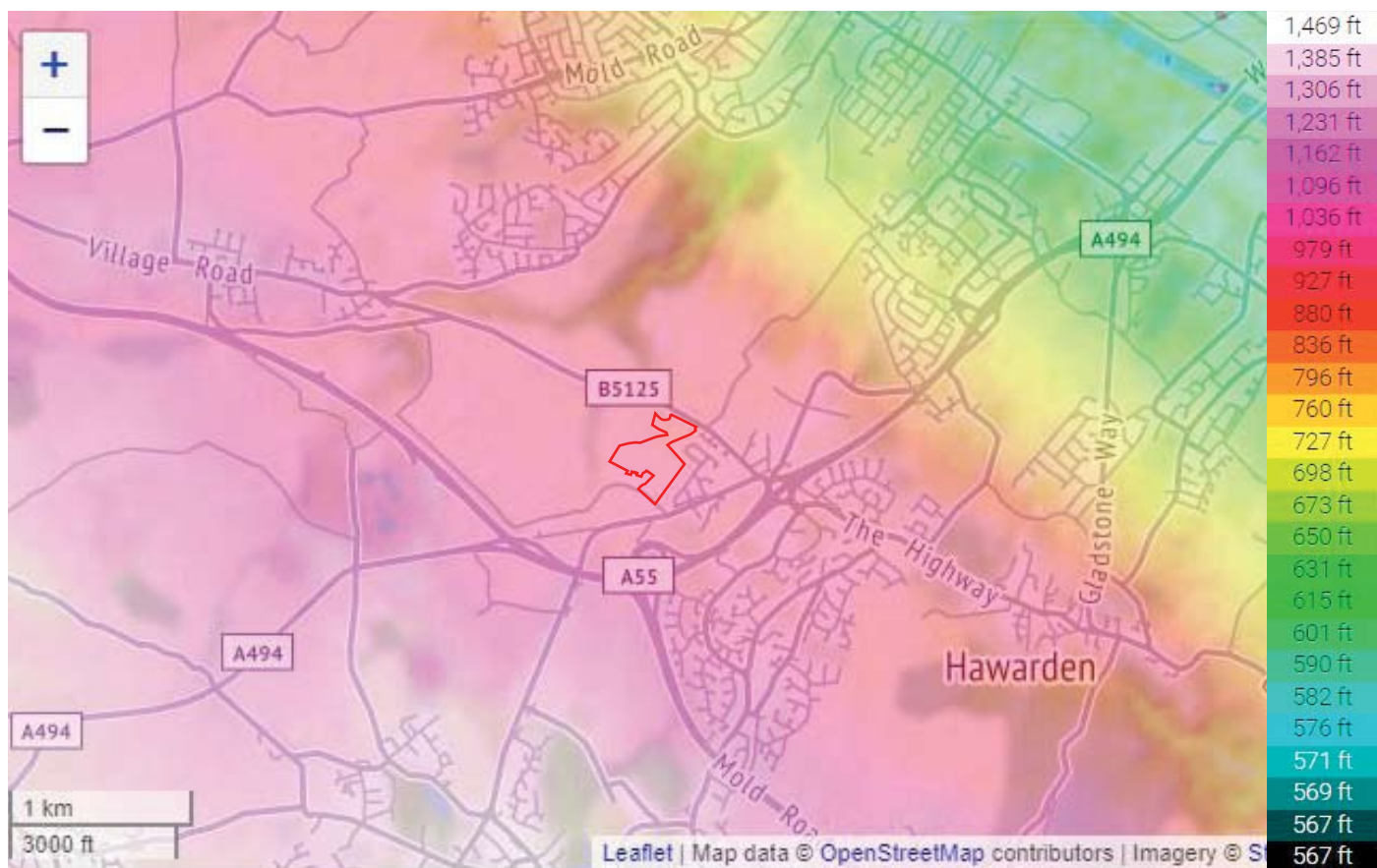


Figure 9. Topography

Proposal Site Boundary

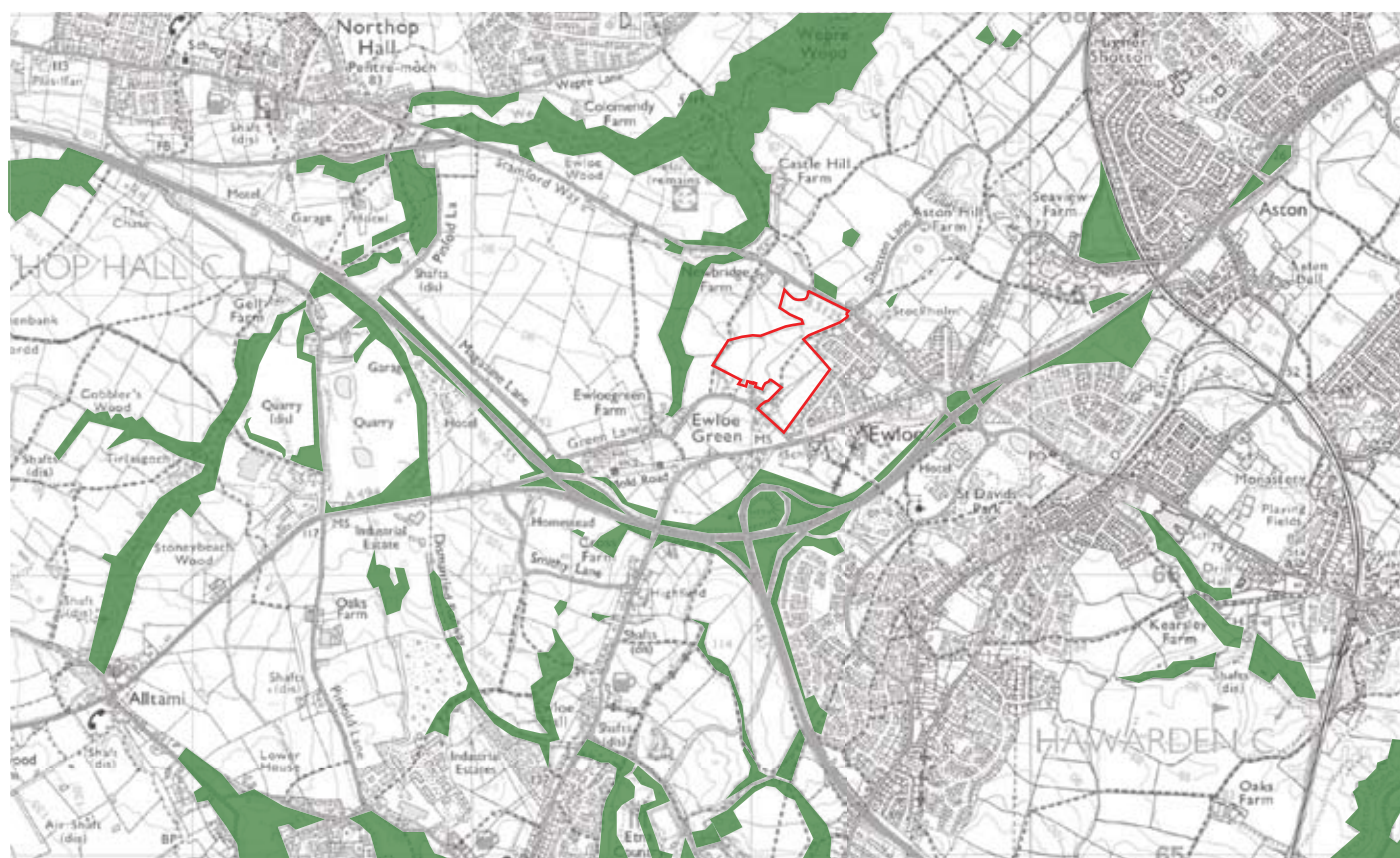


Figure 10. Vegetation cover

Vegetation Proposal Site Boundary



Views have been selected to give an overview of the landscape within and surrounding the proposal site, See Figure 11. An assessment of visual amenity and specific receptors is included in Section 8.

The following photos have been selected to illustrate and describe the broader landscape context of the surrounding Ewloe area and the proposal site. The below photos are not representative viewpoints. For visual locations refer to section 8 and Appendix 2 which is an assessment of the visual amenity with specific visual receptors identified.



Figure 11 - Site Context Photos - Location Plan  
For representative viewpoint locations refer to section 7

Proposal Site Boundary



Photo taken within the site looking north from eastern boundary near backs of properties towards pastoral fields bound by hedgerows and hedgerow trees. Holywell Road (B5125) along the northern boundary and a block of woodland just north of the site.



2



Photo taken from within the site and PRow Footpath looking north from an elevated position towards the western urban fringe of Ewloe. To the north-east a mature hedgerow runs through the site in a north to south direction.

3



Photo taken from within the site along the south-east boundary looking south-west at fields used for horse grazing. Green Lane is visible in the middle ground with mature hedgerow and Hafal property is visible beyond.

4



Photo taken from Holywell Road outside Outbank property near the PRow access to the site along the northern boundary. Field gate and hawthorn hedgerow make up the northern boundary. Modern terraced properties are located to the east of the site off Hilltop Close



Photo looking west from Holywell Road (B5125) illustrates the dense woodland and undulating topography to the west that limits views towards the site.



Photo looking east from the eastern boundary of the site of housing off Hilltop Close.



Photo looking at playground off Circular Drive with the site located behind comprising of elevated fields with mature hedgerow and trees. Site runs behind 2 storey housing off Circular Drive.



Photo from elevated point along PROW 143 to the west of the site. The site comprises of large rolling fields with gapped hedgerows and hedgerow trees. The urban settlement Ewloe is visible in the distance immediately east of the site.





Photo taken from Mold Road with views of fields with hedgerows and telegraph poles. Two storey properties are visible along Green Lane including Newlea, Moss Lea and Hendre Villa.



Photo from PRoW 24A to the north-east of the site. View is of rolling agricultural fields with hedgerow and mature trees filtering views of properties along Holywell Road and within Ewloe settlement.



Photo from Liverpool Road at bridge over the A55. Views north are partially screened by trees along the roadside of the A55. Glimpses of properties Liverpool Road and Mold Road are possible with fields beyond.



## 5.0 LANDSCAPE CHARACTER APPRAISAL

### 5.1 EXTRACTS OF NATIONAL LANDSCAPE CHARACTER AREA

Natural Resources Wales's National Landscape Character Area (NLCA) are defined at a broad landscape scale throughout Wales that describe 48 individual character areas. Each is defined by a unique combination of regionally distinct natural, cultural and perceptual characteristics. The proposal site area falls within National Landscape Character Area profile 13 - Deeside and Wrexham. The text is extracted from the relevant national landscape character area assessment to understand the characteristics of the NLCA and whether the character area descriptions are relevant in the context of the proposal site.

### 5.2 EXTRACT OF NATIONAL CHARACTER AREA: NLCA 13 DEESIDE AND WREXHAM

The following is a summary description of the character area, extracted from the National Landscape Character Area profile 13 - Deeside and Wrexham that the proposal site is located within.

#### Summary Description

*A border area, extending from the mouth of the Dee along the coast as far as Point of Ayr, and inland as far south as the Ceiriog Valley. It includes several settlements and centres of population, the principal being the towns of Chirk, Wrexham and its main satellites Ruabon, and Rhosllanerchrugog in the south; Mold, Flint and Holywell in the north and west, and the part-industrial, part-suburban centres of Queensferry, Connah's Quay, Mostyn Docks and Talacre on the shores of the Dee Estuary. Elsewhere, many settlements, like Buckley, have grown out of the linear expansion and coalescence of pre-industrial roadside villages and hamlets.*

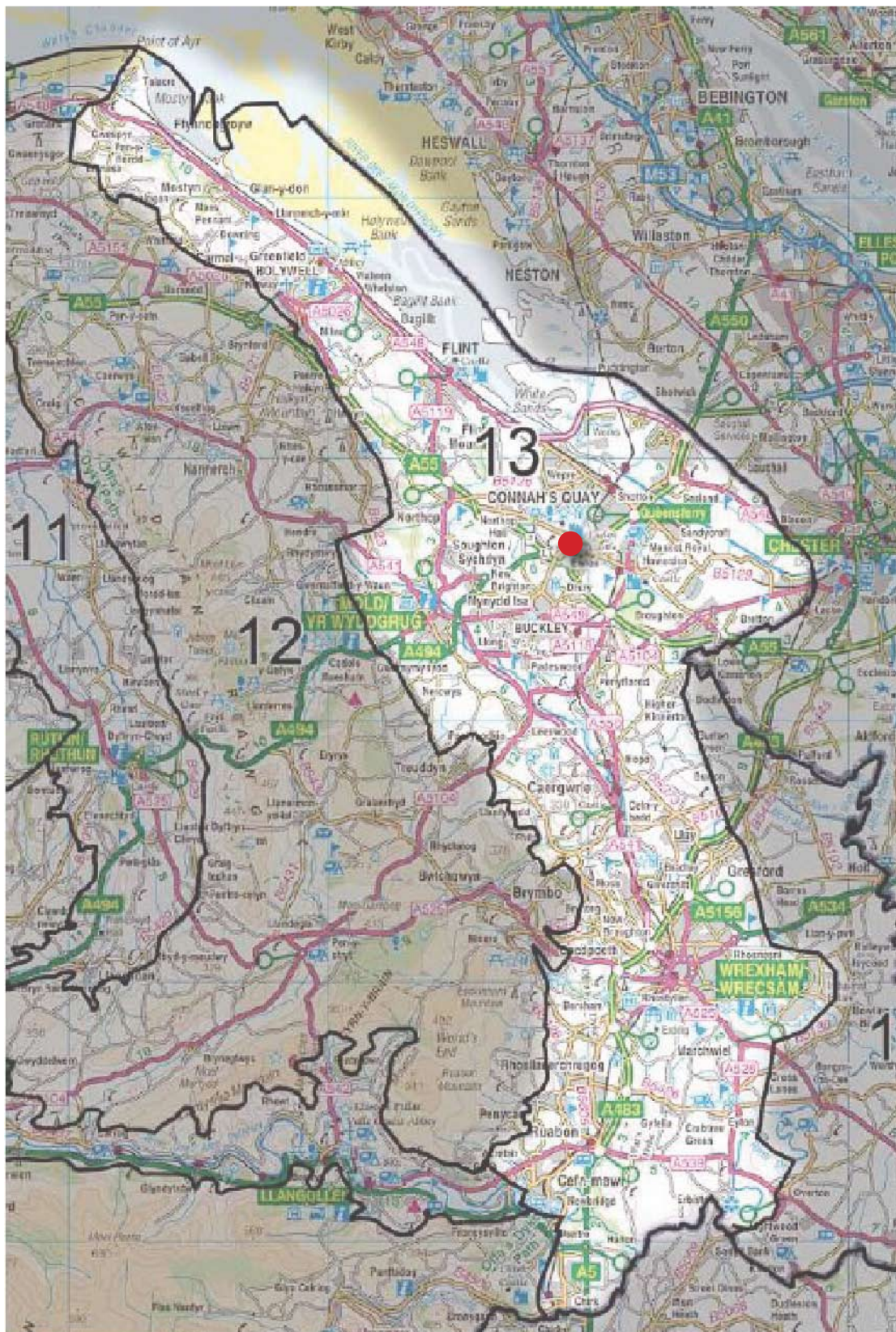
*Historically, much of this area has formed part of the hinterland of Chester. The greater part of the lowland around the mouth of the Dee was reclaimed from the sea in the 18th century, though the former large expanse of tidal water is recalled in the Welsh name for Hawarden, Penarlâg, 'the hill above the lake'. This area also became heavily industrialised from the establishment of Shotton steelworks in 1895, though this was built of a long-established tradition of engineering and metalworking all along the coast, itself reflecting a long history of mining and the availability of water-borne transport. The Wrexham area similarly industrialised early on, taking advantage of its resources of coal, iron-ore, clay and limestone, as well as free-flowing streams to turn industrial water-wheels.*

*In recent years, the area as a whole has become an economic hub of the Welsh and regional English economy with its gaze more towards Merseyside than to the rural areas to NLCA13 Deeside and Wrexham - Page 3 of 8 [www.naturalresources.wales](http://www.naturalresources.wales)*

*the west. However it would be wrong to see this area as a purely industrial and commercial landscape. It includes some attractive traditional architecture and countryside too, indeed its early industrial history has bequeathed some important monuments such as the Bersham ironworks near Wrexham.*

#### Key Characteristics

- *Lowland, foothills and levels - sloping down to the lower Dee and Dee Estuary. Carboniferous Coal Measures interspersed with outcrops of Millstone Grit, Holywell shales and Cefn-y-Fedw sandstones. Glacial till, fluvio-glacial and river terrace drift overlay in parts of the valley floor, giving rise to localised gentle land form variation.*
- *A single large river, the Dee, traverses the area. The Dee opens out into a broad estuary with tidal sand and mud flats. A number of minor rivers dissect the landscape, for example, the Alyn and Eitha, and associated streams.*
- *A broad flat flood plain adjacent to the Dee Estuary – with wide open views to Wirral*
- *Narrow, incised, wooded tributary valleys – many running down from the west.*
- *Mixed pasture and some arable - and farm woodland cover.*
- *Archaeology - variety of historic sites indicate the former strategic importance of the coastal route and the turbulent history of the Marchlands, including Offa's Dyke and Wat's Dyke. Late Medieval parklands and ecclesiastical / funerary sites.*
- *Urban settlements - a strongly settled character is apparent in the central and southern parts of the area, with the relatively large, almost linked settlements of Holywell-Connah's Quay-Mold-Wrexham-Ruabon.*
- *An industrial character - evident in the line of coalesced settlements at Connah's Quay and Holywell, associated both with the Chester to Holyhead railway line, mining and large scale power generation and industrial plants. Include landmark scale structures such as Broughton aircraft factory, Shotton Steel works and Connah's Quay power station. Industry tends to dwarf historic settlement and features e.g. Flint and its castle.*



The Proposal Site



Figure 12. Extract of NLCA 13: Deeside and Wrexham  
[www.naturalresources.wales](http://www.naturalresources.wales)



- *Small settlements – outside urban areas, compact villages associated with landed estates and isolated farmsteads, or coalesced ribbon developments and encroachment upon commons, which are the legacy of the former coal and lead mining industries.*
- *Culturally many connections to Chester and Merseyside*

### **Visual and Sensory Profile**

*The area encompasses the main concentration of built up areas that fall along the Dee and foothills of Wales. There is great contrast between the large, open estuary mouth, it's large skies and tidal ebb and flow, and the busy developed areas around Connah's Quay, Queensferry and Wrexham. The associated transport links of the A55 Expressway, the A548 coast road and the A483 and A494 trunk roads, present much traffic noise, movement and night lighting. The aircraft factory at Broughton, the new Dee bridge, the gas-fired power station at Flint and the gas terminal near Port of Ayr, located on the former colliery site, are modern leviathans that create their own distinctive landscapes. Under the right weather conditions, the towering steam clouds vented from the wood processing plant at Chirk can be seen for miles across this and other, English landscapes to the east.*

*The area is by no means entirely built-up or busy. Much of the area is actually a mature, lowland countryside and, in places, there is a sense of smallness and seclusion offered by agricultural enclosure and it's interplay with trees, copses, woodlands and small river valleys. Across the estuary, the Wirral impacts perceptibly upon the skyline, as does greater Merseyside from higher elevations.*

*A more traditional developed landscape is associated with the smaller towns, such as Mold, Caergwrle, Ruabon and Chirk. The Pont Cysyllte aqueduct and to a lesser extent the Chirk aqueduct offer sublime gateways to the Vale of Llangollen and the hills of Wales from the flatter lands of England and the borders to the east.*

### **Historic Landscape Influences**

*Offa's Dyke and Wat's Dyke and other historic landscape elements bear witness to the often turbulent history of this border area – though on the other hand, monuments from the later Medieval period also illustrate the continuity of settlement, in the form of the abbey at Holywell and the chapel and well at Spon. This established character is reinforced by the Edwardian castle on the foreshore of the Dee at Flint, demonstrating the strategic importance of the coastal route and trade, which is also reflected in 19th century linear and nucleated settlement and urban sprawl, at Holywell, Flint and Connah's Quay.*

*A number of parkland estates and historic parks and gardens, sometimes associated with small villages are present within the area. These include Talacre, Erddig, Rosehill, Mostyn Hall and Soughton Hall. Near Holywell is an important 18th century picturesque landscape, laid out by the antiquary Thomas Pennant to form the setting of Downing, his family home. The influence of parkland and planned estate landscape is evident from as early as the Medieval period – the name Buckley (buck-ley) alludes to a deer pasture. The field pattern outside of the areas of settlement is often irregular and is that of early post Medieval Enclosure, although incorporating a number of Medieval elements such as earthworks. In the 18th and 19th centuries, the course of the Dee was canalised and the extensive tracts of salt-marsh on either side reclaimed for agriculture, but subsequently much given over to heavy industry and commerce in the 20th century.*

*The varied geology of the area is reflected in a long history of mineral extraction and processing, which has left a powerful mark on the landscape. The Flintshire and Denbighshire coalfields exploited the Coal Measures of the area. The first includes Point of Ayr and Leeswood collieries, the second, Llay, Rhosllanerchrhugog and Bersham, around which distinctive coal mining communities developed. Mining has long ceased in this area, but around Wrexham trading estates and factories have grown up as staple industries declined. Though steel-production has ceased at Brymbo, in the Wrexham area, steel-rolling continues at Shotton. The area enjoyed good transport links in the early industrial era, with wharves and quays along the Dee, and the Llangollen Canal tapping the southern part. This length of the canal, and the Chirk aqueduct form part of the Pont Cysyllte aqueduct World Heritage Site.*

*Another major industry associated with Carboniferous Red Measures was brick, tile and pottery production, largely centred on Buckley and Ruabon, where fireclays and mudstone were exploited in shallow pits. A third extractive industry is quarrying for building stone, which has left its mark on the landscape through disused quarries and distinctive stone buildings. In the south of the area, sandstone was quarried around Cefn Mawr, Pentre Broughton and the Moss Valley, and has been used extensively around Wrexham and as far afield as the University in Bangor and the Walker Gallery in Liverpool. In the northern part of the area, the Gwespyr Sandstone has also been quarried for building stone. It was considered by Pugin as a possible stone for the construction of the Houses of Parliament.*



## Cultural Landscape Influences

*A border area that has historically been under the influence of both England and Wales; Offa's Dyke is a visible symbol of the struggle for control of this area from the 7th to the 9th centuries, and much of the northern part appears in the Domesday Book. The coastal strip, with its long history of mining and of industry, has historically depended on the capital of Chester, Cheshire and the Mersey basin, just as the early iron-working, coal-mining and limestone-quarrying areas around Wrexham depended on the west Midlands and the Severn Valley. Present-day manufacturing at the industrial estates west of Wrexham and at Airbus at Broughton continues this tradition, and the inscription of the Llangollen Canal and the Chirk and Pont Cysyllte aqueducts as a World Heritage Site reflect contemporary 21st century cultural understanding and the international importance of these iconic monuments.*

*The influence of the wealthy and the powerful is readily apparent in great houses and parks such as Wynnstay, where Sir Watkin Williams Wynn II (1748-89) held sway, a friend of Handel, Sir Joshua Reynolds and David Garrick, and Erddig, with its eccentric 'last squire', Philip Yorke. Downing was the home of the antiquary Thomas Pennant, and Hawarden, the home of William Ewart Gladstone, who married into the Glynne family, and who established St Deiniol's Library in the grounds in 1889. A cadet branch of another prominent local family, the Mostyns, reconverted to Catholicism, and Holywell became the site of the last royal pilgrimage by an English king, James II. The Catholicism of the area attracted Fredericke Rolfe 'Baron Corvo' (1860-1913) to Holywell; he is best remembered for the wish-fulfilment novel Hadrian VII, about a young priest elected to the papacy only to be martyred by an outraged Labour MP.*

*Less fanciful works of fiction are the novels of Daniel Owen (1836-1895) of Mold, Rhys Lewis, Enoc Huws and Gwen Tomos, which paint a convincing picture of the snobberies and limitations of small-town life in the 19th century. Emlyn Williams's autobiography George describes the cultural contrasts between the Welsh-speaking farmlands of the area, rapidly anglicising Shotton and the regional intellectual capital that was Holywell; his semi-autobiographical The Corn is Green was filmed in 1946 with Bette Davis in the Miss Cooke role. The 1979 version featured Welsh-speaking Flintshire-born Ian Saynor in the main role. Other actors from the area are Joseph 'Sam' Livesay and Jonathan Pryce, both from Holywell. Theatr Clwyd perpetuates this strong tradition of theatre.*

## 5.3 SUMMARY OF NLCA 13 IN THE CONTEXT OF THE PROPOSAL SITE

The character of the study area is typical of the wider NLCA description and shares some of the key characteristics of the NLCA description including:

- Lowland, foothills and levels sloping down to the lower Dee and Dee Estuary.
- Narrow, incised, wooded tributary valleys.
- Mixed pasture and some arable and farm woodland cover.
- Urban settlements and also small settlements outside urban areas.
- An industrial character including mining and large scale power generation and industrial plants.

## 5.4 REGIONAL LANDSCAPE CHARACTER - LANDMAP

LANDMAP prepared by Natural Resource Wales is a landscape resource of all-Wales where landscape characteristics, qualities and influences in the landscape have been recorded and evaluated onto a national database.

Flintshire Council produced Landscapes Working for Wales: A Landscape Strategy for Flintshire (1996) however it is considered that the data within LANDMAP is more up to date and detailed when considering the landscape baseline within Flintshire Council.

The five LANDMAP spatial datasets called Geological Landscape, Landscape Habitats, Visual and Sensory, Historic Landscape and Cultural Landscape were considered within the study area of the proposed development (See figures 12 to 16).

Visual and Sensory Classification Level 3 Aspect Areas within the study area (See figure 13) are as follows:

- FLNTVS009 Mosaic Rolling Lowland (Evaluation: Moderate Value)
- FLNTVS014 Mosaic Rolling Lowland (Evaluation: Moderate Value)
- FLNTVS033 Urban (Evaluation: Moderate Value)
- FLNTVS034 Urban (Evaluation: Moderate Value)
- FLNTVS084 (A55 and A494) Road Corridor (Evaluation: Low Value)

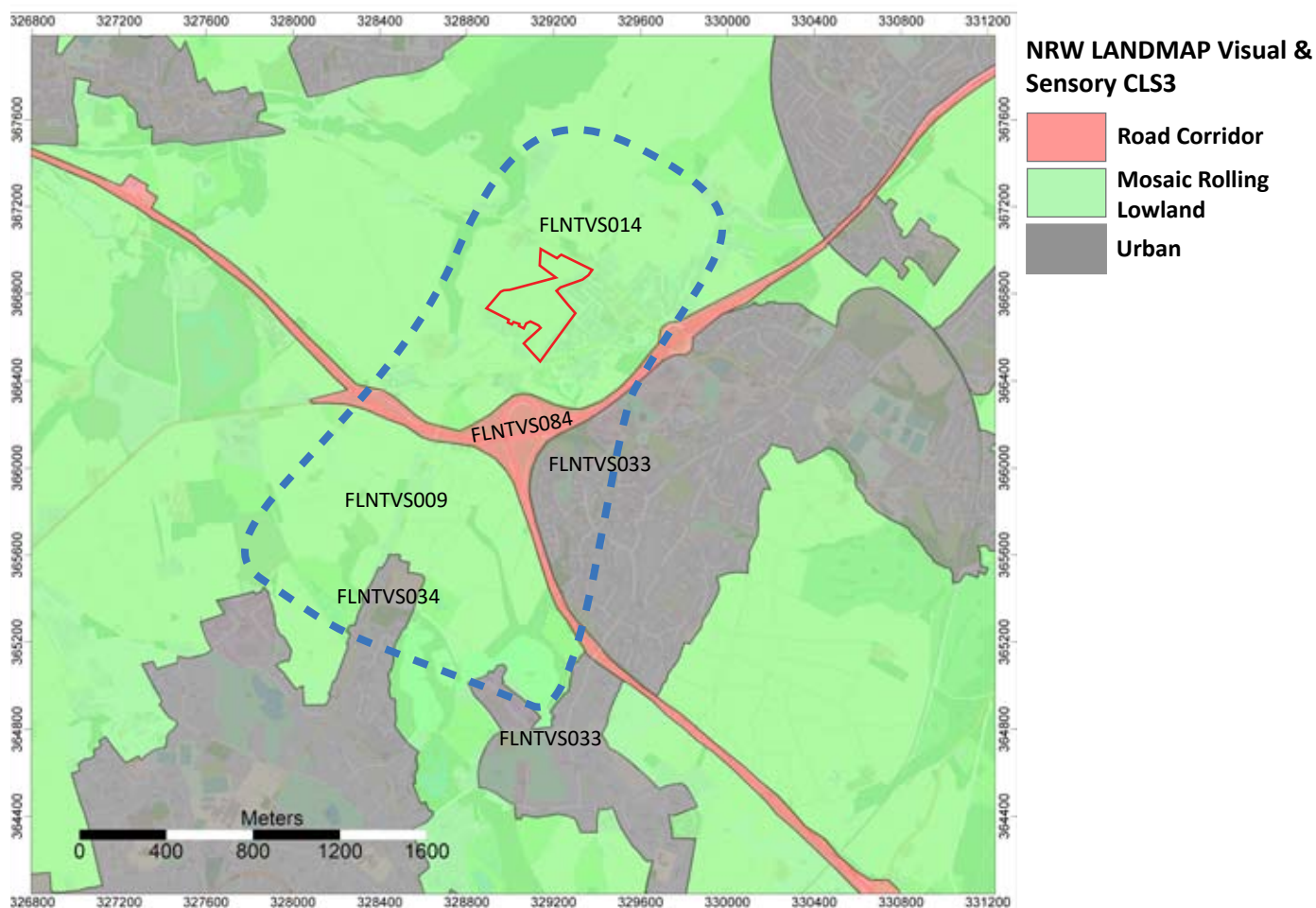


Figure 13. LANDMAP Visual and Sensory Classification 3 Aspect Areas located within the study area

#### FLNTVS014 Mosaic Rolling Lowland

The proposed development is located within this aspect area. The topographic form of the aspect area is rolling with the land cover pattern being a mosaic of field patterns bound by hedgerows with trees and the sense of enclosure being enclosed. The aspect area contains estuary edge and valleys with gentle sloping and rolling lowland estuary edge and mosaic of woodland linear stream valleys, traditional and improved farmland areas of linear settlement and urban fringe lower edge. The aspect area has an overall estuarine influence. There area attractive views both in and out of the aspect area as well as detractive views influenced by urban edge. LANDMAP evaluates the classification 3 aspect area with a value of Moderate and notes a trend of the aspect area declining due to suburban development encroachment.

Principle management recommendations are to *'conserve and enhance field patterns, hedgerows and trees and integrate development into the landscape'*.

#### FLNTVS009 Mosaic Rolling Lowland

The topographic form of the aspect area is rolling with the land cover pattern being a mosaic of field patterns bound by hedgerows with trees and the sense of enclosure being enclosed. The aspect area comprises of farmland fringe with gently rolling lowland farmland and a mixture of small traditional fields, larger more improved fields and urban and fringe uses. A large cement works is located within the aspect area with large structures locally prominent rising out of the rural landscape. LANDMAP evaluates the classification 3 aspect area with a value of Moderate and notes a trend of the aspect area declining.

Principle management recommendations are to *'improve integration of development into the landscape including improvement in field boundaries and woodland/ tree management'*.

#### FLNTVS033 Urban

The topographic form of the aspect area is rolling with the land cover pattern being development and the sense of enclosure being enclosed. The aspect area is Hawarden inland urban area comprising of nucleated settlements within farmland fringe. Settlement is close spaced to create a suburban setting with predominantly residential buildings and public open spaces. LANDMAP evaluates the classification 3 aspect area with a value of Moderate and notes a trend of the aspect area declining.

#### FLNTVS034 Urban

The topographic form of the aspect area is rolling with the land cover pattern being development and the sense of enclosure being enclosed. The aspect area is Buckley inland urban area comprising of nucleated settlements within farmland fringe. Settlement is close spaced to create a suburban setting with predominantly residential buildings and public open spaces. LANDMAP evaluates the classification 3 aspect area with a value of Moderate and notes a trend of the aspect area being constant.

#### FLNTVS084 (A55 and A494) Road Corridor

The topographic form of the aspect area is rolling with the land cover pattern being development and the sense of enclosure being open. The A55 and A494 are busy dual carriage ways that link North Wales Coast to England and South Wales. These are busy roads with substantial commercial traffic that affects the tranquillity of the adjacent to areas. Embankments and cuttings comprise of rough grass, deciduous trees and mixed plantation which mitigate visual impacts on the road. Broad views of the coast and commercial areas are possible from the road. LANDMAP evaluates the classification 3 aspect area with a value of Low with little scenic quality, and no distinct character. Trend of the aspect area is noted to be constant.

Visual and Sensory Level 3 classifications are to be considered along with other relevant Level 3 classifications including Geological Landscape, Landscape Habitats, Historic Landscape and Cultural Landscape that overlap within the study area.

Geological Landscape Classification Level 3 Aspect Areas within the study area (See figure 14) are as follows:

- FLNTGL163 (Wepre Brook) Other (Evaluation: Moderate Value)
- FLNTGL196 (Hawarden) Other (Evaluation: Moderate Value)
- FLNTGL246 (Burntwood Pentre) Lowland Escarpment (Evaluation: High Value)
- FLNTGL752 (Northrop-Buckley-Broughton) Lowland Till Plain\_Field (Evaluation: Moderate Value)

#### FLNTGL752 (Northrop-Buckley-Broughton) Lowland Till Plain\_Field

The geographical and topographical character of the aspect area comprises of extensive boulder clay blanketed terrain and a gentle more even slope in the south-east. The area is characterised as a lowland till plain. LANDMAP evaluates the classification 3 aspect area with a value of Moderate due to locally important sites (Kinnerton potential RIGS site-type locality of Kinnerton Sandstone Formation). A trend of the aspect area is noted to be constant due to rural areas in good condition and urban areas significantly modified.

#### FLNTGL163 (Wepre Brook) Other

The geographical and topographical character of the aspect area comprises of a narrow steep incised valley with no more than a very narrow floodplain in its lower reaches. LANDMAP evaluates the classification 3 aspect area with a value of Moderate and a trend of the aspect area is noted to be constant and dominantly rural with limited development in valley.

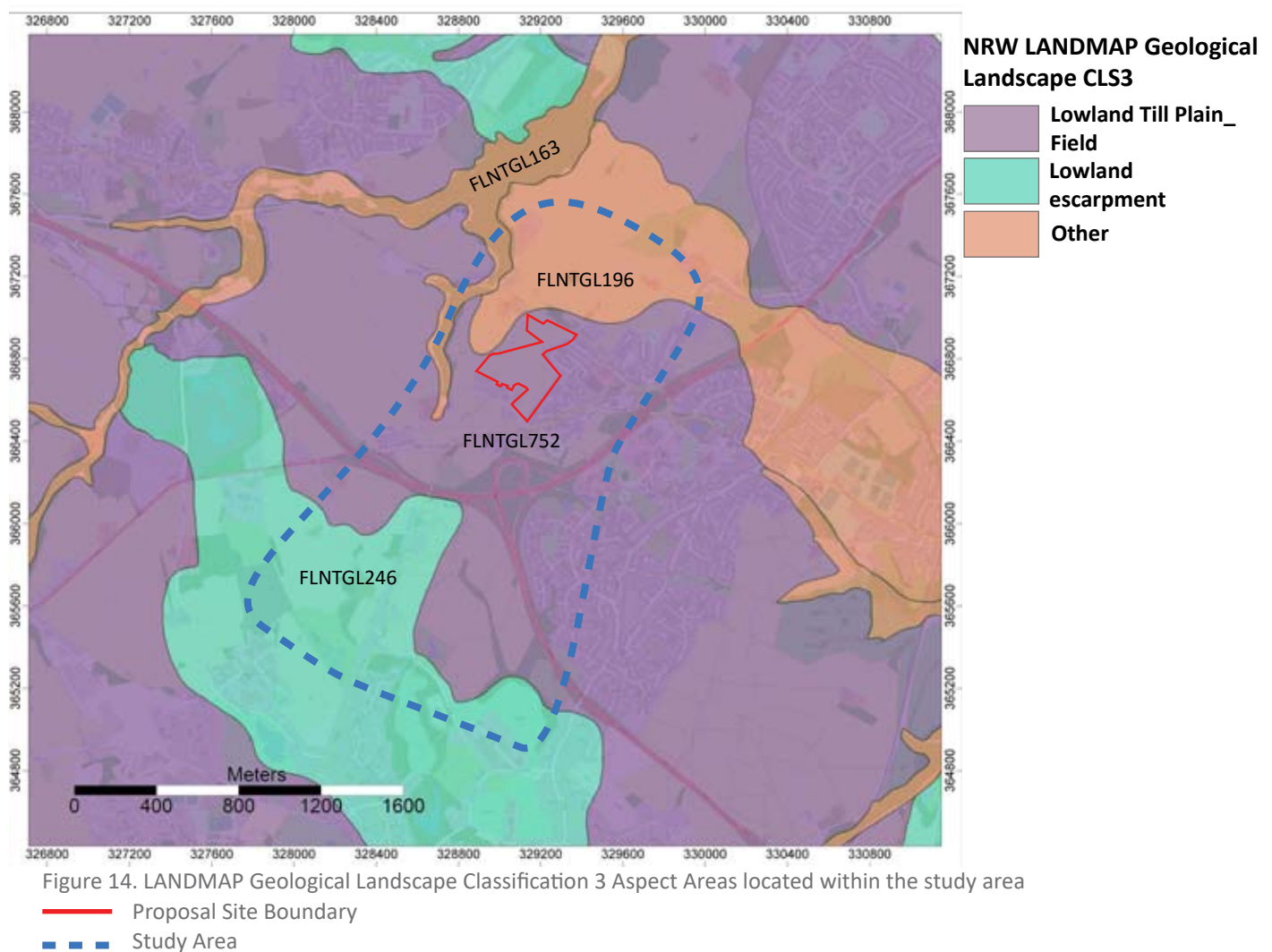
#### FLNTGL196 (Hawarden) Other

The geographical and topographical character of the aspect area comprises of a distinctive glacial sand and gravel capped scarp and terrace overlooking Queenferry and Shotton with extensive development within the Hawarden area. Lowland escarpment is particularly notable within the area. LANDMAP evaluates the classification 3 aspect area with a value of Moderate due to a distinct terrace but largely developed on and currently without noted sites. A trend of the aspect area is noted to be declining due to extensive urban and industrial development.

#### FLNTGL246 (Burntwood Pentre) Lowland Escarpment

The geographical and topographical character of the aspect area comprises of low massif dominated by carboniferous sandstones rising above glacial clay covered plain. Large quarries characterise the area and a key component of the area is the lowland escarpment. LANDMAP evaluates the classification 3 aspect area with a value of High due to regionally important geological exposures. A trend of the aspect area is noted to be declining due to deteriorating old quarry sites and risk of in fill.





Historic Landscape Classification Level 3 Aspect Areas within the study area (See figure 15) are as follows:

- FLNTHL213 (Northap Hall) Irregular Fieldsapes (Evaluation: High)
- FLNTHL846 (Buckley & Ewloe) Other Settlement (Evaluation: Moderate)

#### FLNTHL213 (Northap Hall) Irregular Fieldsapes

The dominant historic pattern of this aspect area comprise of irregular and regular fieldsapes, woodland, nucleated settlement, extractive, processing/manufacturing, communications and designed landscape. The aspect area also contains traditional boundary types including hedgerows and hedgerows with trees. LANDMAP evaluates the classification 3 aspect area with a value of High due to its diverse archaeological content. A trend of the aspect area is noted as constant.

#### FLNTHL846 (Buckley & Ewloe) Other Settlement

The dominant historic pattern of this aspect area comprise of nucleated settlement, extractive, processing/manufacturing, communications, military, other settlement, woodland and recreational. The aspect area also contains traditional boundary types including hedgerows and post and wire fencing. LANDMAP evaluates the classification 3 aspect area with a value of Moderate and trend of the aspect area is noted as constant.

Landscape Habitat Classification Level 3 Aspect Areas within the study area (See figure 16) are as follows:

- FLNTLH039 (Northap Mosaic) Mosaic (Evaluation: High)
- FLNTLH014 (Buckley Urban Area) Residential/Green Space (Evaluation: Moderate)
- FLNTLH016 (Connah's Quay Urban Area) Residential/Green Space (Evaluation: High)

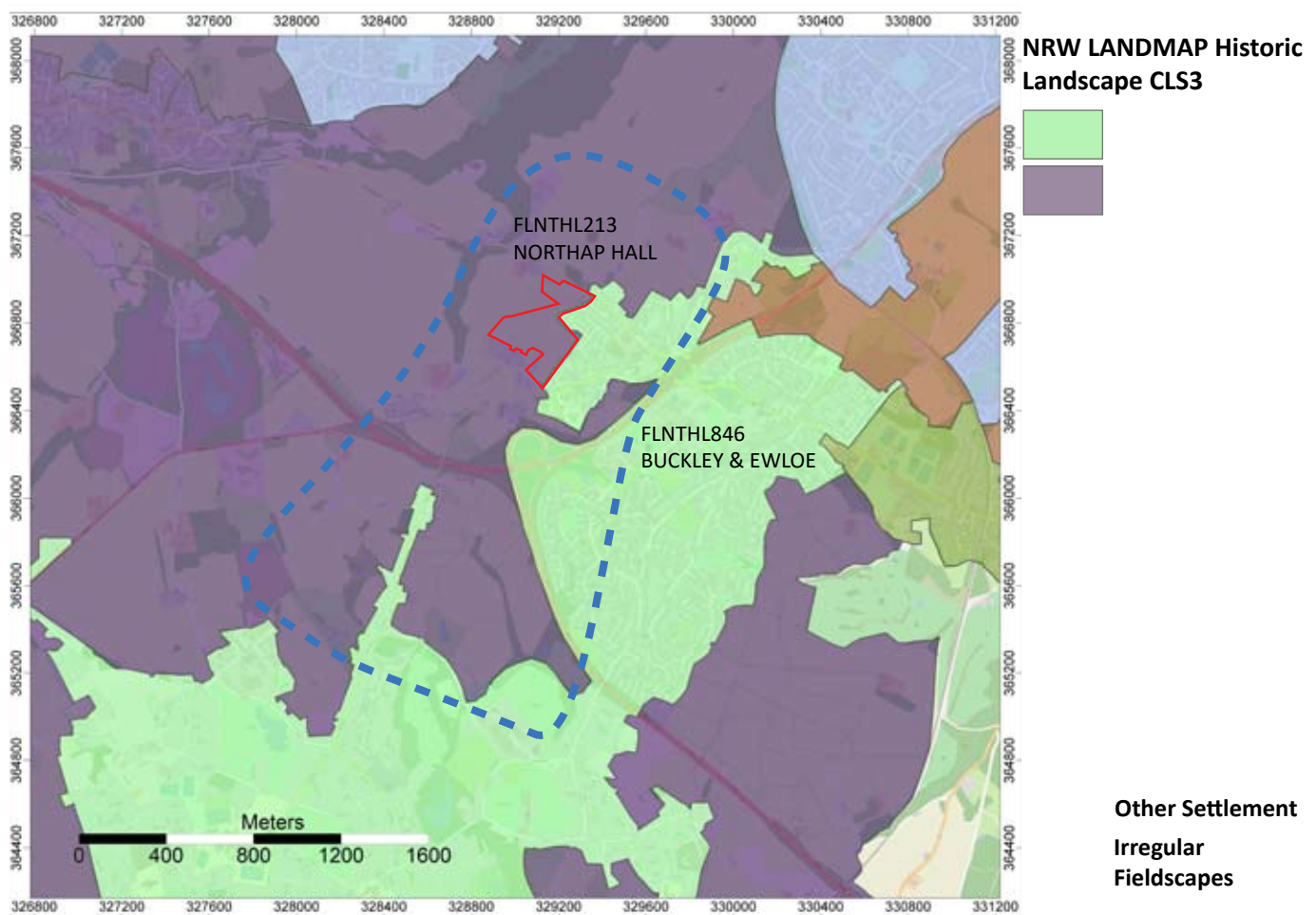


Figure 15. LANDMAP Historic Landscape Classification 3 Aspect Areas located within the study area

- Proposal Site Boundary
- Study Area

#### FLNTLH039 (Northap Mosaic) Mosaic

Dominant soil type of the aspect area is surface-water gley soils. Phase 1 habitat types present are semi-natural broadleaved woodland, improved grassland, arable, amenity grassland, and buildings. Protected sites include LNR, Ramsar, SAC, SPA, SSSI and Local Wildlife Sites. LANDMAP evaluates the classification 3 aspect area with a value of High and trend of the aspect area is noted as constant.

#### FLNTLH014 (Buckley Urban Area) Residential/Green Space

Dominant soil type of the aspect area is surface-water gley soils. Phase 1 habitat types present are semi-improved neutral grassland, improved grassland, acid/neutral scree, amenity grassland, and buildings. Protected sites include SAC, SSSI and Local Wildlife Sites. LANDMAP evaluates the classification 3 aspect area with a value of Moderate and trend of the aspect area is noted as constant.

#### FLNTLH016 (Connah's Quay Urban Area) Residential/Green Space

Dominant soil types of the aspect area is surface-water gley soils, brown soils and ground-water gley soils. Phase 1 habitat types present are semi-improved neutral grassland, improved grassland and buildings. Protected sites include LNR, Ramsar, SAC, SPA, SSSI and Local Wildlife Sites. LANDMAP evaluates the classification 3 aspect area with a value of High and trend of the aspect area is noted as constant.

Cultural Landscape Classification Level 3 Aspect Areas within the study area (See figure 17) are as follows:

- FLNTCL013 (A55) Communications & Transport (Evaluation: High)
- FLNTCL016 (A55 Corridor) Communications & Transport (Evaluation: High)
- FLNTCL019 (Mynydd Isa, Buckley, Ewloe) Urban Settlement (Evaluation: Moderate)
- FLNTCL029 (A roads) Communications & Transport (Evaluation: Moderate)

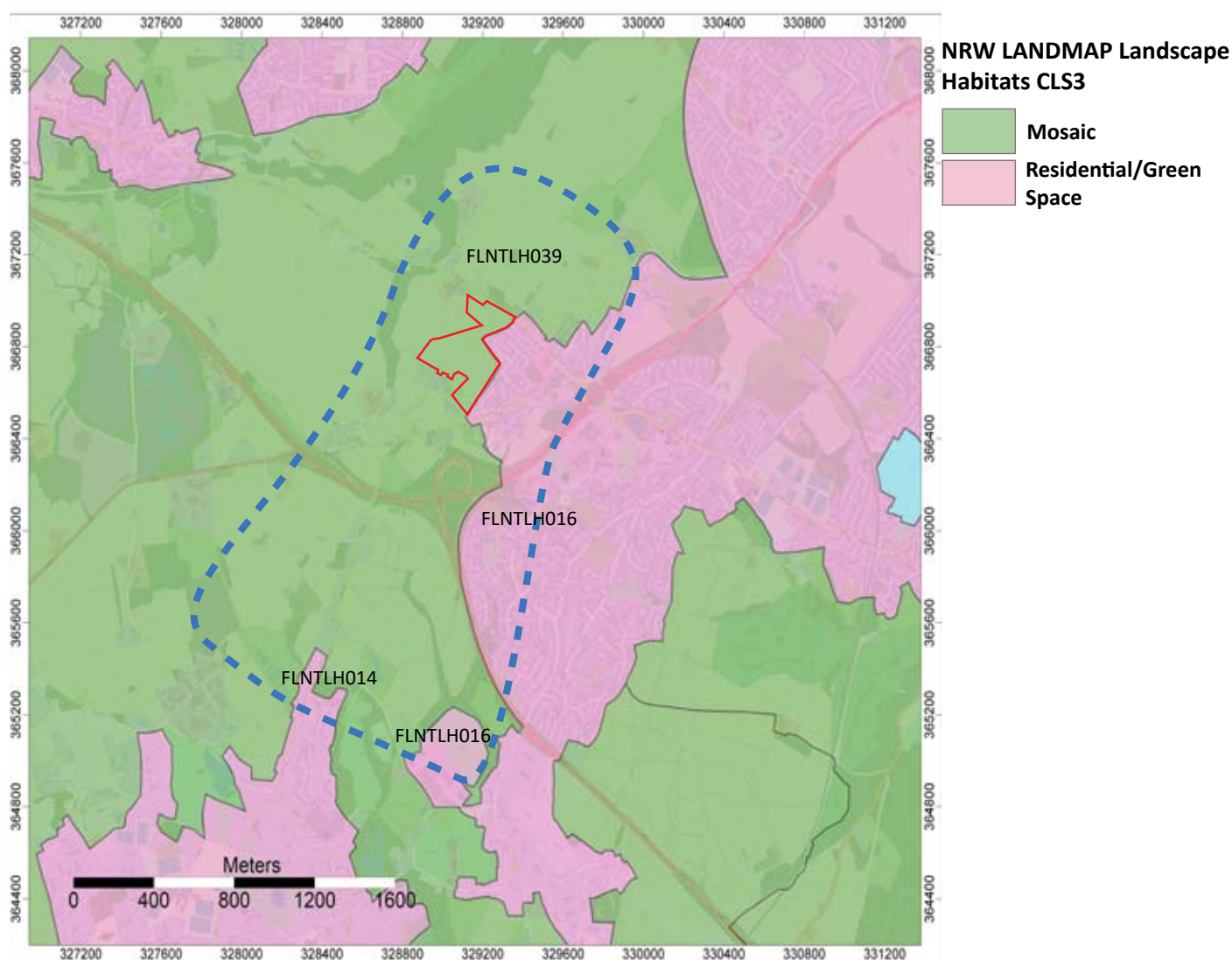


Figure 16. LANDMAP Landscape Habitats Classification 3 Aspect Areas located within the study area

— Proposal Site Boundary

— Study Area

#### FLNTCL016 (A55 Corridor) Communications & Transport

Dominant cultural context includes rural and infrastructure. Cultural landscape character that particularly influences are agricultural, rural settlement, communications and transport and tourism. LANDMAP evaluates the classification 3 aspect area with a High value due to the landscape being varied but attractive in its variety. Trend of the aspect area is noted as constant.

#### FLNTCL013 (A55) Communications & Transport

Dominant cultural context is people. Cultural landscape character that particularly influences are communications and transport and tourism. LANDMAP evaluates the classification 3 aspect area with a high value and trend of the aspect area is noted as constant.

#### FLNTCL019 (Mynydd Isa, Buckley, Ewloe) Urban Settlement

Dominant cultural context includes industrial and urban. Cultural landscape character that particularly influences are rural crafts and other industry. LANDMAP evaluates the classification 3 aspect area with a Moderate value and trend of the aspect area is noted as constant.



### FLNTCL029 (A roads) Communications & Transport

Dominant cultural context is rural, industrial, urban and infrastructure. Cultural landscape character that particularly influences are agricultural, rural crafts, forestry, rural settlement, minerals and mining, trade, retail and commercial, communications and transport, services and tourism. LANDMAP evaluates the classification 3 aspect area with a Moderate value.

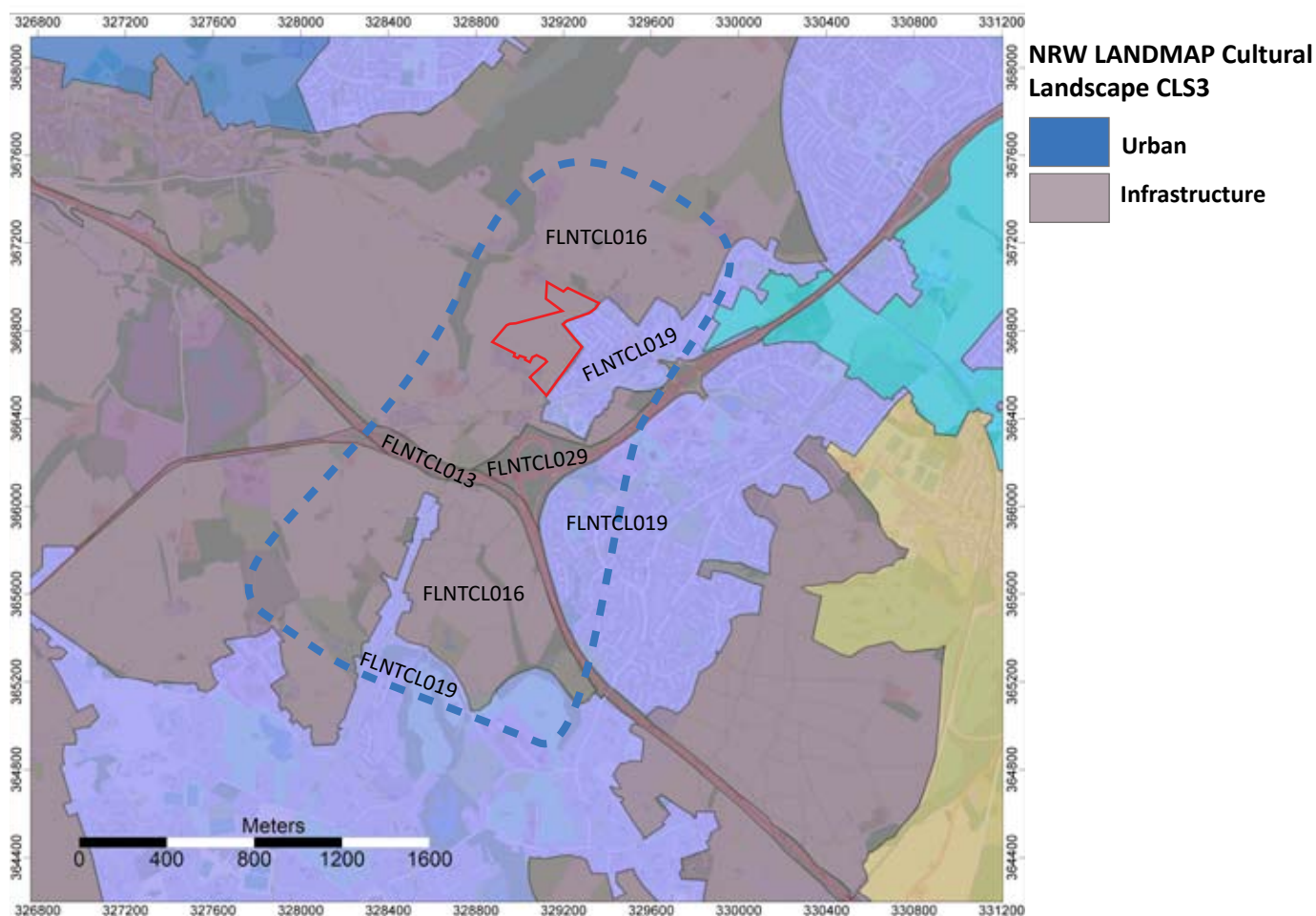


Figure 17. LANDMAP Cultural Landscape Classification 3 Aspect Areas located within the study area

- Proposal Site Boundary
- - - Study Area

## 5.5 SUMMARY OF PUBLISHED LANDSCAPE CHARACTER ASSESSMENTS

LANDMAP has provided a detailed breakdown of aspects areas that make up the regional and local landscape character within the study area.

The proposal site is located within Visual and Sensory Classification Level 3 Aspect Area - FLNTVS014 Mosaic Rolling Lowland. The Key characteristics of FLNTVS014 Mosaic Rolling Lowland are as follows:

- The topographic form is rolling/ undulating
- Land cover pattern being a field pattern / mosaic bound by hedgerows with trees
- Sense of enclosure being enclosed.
- Estuary edge and valleys with gentle sloping and rolling lowland estuary edge and mosaic of woodland linear stream valleys, traditional and improved farmland areas of linear settlement and urban fringe lower edge.
- Contains an overall estuarine influence.
- There are attractive views both in and out as well as detractive views influenced by urban edge.

The proposal site is also located within the following relevant aspect areas noted below with key characteristics.

Key characteristics of Geological Landscape Classification Level 3 Aspect Area - FLNTGL752 (Northrop-Buckley-Broughton) Lowland Till Plain\_Field are as follows:

- Extensive boulder clay blanketed terrain and a gentle more even slope in the south-east.
- The area is characterised as a lowland till plain.
- locally important sites (Kinnerton potential RIGS site-type locality of Kinnerton Sandstone Formation).

Key characteristics of Historic Landscape Classification Level 3 Aspect Area - FLNTHL213 (Northap Hall) Irregular Fieldsapes is as follows:

- Dominant historic pattern comprise of irregular and regular fieldsapes, woodland, nucleated settlement, extractive, processing/manufacturing, communications and designed landscape.
- Contains traditional boundary types including hedgerows and hedgerows with trees.
- Diverse archaeological content.

Key characteristics of Landscape Habitat Classification Level 3 Aspect Area - FLNTLH039 (Northap Mosaic) Mosaic as follows:

- Dominant soil type of the aspect area is surface-water gley soils.
- Phase 1 habitat types present are semi-natural broad leaved woodland, improved grassland, arable, amenity grassland, and buildings. Protected sites include LNR, Ramsar, SAC, SPA, SSSI and Local Wildlife Sites.

Key characteristics of Cultural Landscape Classification Level 3 Aspect Area - FLNTCL016 (A55 Corridor) Communications & Transport as follows:

- Dominant cultural context includes rural and infrastructure.
- Cultural landscape character that particularly influence are agricultural, rural settlement, communications and transport and tourism.
- The landscape being varied but attractive in its variety. Trend of the aspect area is noted as constant.

## 6.0 LANDSCAPE APPRAISAL

As part of this LVIA both the proposal site and the wider study area have been assessed to determine their landscape character through reference to existing published material and on site study. The landscape character is a description of place determined through an understanding of key elements and characteristics, this in turn leads to an understanding of the sensitivity of a landscape to change.

### 6.1 NATIONAL LANDSCAPE CHARACTER APPRAISAL

The existing national landscape character area profile 13 described in Section 5 considers the nature and relative value of the landscape at a national level. In consideration of the assessment described in Section 5, and through site study, this appraisal considers that the wider landscape has some of the characteristics described in the assessment.

The published national landscape character area profiles assess the broader landscape areas. The proposal site lies within NLCA 13 Deeside and Wrexham. The proposal site itself is predominantly comprised of several rolling fields bound by hedgerows and hedgerow trees. The proposal site also includes a 2 storey domestic property with several outbuildings. The proposal site and surrounding area is in keeping with several characteristics of the NLCA 13 as follows:

- Lowland, foothills and levels sloping down to the lower Dee and Dee Estuary.
- Narrow, incised, wooded tributary valleys.
- Mixed pasture and some arable and farm woodland cover.
- Urban settlements and also small settlements outside urban areas.
- An industrial character including mining and large scale power generation and industrial plants.

NLCA 13 does not contain national landscape relevant designations however the NCA contains historic value with much of the area having formed part of the hinterland of Chester however the area has become heavily industrialised / commercialised and there has been a long history of mining. The area also includes several settlements with some that have grown out of linear expansion and coalescence of pre-industrial roadside villages and hamlets.

The NLCA contains attractive countryside, traditional architecture and early industrial history and historic landscape elements. The area also has good transport links linking North Wales to England and South Wales. The National Character Area within the study area is considered to be of a **Medium sensitivity** and **Moderate Landscape Value** based on consideration of the assessment criteria in Appendix 1 of this report.

This appraisal considers that the **Magnitude of Change** on NLCA 13 would be **Low** because the proposed scale of development and the existing character of the receiving landscape mean that there is very limited potential for the proposal housing site to exert a strong influence over the wider key characteristics. The proposal site would result in a change in use from mosaic lowland farmland and a 2 storey domestic property with outbuildings. The addition of housing would mean a loss of lowland mosaic farmland with agricultural grassland, hedgerows and trees. The addition of a housing estate would result in a change to the landscape that would be in keeping with neighbouring settlement immediately east of the site enabling the site to establish as part of the western urban fringe of Ewloe overtime. Based on a Medium sensitivity and Low magnitude for change, the **Overall Landscape Effect** is assessed as **Slight-Moderate Adverse** due to the small loss of mixed pasture and addition of urban character resulting in the extension of an urban settlement. Overtime the proposed envelopment would establish as part of the western fringe of Ewloe settlement and mitigation planting would establish resulting in the nature of change for residual effects becoming **Slight-Moderate Neutral** by year 15.

### 6.2 REGIONAL LANDSCAPE CHARACTER APPRAISAL - LANDMAP

Five LANDMAP Visual and Sensory Classification 3 Aspect Areas located within the study area have been assessed taking into account relevant key characteristics of the other four Classification 3 Aspect Area categories that overlap the assessed Visual and Sensory Aspect Areas.

### 6.3 REGIONAL LANDSCAPE VALUE AND LANDSCAPE QUALITY

*Value can apply to areas of landscape as a whole, or to individual elements, features and aesthetic or perceptual*



*dimensions which contribute to the character of the landscape.*

FLNTVS014 MOSAIC ROLLING LOWLAND

The area is rolling / undulating covered by a mosaic field pattern and bound by hedgerows with trees. The sense of enclosure of the area is enclosed. The estuary edge and valleys within the area comprise of gentle sloping and rolling lowland estuary edge and mosaic of woodland linear stream valleys, traditional and improved farmland areas of linear settlement and urban fringe lower edge. There are attractive views both in and out of the aspect area as well as detracting views influenced by urban edge. The area is allocated as green barrier and accessible to the public via PRowWs. Detracting elements include suburban development encroachment, processing/ manufacturing, communications and extractive development. The area contains diverse archaeological content, several ecological sites and dominant cultural context comprising of rural and infrastructure.

LANDMAP evaluates the Visual and Sensory classification 3 aspect area with a value of Moderate and notes a trend of the aspect area declining due to suburban development encroachment.

Other overlapping aspects considered as part of FLNTVS014 Mosaic Rolling Lowland include:

- Geological Landscape Classification Level 3 Aspect Area FLNTGL752 (Northrop-Buckley-Broughton) Lowland Till Plain\_ Field (Evaluation Moderate Value)
- Historic Landscape Classification Level 3 Aspect Area FLNTHL213 (Northap Hall) Irregular Fieldscapes (Evaluation High Value)
- Landscape Habitats Classification Level 3 Aspect Area FLNTLH039 (Northap Mosaic) Mosaic (Evaluation High Value)
- Cultural Landscape Classification Level 3 Aspect Area FLNTCL016 (A55 Corridor) Communications & Transport (Evaluation High Value)

**Landscape Quality: Ordinary**

**Landscape Value: Moderate**

**Landscape Sensitivity: Medium**

FLNTVS009 MOSAIC ROLLING LOWLAND

The area is rolling / undulating covered by a mosaic field pattern and bound by hedgerows with trees. The sense of enclosure of the area is enclosed. The area comprises of farmland fringe with gently rolling lowland farmland and a mixture of small traditional fields, larger more improved fields and urban and fringe uses. The area is allocated as green barrier and accessible to the public via PRowWs. Detracting elements include suburban development encroachment, processing/ manufacturing, communications and extractive development. The area contains diverse archaeological content, several ecological sites and dominant cultural context comprising of rural and infrastructure.

LANDMAP evaluates the Visual and Sensory classification 3 aspect area with a value of Moderate and notes a trend of the aspect area declining due to suburban development encroachment.

Other overlapping aspects considered as part of FLNTVS009 Mosaic Rolling Lowland include:

- Geological Landscape Classification Level 3 Aspect Area FLNTGL752 (Northrop-Buckley-Broughton) Lowland Till Plain\_ Field (Evaluation Moderate Value)
- Geological Landscape Classification Level 3 Aspect Area FLNTGL246 (Burntwood Pentre) Lowland Escarpment (Evaluation High Value)
- Historic Landscape Classification Level 3 Aspect Area FLNTHL213 (Northap Hall) Irregular Fieldscapes (Evaluation High Value)
- Historic Landscape Classification Level 3 Aspect Area FLNTHL846 (Buckley & Ewloe) Other Settlement (Evaluation Moderate Value)
- Landscape Habitats Classification Level 3 Aspect Area FLNTLH039 (Northap Mosaic) Mosaic (Evaluation High Value)
- Cultural Landscape Classification Level 3 Aspect Area FLNTCL016 (A55 Corridor) Communications & Transport (Evaluation High Value)

**Landscape Quality: Ordinary**

**Landscape Value: Moderate**

**Landscape Sensitivity: Medium**

#### FLNTVS033 URBAN

The area is rolling / undulating covered by development and a sense of enclosure. The Hawarden Inland urban area comprises of nucleated settlement within farmland fringe. Settlement is close spaced to create a typical suburban setting with predominantly residential buildings and public open spaces. Detracting elements include suburban development. The area contains dominant historic pattern of nucleated settlement, extractive, processing/manufacturing, communications, other settlement and recreation. Dominant cultural context is urban and industry.

LANDMAP evaluates the Visual and Sensory classification 3 aspect area with a value of Moderate and notes a trend of the aspect area declining.

Other overlapping aspects considered as part of FLNTVS033 Urban include:

- Geological Landscape Classification Level 3 Aspect Area FLNTGL752 (Northrop-Buckley-Broughton) Lowland Till Plain\_ Field (Evaluation Moderate Value)
- Geological Landscape Classification Level 3 Aspect Area FLNTGL246 (Burntwood Pentre) Lowland Escarpment (Evaluation High Value)
- Historic Landscape Classification Level 3 Aspect Area FLNTHL846 (Buckley & Ewloe) Other Settlement (Evaluation Moderate Value)
- Landscape Habitats Classification Level 3 Aspect Area FLNTLH016 (Connah's Quay Urban Area) Residential/Green Space (Evaluation High Value)
- Cultural Landscape Classification Level 3 Aspect Area FLNTCL019 (Mynydd Isa, Buckley, Ewloe) Urban Settlement (Evaluation Moderate Value)

**Landscape Quality: Ordinary**

**Landscape Value: Moderate**

**Landscape Sensitivity: Low-Medium**

#### FLNTVS034 URBAN

The area is rolling / undulating covered by development and a sense of enclosure. The Buckley inland urban area comprising of nucleated settlements within farmland fringe. Settlement is close spaced to create a suburban setting with predominantly residential buildings and public open spaces. The area contains dominant historic pattern of nucleated settlement, extractive, processing/manufacturing, communications, other settlement and recreation. Dominant cultural context is urban and industry.

LANDMAP evaluates the Visual and Sensory classification 3 aspect area with a value of Moderate and notes a constant trend.

Other overlapping aspects considered as part of FLNTVS034 Urban include:

- Geological Landscape Classification Level 3 Aspect Area FLNTGL246 (Burntwood Pentre) Lowland Escarpment (Evaluation High Value)
- Historic Landscape Classification Level 3 Aspect Area FLNTHL846 (Buckley & Ewloe) Other Settlement (Evaluation Moderate Value)
- Landscape Habitats Classification Level 3 Aspect Area FLNTLH014 (Buckley Urban Area) Residential/Green Space (Evaluation Moderate Value)
- Landscape Habitats Classification Level 3 Aspect Area FLNTLH039 (Northap Mosaic) Mosaic (Evaluation High Value)
- Cultural Landscape Classification Level 3 Aspect Area FLNTCL019 (Mynydd Isa, Buckley, Ewloe) Urban Settlement (Evaluation Moderate Value)

**Landscape Quality: Ordinary**

**Landscape Value: Moderate**

**Landscape Sensitivity: Low-Medium**

#### FLNTVS084 (A55 AND A494) ROAD CORRIDOR

The area is rolling / undulating covered by development and a sense of openness. The A55 and A494 are busy dual carriageways that link North Wales Coast to England and South Wales. These are busy roads with substantial commercial traffic that affects the tranquillity of the adjacent to areas. The area contains dominant historic pattern of irregular and regular fieldscapes, woodland, nucleated settlement, extractive, processing/manufacturing, communications and designed landscape. Dominant cultural context is people, rural, industrial, urban and infrastructure.

LANDMAP evaluates the Visual and Sensory classification 3 aspect area with a value of Low and notes a constant trend.

Other overlapping aspects considered as part of FLNTVS084 (A55 and A494) Road Corridor include:

- Geological Landscape Classification Level 3 Aspect Area FLNTGL752 (Northrop-Buckley-Broughton) Lowland Till Plain Field (Evaluation Moderate Value)
- Historic Landscape Classification Level 3 Aspect Area FLNTHL213 (Northap Hall) Irregular Fieldscapes (Evaluation High Value)
- Historic Landscape Classification Level 3 Aspect Area FLNTHL846 (Buckley & Ewloe) Other Settlement (Evaluation Moderate Value)
- Landscape Habitats Classification Level 3 Aspect Area FLNTLH039 (Northap Mosaic) Mosaic (Evaluation High Value)
- Landscape Habitats Classification Level 3 Aspect Area FLNTLH016 (Connah's Quay Urban Area) Residential/Green Space (Evaluation High Value)
- Cultural Landscape Classification Level 3 Aspect Area FLNTCL013 (A55) Communications & Transport (Evaluation: High Value)
- Cultural Landscape Classification Level 3 Aspect Area FLNTCL029 (A roads) Communications & Transport (Evaluation: Moderate Value)

**Landscape Quality: Ordinary**

**Landscape Value: Low**

**Landscape Sensitivity: Low**

## **6.4 REGIONAL LANDSCAPE SENSITIVITY**

*The extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character*

Having assessed the regional landscape character and the broader landscape some conclusions can be drawn as to the relative sensitivity of the identified character areas to change within the study area, and their potential capacity to accommodate development such as that proposed at the proposal site.

### FLNTVS014 MOSAIC ROLLING LOWLAND

The proposal site and northern part of the study area is located within this aspect area and allocated within Green Barrier. The area is generally undulating countryside with a sense of enclosure and a strong network of public rights of ways. The area also contains urban settlement generally focused along main and minor roads and urban fringe lower edge. The rural character is generally in fair condition with degradation from encroachment of suburban development, processing/manufacturing, communications and extractive development.

**Landscape Sensitivity: Medium**

### FLNTVS009 MOSAIC ROLLING LOWLAND

A large southern part of the study area is located within this aspect area and allocated within Green Barrier. The area is generally undulating countryside with a sense of enclosure and a strong network of public rights of ways. The area contains urban and fringe uses along main and minor roads. The rural character is generally in fair condition with degradation from encroachment of suburban development, processing/manufacturing, communications and extractive development.

**Landscape Sensitivity: Medium**

### FLNTVS033 URBAN

An eastern part of the study area is located within this aspect area. The area is covered by development with a sense of enclosure. The area contains nucleated settlement comprising of close spaced dwellings and public open space.

**Landscape Sensitivity: Low-Medium**

### FLNTVS034 URBAN



A small southern part of the study area is located within this aspect area. The area is covered by development with a sense of enclosure. The area contains nucleated settlement comprising of close spaced dwellings and public open space.

Landscape Sensitivity: Low-Medium

#### FLNTVS084 (A55 AND A494) ROAD CORRIDOR

A small part of the study area largely located within the centre of the aspect areas follows the route of the A55 and A494. The area contains a sense of openness and will have a low tranquillity due to the substantial commercial traffic using the route at speed creating noise.

Landscape Sensitivity: Low

### **6.5 REGIONAL CHANGE AND LANDSCAPE EFFECTS TO REGIONAL LANDSCAPE CHARACTER TYPES**

#### *Change in elements, characteristics, character and qualities of the landscape as a result of development.*

The proposal housing site would sit within FLNTVS014 Mosaic Rolling Lowland and as such would have a direct physical change on the area and the proposal site itself. FLNTVS009 Mosaic Rolling Lowland, FLNTVS033 Urban, FLNTVS034 Urban and FLNTVS084 (A55 and A494) Road Corridor contains some intervisibility of the proposal housing site and would experience an indirect effect.

#### FLNTVS014 MOSAIC ROLLING LOWLAND

The proposal site is located within this aspect area and will experience direct impacts on the landscape character of this regional area. The proposal site will mean the change of use from several rolling fields bound by hedgerows and hedgerow trees and a 2 storey domestic property with several outbuildings to a proposal housing site of up to 297 homes. The proposal housing site will mean the loss of sections of hedgerows for access, loss of agricultural grassland used for arable or horse grazing and the removal of a domestic property and associated outbuildings. **The addition of a proposed residential development would appear congruous with the immediately neighboring urban fringe of Ewloe. Overtime the proposal housing site would establish as an extension of the suburban urban fringe of Ewloe. The addition of housing would be in keeping with the local vernacular, scale and form. The proposal housing site would include the addition of public open space, hedgerows and structure planting. The site will change from countryside in fair condition into a large housing estate that is designed and maintained to a good condition. The direct change would be low-medium change that would be congruous with the urban fringe and linear settlement already established as part of the baseline of FLNTVS014 mosaic rolling lowland.**

Landscape Sensitivity: Medium

Magnitude of Change (Year 1): Low-Medium

Magnitude of Change (Year 15): Low-Medium

Landscape Effect (Year 1): Slight-Moderate Adverse

Landscape Effect (Year 15): Slight-Moderate Neutral

#### FLNTVS009 MOSAIC ROLLING LOWLAND

The aspect area is located 0.48km south of the proposal site and will experience indirect impacts. Indirect impacts are reduced due to intervening trees, woodland and local landform. The landscape character area contains limited visibility to the north towards the proposal. Based on the distance of the proposal site from the character area, the scale of the site and lack of vertical components it is assessed that the indirect change would be a very minor change and not uncharacteristic of the built form that already exists with the neighbouring aspect areas.

Landscape Sensitivity: Medium

Magnitude of Change (Year 1): Negligible

Magnitude of Change (Year 15): Negligible

Landscape Effect (Year 1): Negligible

Landscape Effect (Year 15): Negligible

#### FLNTVS033 URBAN

The aspect area is located 0.35km east of the proposal site and will experience indirect impacts. Indirect impacts are reduced due to intervening trees, woodland and local landform. The landscape character area contains limited

visibility based on intervening builtform, landform and woodland. There would likely be no change to this aspect area.

**Landscape Sensitivity: Low-Medium**

**Magnitude of Change (Year 1): Negligible**

**Magnitude of Change (Year 15): Negligible**

**Landscape Effect (Year 1): Negligible**

**Landscape Effect (Year 15): Negligible**

#### **FLNTVS034 URBAN**

The aspect area is located 1.1km south of the proposal site and will experience indirect impacts. Indirect impacts are reduced due to intervening trees, woodland, built form and local landform. There would likely be no change to this aspect area based on the proposal site.

**Landscape Sensitivity: Low-Medium**

**Magnitude of Change (Year 1): Negligible**

**Magnitude of Change (Year 15): Negligible**

**Landscape Effect (Year 1): Negligible**

**Landscape Effect (Year 15): Negligible**

#### **FLNTVS084 (A55 AND A494) ROAD CORRIDOR**

The aspect area is located 185m south of the proposal site and will experience indirect impacts. Indirect impacts are reduced due to intervening trees, woodland, roadside embankments, built form and local landform. There would likely a limited change with only small parts of the road corridor experiencing limited intervisibility of the site. A very minor to no change will be experienced by the aspect area.

**Landscape Sensitivity: Low**

**Magnitude of Change (Year 1): Negligible**

**Magnitude of Change (Year 15): Negligible**

**Landscape Effect (Year 1): Negligible**

**Landscape Effect (Year 15): Negligible**

**Table 1 - SUMMARY OF LANDSCAPE EFFECTS**

Landscape Receptor	Hierarchy of Importance	Sensitivity	Landscape Magnitude of Change (Year 1)	Landscape Magnitude of Change (Year 15)	Landscape Effect	Landscape Effect
					Year 1	Year 15 with mitigation
WIDER LANDSCAPE CHARACTER						
National Landscape Character Area 13 - Deeside and Wrexham	National	Medium	Low	Low	Slight-Moderate Adverse	Slight-Moderate Neutral
REGIONAL LANDSCAPE CHARACTER- LANDMAP Visual and Sensory Classification 3 Aspect Areas (Other Classification 3 Aspect Areas that overlap have been considered as part of the assessment of each Visual and Sensory aspect area listed below)						
FLNTVS009 Mosaic Rolling Lowland	Regional	Medium	Negligible	Negligible	Negligible	Negligible
FLNTVS014 Mosaic Rolling	Regional	Medium	Low	Low	Slight-Moderate Adverse	Slight-Moderate Neutral
FLNTVS033 Urban	Regional	Low-Medium	Negligible	Negligible	Negligible	Negligible
FLNTVS034 Urban	Regional	Low-Medium	Negligible	Negligible	Negligible	Negligible
FLNTVS084 (A55 and A494) Road Corridor	Regional	Low	Negligible	Negligible	Negligible	Negligible

## 7.0 GREEN BARRIER APPRAISAL

The proposal site is located entirely within Green Barrier which is a local designation like Green Wedges and has the same purpose as Green Belt. The following review has been prepared by TPM landscape for this LVIA to consider how the 'purposes of Green Belts' as stated within the PPW (2018) are relevant to the Green Barrier covered by the proposal site and how they might relate to landscape and visual matters.

### 7.1 REVIEW OF THE GREEN BARRIER COVERED BY THE PROPOSAL SITE

The proposal site is located within 'Green Barrier' immediately adjacent to the Ewloe settlement boundary (See Figure 18).

This Green Barrier Landscape Review considers further the contribution the land of the proposal site makes to the function and 5 purposes stated under paragraph 3.63 of the PPW (2018).

*Purpose 1: prevent the coalescence of large towns and cities with other settlements*

The proposal site is located immediately west of Ewloe settlement boundary and has no potential of merging any neighbouring settlements into one together.

*Purpose 2: manage urban form through controlled expansion of urban areas*

The proposal site is shaped by existing field boundaries and is located immediately west of Ewloe Settlement boundary which would result in the proposed development establishing as an extension of an existing urban area.

The proposal site has also been considered as two candidate sites within the Preferred Strategy Consultation Document Background Paper (November 2017). The two sites are noted as complying with the Council's Preferred Strategy, however it is considered that there are site constraints that would need to be overcome to allow the site to be developed.

*Purpose 3: assist in safeguarding the countryside from encroachment*

The proposal site is located within the Green Barrier and into countryside and some loss of openness. The site is however located immediately west of Ewloe settlement boundary and is already strongly influenced by existing urban fringe. The site is also located within the countryside where there is a strong sense of enclosure and is not visually open due to surrounding elevated land form, woodland, nucleated settlement and industry.

It is considered that a proposed residential scheme would be in keeping with the local identity of the Ewloe settlement. The proposed mitigation (see section 9) takes account of the remaining surrounding Green Barrier by purposefully retaining, enhancing and strengthening the hedgerow around the proposal site and adding hedgerow trees to soften views and integrate a key characteristic of the countryside around the potentially new western urban fringe of Ewloe.

*Purpose 4: protect the setting of an urban area*

The proposal site is currently part of the farmland fringe that surrounds the nucleated settlement of Ewloe. It is located immediately west of Ewloe settlement boundary, with its immediate location west of the settlement resulting in the proposed scheme establishing as an extension of the settlement overtime.

The proposal site would not detract from the current setting of the settlement but be in keeping with this establishing as an extension of the western fringe of the urban settlement. The settlement contains no distinguishable features when entering or leaving the settlement that could be affected by the proposal site.

Providing good standard of design, form, scale, materials and local vernacular are considered during the design stage and mitigation planting is used (see section 9) it is assessed that the proposed development would not adversely affect the character of the settlement.



*Purpose 5: assist in urban regeneration by encouraging the recycling of derelict and other urban land*

The site is not part of derelict land.

## **7.2 ASSESSMENT OF GREEN BARRIER IMPACTS**

This report makes an assessment as to whether the proposed development complies with Unitary Development Plan specifically Policy GEN4 Green Barriers that states:

*Development within green barriers will only be permitted where it comprises the following:*

- a. justified development in association with agriculture or forestry;*
- b. essential facilities for outdoor sport and recreation, or cemeteries;*
- c. limited extension, alteration or replacement of existing dwellings;*
- d. limited housing infill development to meet proven local housing need or affordable housing exceptions schemes;*
- e. small scale farm diversification;*
- f. the re-use of existing buildings; and*
- g other appropriate rural uses/development for which a rural location is essential.*

*provided that it would not:*

- i. contribute to the coalescence of settlements; and*
- ii. unacceptably harm the open character and appearance of the green barrier.*

In relation to Policy GEN4 the proposal site does not fall under the above suggested A. to G. developments, however the proposal site would not contribute to coalescence of settlements. The proposal site would also not harm the visual openness of the green barrier because the site and landscape setting is noted within LANDMAP to possess a strong sense of enclosure. During site analysis it was acknowledged that the landscape setting of the site was enclosed by surrounding elevated land form, woodland, nucleated settlement and industry. While the appearance of the wider setting has already been harmed by detractors including suburban development encroachment, dual carriage ways, processing/ manufacturing, communications and extractive development.

There will be an inevitable loss of some openness due to the proposals for development and a corresponding encroachment of development into the countryside.

The remaining areas of Green Barrier would continue to function and answer the purposes of the policy should the proposed development be approved. Remaining green barrier will continue to protect the countryside from encroachment and coalescence.

Figure 18 illustrates the proposal site which shows the areas covered by the Green Barrier. The proposal site has a domestic building and outbuildings. The landscape predominantly comprises of agricultural fields that lack tranquillity and remoteness due to roads along the northern and southern boundary and neighbouring urban fringe to the east as well as individual properties off Green Lane that are set back from the southern boundary.

Mitigation will help to integrate the development into its farmland fringe setting by purposefully retaining, enhancing and strengthening the hedgerow around the proposal site and adding hedgerow trees to soften views and integrate a key characteristic of the countryside around the potentially new western urban fringe of Ewloe. Mitigation would also use trees to soften views into the site and retain the PROW through the site to encourage permeability through the site. Design would need to consider good standard of design, form, scale, materials and local vernacular to be congruous with the character of Ewloe settlement and not being harmful to the appearance of the surrounding landscape setting.

Mitigation measures can also provide strong new defensive boundaries to the site through hedgerow and woodland planting.

It is also worth noting that Flintshire Council will be making an application to remove the site from Green Barrier as part of their substantiating documents to bring the site into the Flintshire Local Plan.

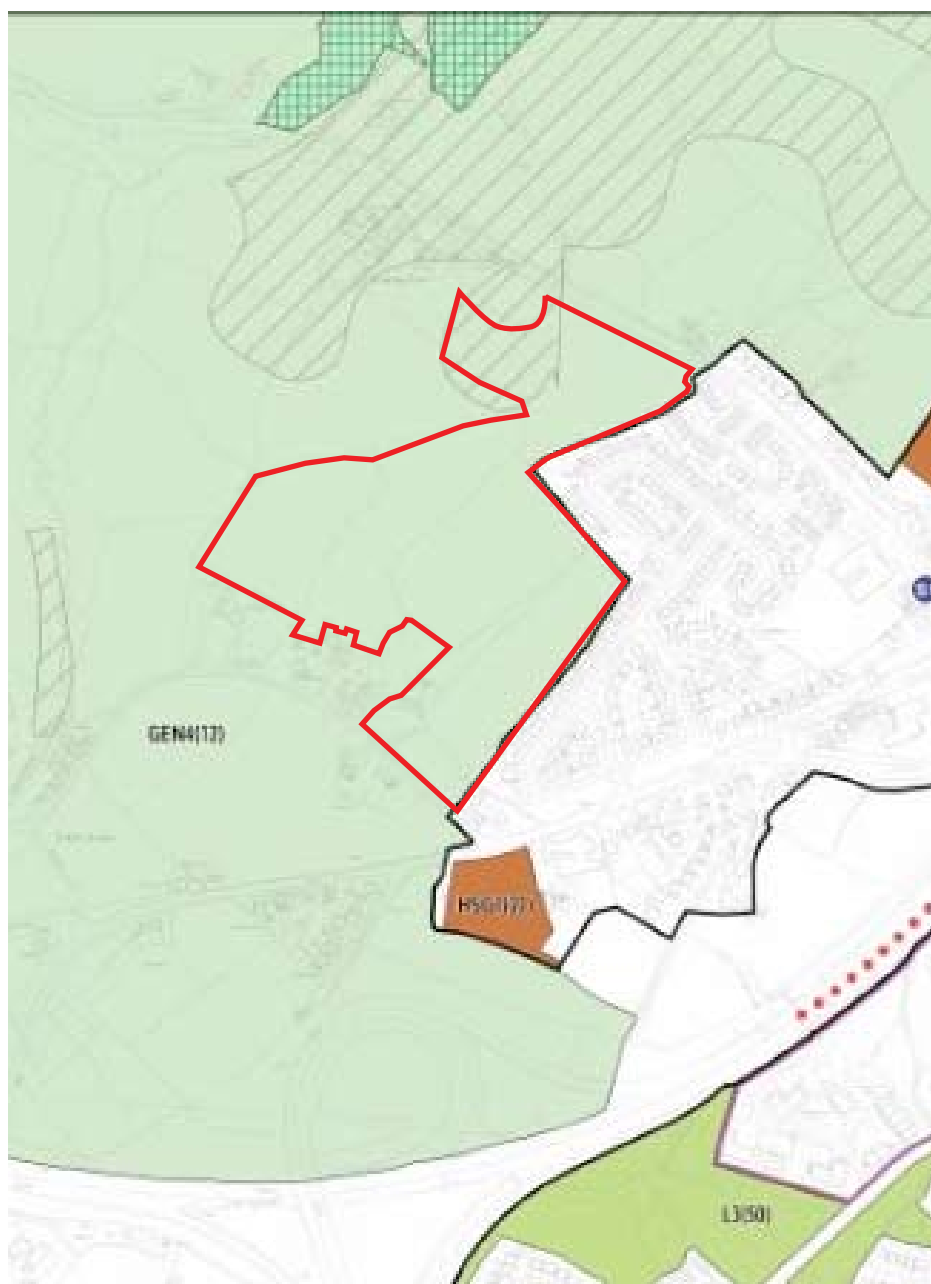


Figure 18: Green Barrier Policy with regard to the Proposal Site

Note. Proposals Map of the Unitary Development Plan

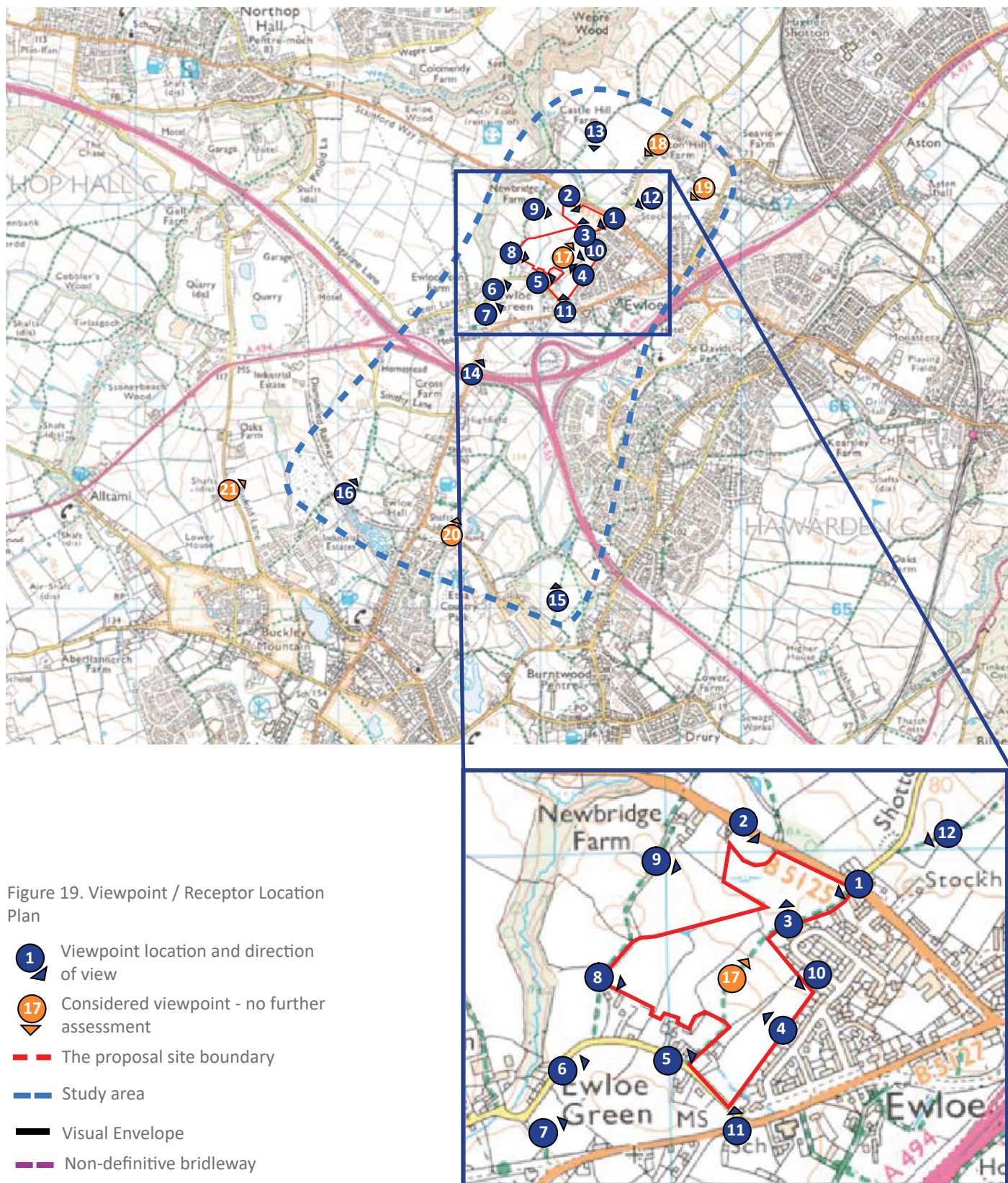
— The Proposal Site

**Policies of the Unitary Development Plan for Flintshire County Council**

- Green Barriers **GEN4**
- Settlement Boundary **GEN2**
- Housing Allocations **HSG1**

Resource: Extract from Proposal Map of Flintshire Unitary Development Plan 2000-2015 (Adopted 28th September 2011) Flintshire County Council

## 8.0 VISUAL APPRAISAL



Please refer to Appendix 2 for Visual Receptor Figures



## 8.1 VISUAL APPRAISAL - RECEPTORS

A selection of 16 viewpoint locations from various locations and possible vantage points that may be affected by the proposal site were identified within the study area. Views for the appraisal have been chosen to be both representative of a range of differing receptors including users of public footpaths, roads and residential properties, as well as covering a range of different distances and directions from the site. A selected view may be representative of more than one type of receptor (e.g. residential property and vehicle user). The viewpoints and receptors that they represent are as follows (for full details see Appendix 2):

- Viewpoint 1 - Vehicle users, pedestrian users and residents of properties off Holywell Road (B5125) immediately north-east of the site.
- Viewpoint 2 - Pedestrian users and vehicle users of Holywell Road (B5125). Residents of the Bungalow near Newbridge Farm north-west of the site.
- Viewpoint 3 - Pedestrian users of PRoW footpath 144 from within the site and residents of properties off Circular Road immediately east of the site.
- Viewpoint 4 - Residents of properties off Greenville Avenue immediately east of the site.
- Viewpoint 5 - Vehicle users of Green Lane and resident of properties (Skelmorlie, Leafield, The Moorings and Rosa Villa) along Green Lane to the south of the site.
- Viewpoint 6 - Residents of properties (Rose Cottage, Green Villa Oldfield, Ash House and Ewloe Villa) off Green Lane to the south-west of the site.
- Viewpoint 7 - Pedestrian users of PRoW footpath 141 to the south-west of the site.
- Viewpoint 8 - Pedestrian users of PRoW footpath 143 and residents of the Barn to the south-west of the site.
- Viewpoint 9 - Pedestrian users of PRoW footpath 143 to the west of the site.
- Viewpoint 10 - Users of playground and vehicle users of circular road. Residents of properties off Circular Road immediately north of the site.
- Viewpoint 11 - Pedestrian users, and Vehicle users of Mold Road and Green Lane. Residents of Newlea, Moss Lea, Hendrie Villa and properties off Maes Hewitt to the south-east of the site.
- Viewpoint 12 - Pedestrian users of PRoW Footpath 24A to the north-east of the site.
- Viewpoint 13- Pedestrian users of PRoW Footpath 18 and residents of Castle Hill Farm to the north of the site.
- Viewpoint 14 - Pedestrian and vehicle users of Liverpool Road to the south of the site.
- Viewpoint 15 - Pedestrian users PRoW footpath 8 to the south of the site.
- Viewpoint 16 - Pedestrian users PRoW footpath 135 to the south-west of the site.

### Considered Viewpoints

Other viewpoints were considered however following on-site assessment it was considered that the proposal site would not be readily visible or that the view or representative receptor was already represented by selected viewpoints, and no further assessment was undertaken:

- Viewpoint 17 - Pedestrian users of PRoW footpath 144 from within the site. Vp3 represents pedestrian users of PRoW footpath 144 from within the site.
- Viewpoint 18 - Vehicle users of Shotton Lane to the north-east of the site. Vp10 and 12 represents mid and long range views from the north of PRoW footpath 144 from within the site.
- Viewpoint 19 - Pedestrian users of PRoW 24A to the north-east of the site. Vp 12 represents mid range views from PRoW footpath 24A.
- Viewpoint 20 - Pedestrian users of the Buckley Heritage Trail and Etna Park to the south of the site. Considered that the proposal site would not be readily visible from Buckley Heritage Trail and Etna Park due to intervening trees, woodland and built form.
- Viewpoint 21 - Vehicle users of Parbold Lane to the south-west of the site. Considered that the proposal site would not be readily visible from Parbold road due to intervening landform, trees, woodland and built form.

## 8.2 VISUAL SUSCEPTIBILITY

*The susceptibility of different visual receptors to 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.*

The susceptibility of the receptor may be influenced by the situation whether the proposed development would appear in context with it's setting (i.e. urban or rural landscape).

### **Residential Receptors**

Residential receptors have been identified and assessed from the north, north-east, east, south, south-west and north-west of the proposal site to represent surrounding close, mid-range and distant views from residential receptors. Viewpoint 13 has been identified from the north to represent mid-range views from residential receptors. Viewpoint 1 from the north-east and viewpoint 2 from the north-west to represent close proximity views from residential receptors off Holywell Road. Viewpoints 3, 10 and 4 from the east represent close proximity views from immediately adjacent to residential receptors along the western urban fringe of Ewloe. Viewpoints 5, 8 and 11 from the south represents close proximity views from a residential receptor off Green Lane and Mold Road. Viewpoint 6 represents mid range views from a residential receptor to the south-west.

**Vp 1 - 3 x 2 storey properties along Holywell Road** - Properties (Oakbank, Ferndale and Stanton House) have potential for views from principle rooms at ground floor, although these are likely to be from an oblique angle due to the orientation of the properties and partial screening of the site by existing properties located on the other side of Holywell Road. These receptors have been identified as having a **Medium-High Susceptibility**.

**Vp2 - The Bungalow** - 1 storey property off Holywell Road has potential for side on views from potentially principle rooms at ground floor. This receptor has been identified as having a **Medium-High Susceptibility**.

**Vp3 - Properties on the western side of Circular Road** - Approximately 18 x 2 storey properties with rear on views looking west or south and located immediately adjacent to the eastern boundary of the site. Generally ground floor views are limited by garden vegetation, fencing, trees or hedgerows. Upper floor views from non-principle rooms have been identified as having a **Medium-High Susceptibility**.

**Vp4 - Properties on the western side of Greenville Avenue** - Approximately 24 x 2 storey properties with rear on views looking west and located immediately adjacent to the eastern boundary of the site. Generally ground floor views are limited by garden vegetation, fencing, trees or hedgerows. Upper floor views from non-principle rooms have been identified as having a **Medium-High Susceptibility**.

**Vp5 - Green Lane Properties (Skelmorlie, Leafield, The Moorings, Rosa Villa and Hafal)** - 2 and 1 storey properties with mixed orientation. Non principle upper floor views have been identified as having a **Medium-High Susceptibility** and principle ground floor views have been identified as having a **High Susceptibility**.

**Vp6 - Properties of Green Lane (Rose Cottage, Green Villa, Oldfield, Ash House and Ewloe Villa)** - 2 storey terraced properties with oblique views towards the site. Generally ground floor views are limited by hedgerows. Upper floor views from non-principle rooms have been identified as having a **Medium Susceptibility**.

**Vp8 - The Barn** - 2 storey property located immediately south-west of the site off Green Lane. Non principle upper floor views have been identified as having a **Medium-High Susceptibility**.

**Vp10 - Properties opposite play area on Circular Road** - 2 storey properties (property no.s 2 to 16) with front on views looking south. Generally ground floor views are limited by garden vegetation, fencing, trees or hedgerows. Views from principle rooms are likely and have been identified as having a **High Susceptibility**.

**Vp11 - Properties along Mold Road** - Properties fronting onto Mold Road to the south of the site have potential for views from non principle rooms on the upper floor from a front on or slightly oblique angle. Ground floor views are likely screened by intervening hedgerows or local topography. Upper floor views from non-principle rooms have been identified as having a Medium-High Susceptibility.

**Vp13 - Castle Hill Farm** - 3 storey property to the north west of the site with oblique views towards the site. Ground floor views are likely screened by walling and garden vegetation. Upper floor views from non-principle rooms have been identified as having a **Medium-High Susceptibility**.

### **Pedestrian Receptors**

Pedestrian receptors have been identified and assessed from the north, north-east, south, south-west, west and within the proposal site to represent surrounding close, mid-range and distant views from pedestrian users of sidewalks along highways and public rights of way within the countryside.

#### **1. Pedestrian Users of Public Rights of Way within the Countryside**

**Viewpoints 3, 7, 8, 9, 12, 13, 15, and 16** - Pedestrian users of PROWs including footpaths 8, 18, 24A, 135, 141, 143, 144. As these are all PROW footpaths the receptors are assessed as having a **High Susceptibility**.

#### **2. Pedestrian Users of Sidewalks**

**Viewpoints 1, 2, 11 and 14** - Users of sidewalk footpath routes including Holywell Road, Mold Road and Liverpool Road have been assessed as having a **Medium Susceptibility**.

### **Vehicle Receptors**

Vehicle receptors assessed within this appraisal include vehicle users of Holywell Road (B5125) (vps 1 and 2), Green Lane (vps 5 and 6), Circular Road (vp 10) and Mold Road (vp 11), and Liverpool Road (vp14) due to the transient nature of vehicle travel all of the vehicle receptors have been assessed as having a **Low Susceptibility**.

### **Recreational Receptors**

**Play area on Circular Road** - People using the play area are engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest. Recreational users of a play area on Circular Road located immediately adjacent to the site have been assessed as having a **Medium Susceptibility**.

## **8.3 VISUAL SENSITIVITY**

*Visual Sensitivity is a combination of the susceptibility of the viewer to the proposed change and the value attached to the view.*

The sensitivity of each receptor is considered as part of the appraisal, with views from the principle rooms of residential properties and those from footpaths when the site forms a prominent part of the experience being described as having High Sensitivity. Residential with secondary rooms, together with people engaged in outdoor recreation where the focus is not on the landscape or view are described as having Medium Sensitivity. Low Sensitivity receptors are typically those where the experience of the view is not of great importance such as people at their place of work and journeys through a landscape within cars, trains or other forms of transport (transient) when the view is not considered part of the experience.

### **Residential Receptors**

#### **High Sensitivity Residential Receptors**

There are no residential receptors considered to be of high sensitivity.

#### **Medium-High or Medium Sensitivity Residential Receptors**

The following residential receptors are all considered to be of medium-high or medium sensitivity.

**Vp 1 - 3 x 2 storey properties along Holywell Road** - The quality and value of the view is assessed as Ordinary/Poor due to detracting features of the road and residential properties within the landscape. The residential receptor is assessed as **Medium Sensitivity**.

**Vp2 - The Bungalow** - The quality and value of the view is assessed as Ordinary due to detracting features of the road, telegraph poles, and Ewloe Urban Fringe within the landscape. The residential receptor is assessed as **Medium Sensitivity**.

**Vp3 - Properties on the western side of Circular Road** - The quality and value of the view is assessed as Moderate due to the view of predominantly countryside with few visible detracting features. The residential receptor is assessed as **Medium-High Sensitivity**.



**Vp4 - Properties on the western side of Greenville Avenue** - The quality and value of the view is assessed as Moderate due to the view of predominantly countryside with few visible detracting features to the west. The residential receptor is assessed as **Medium-High Sensitivity**.

**Vp5 - Green Lane Properties (Skelmorlie, Leafield, The Moorings, Rosa Villa and Hafal)** - The quality and value of the view is assessed as Ordinary due to detracting features of the road, telegraph poles, and residential properties and Ewloe Urban Fringe. Non principle upper floor views is assessed as **Medium Sensitivity**. Principle rooms on the ground floor is assessed as **Medium-High Sensitivity**.

**Vp6 - Properties of Green Lane (Rose Cottage, Green Villa, Oldfield, Ash House and Ewloe Villa)** - The quality and value of the view is assessed as Moderate due to the view of predominantly countryside with few visible detracting features. Views towards the site are oblique and partially screened by hedgerow. The residential receptor is assessed as **Medium Sensitivity**.

**Vp8 - The Barn** - The quality and value of the view is assessed as Moderate due to the view of predominantly countryside with few visible detracting features. Non principle upper floor views are assessed as **Medium-High Sensitivity**.

**Vp10 - Properties opposite play area on Circular Road** - The quality and value of the view is assessed as Ordinary/Poor due to detracting features of the road and residential properties within the landscape. The residential receptor is assessed as **Medium-High Sensitivity**.

**Vp11 - Properties along Mold Road** - The quality and value of the view is assessed as Ordinary due to detracting features of the road, telegraph poles, and residential properties and Ewloe Urban Fringe. The residential receptor is assessed as **Medium Sensitivity**.

**Vp13 - Castle Hill Farm** - The quality and value of the view is assessed as Moderate due to the view of predominantly countryside with few visible detracting features. The residential receptor is assessed as **Medium Sensitivity**.

#### Low Sensitivity Residential Receptors

There are no residential receptors considered to be of low sensitivity.

#### Pedestrian Receptors

##### Sidewalk Footpaths

**Viewpoints 1 and 2** - Users of sidewalk footpath along Holywell Road (B5125). The quality and value of the views for vps 1 is assessed as ordinary/poor and ordinary. The pedestrian users for vps 1 and 2 are assessed as having a **Low-Medium Sensitivity**.

**Viewpoint 11** - Users of sidewalk footpath routes along Mold Road. The quality and value of the views of vp 11 is assessed as ordinary. The pedestrian users for vp 11 is assessed as having a **Low-Medium Sensitivity**.

**Viewpoint 14** - Users of sidewalk footpath routes along Liverpool Road. The quality and value of the views of vp 14 is assessed as ordinary/poor. The pedestrian users for vp 14 is assessed as having **Low-Medium Sensitivity**.

##### Public Footpaths

**Viewpoint 3** - Pedestrian users of PROW Footpath 144. The quality and value of the views for vp 3 is assessed as moderate. The pedestrian users for vp 3 is assessed as having a **High Sensitivity**.

**Viewpoints 7, 8, 9** - Pedestrian users of the PROWs including Footpaths 141, 143. The quality and value of the views for vps 7, 8, 9 are assessed as moderate. The pedestrian users for vps 7, 8, 9 are assessed as having a **High sensitivity**.

**Viewpoint 13, 15, 16** - Pedestrian users of the PROWs including Footpaths 8, 18 and 135. The quality and value of the views for vps 13, 15 and 16 are assessed as moderate. The pedestrian users for vps 13, 15 and 16 are assessed as having a **Medium-High sensitivity**.

**Viewpoint 12** - Pedestrian users of the PROW Footpath 24A. The quality and value of the views for vp 12 are assessed as ordinary. The pedestrian users for vps 12 are assessed as having a **Medium-High sensitivity**.

### Vehicle Receptors

The sensitivity of vehicles users along Holywell Road (B5125) (vps 1 and 2), Green Lane (vps 5 and 6), Circular Road (vp 10) and Mold Road (vp 11), and Liverpool Road (vp14) are assessed as **Low Sensitivity**. The quality and value of the views for vps 1, 10 and 14 are assessed as ordinary/poor, the quality and value of vps 2, 5 and 11 is assessed as ordinary and the quality and value of vp 6 is assessed as moderate.

### Recreational Receptors

Play area on Circular Road - People using the play area are assessed (vp10) and have been assessed as having a Medium Susceptibility. The quality and value of the views is assessed as Ordinary/Poor. The place of work is assessed as having a **Low-Medium Sensitivity**.

## 8.4 CHANGE AND VISUAL EFFECTS

### Magnitude of Change

Pedestrian users of PRow footpaths 144 (vp 3) will experience a **High Magnitude of Change** at year 1 and 15 from within the site. Close proximity views from the south-west along PRow footpath 143 (vp 8) will experience a **High Magnitude of Change** at year 1 and 15. Residents of the Barn off Green Lane (vp 8), 2 storey properties along the western side of Circular Road (vp 3) and 2 storey properties along the western side of Greenville Road (vp4) will experience **High Magnitude of Change** at year 1 and 15.

Views at close proximity to the north-east and north-west from Holywell Road (vps 1 and 2) will experience a **Medium-High Magnitude of Change** at year 1 and 15. Close proximity views from Green Lane (vp 5) will experience a **Medium-High Magnitude of Change** at year 1 and 15. Elevated views from the west along PRow footpath 143 (vp 9) will experience a **Medium-High Magnitude of Change** at year 1 and 15. While views from Circular Road opposite the play area (vp10) immediately adjacent to part of the eastern boundary will experience a **Medium-High Magnitude of Change** at year 1 and 15.

The remaining receptors at close to long distance will experience **Low-Medium to Negligible Magnitude of Change** at year 1 and 15.

### Visual Effects

Table 2 summarises the visual effects as a result of combining the assessed sensitivity with the assessed magnitude of change at year 1 (pre-mitigation) and year 15 (after mitigation planting has become established). The nature of effects at year 15 is considered to change from adverse to neutral for the majority of visual receptors except for receptors representative of viewpoints 14, 15 and 16 that will be **Negligible at years 1 and 15**.

Table 2 - SUMMARY OF VISUAL EFFECTS								
Receptor Location	Representative View-points	Receptor Type	Hierarchy of Importance	Sensitivity	Magnitude of Change Year 1	Magnitude of Change Year 15	Visual Effect Year 1	Visual Effect Year 15
							pre-mitigation	with mitigation
Holywell Road (B5125) at junction off Shotton Lane	1	Vehicle users	Local	Low	Medium-High	Medium-High	Slight-Moderate Adverse	Slight-Moderate Neutral
		Pedestrians (Sidewalk)	Local	Low-Medium	Medium-High	Medium-High	Moderate Adverse	Moderate Neutral
		Residents	Local	Medium	Medium-High	Medium-High	Moderate-Substantial Adverse	Moderate-Substantial Neutral
Holywell Road (B5125) near the Bungalow at Newbridge Farm	2	Vehicle users	Local	Low	Medium-High	Medium-High	Slight-Moderate Adverse	Slight-Moderate Neutral
		Pedestrians (Sidewalk)	Local	Low-Medium	Medium-High	Medium-High	Moderate Adverse	Moderate Neutral
		Residents	Local	Medium	Medium-High	Medium-High	Moderate-Substantial Adverse	Moderate-Substantial Neutral

PRoW foot-path 144 and residents of properties off Circular Road	3	Pedestrians (PRoW)	Local	High	High	High	Substantial Adverse	Substantial Neutral
		Residents	Local	Medium-High	High	High	Moderate-Substantial Adverse	Moderate-Substantial Neutral
Properties off Green-ville Avenue	4	Residents	Local	Medium-High	High	High	Moderate-Substantial Adverse	Moderate-Substantial Neutral
Green Lane near properties Skelmorlie, Leafield, The Moorings and Rosa Villa	5	Vehicle users	Local	Low	Medium-High	Medium-High	Slight-Moderate Adverse	Slight-Moderate Neutral
		Residents	Local	Medium-High (Ground Floor)	Medium-High	Medium-High	Moderate-Substantial Adverse	Moderate-Substantial Neutral
				Medium (Upper Floor)	Medium-High	Medium-High	Moderate-Substantial Adverse	Moderate-Substantial Neutral
Green Lane near Rose Cottage, Green Villa Oldfield, Ash House and Ewloe Villa	6	Vehicle users	Local	Low	Low	Low	Slight Adverse	Slight Neutral
		Residents	Local	Medium	Low	Low	Slight-Moderate Adverse	Slight-Moderate Neutral
PRoW foot-path 141	7	Pedestrians (PRoW)	Local	High	Low-Negligible	Low-Negligible	Slight-Moderate Adverse	Slight-Moderate Neutral
PRoW foot-path 143 near the Barn	8	Pedestrians (PRoW)	Local	High	High	High	Moderate-Substantial Adverse	Moderate-Substantial Neutral
		Residents	Local	Medium-High (Ground Floor)	High	High	Moderate-Substantial Adverse	Moderate-Substantial Neutral
				Medium (Upper Floor)	High	High	Moderate-Substantial Adverse	Moderate-Substantial Neutral
PRoW foot-path 143	9	Pedestrians (PRoW)	Local	Medium-High	Medium-High	Medium-High	Moderate-Substantial Adverse	Moderate-Substantial Neutral
Playground off circular road.	10	Recreational user	Local	Low-Medium	Medium-High	Medium-High	Moderate Adverse	Moderate Neutral
		Vehicle Users	Local	Low	Medium-High	Medium-High	Slight-Moderate Adverse	Slight-Moderate Neutral
		Residents	Local	Medium-High	Medium-High	Medium-High	Moderate-Substantial Adverse	Moderate-Substantial Neutral



Mold Road off Maes Hewitt	11	Vehicle Users	Local	Low	Low-Medium	Low-Medium	Slight-Moderate Adverse	Slight-Moderate Neutral
		Pedestrians (Sidewalk)	Local	Low-Medium	Low-Medium	Low-Medium	Slight-Moderate Adverse	Slight-Moderate Neutral
		Residents	Local	Medium	Low-Medium	Low-Medium	Moderate Adverse	Moderate Neutral
PRoW Footpath 24A	12	Pedestrians (PRoW)	Local	Medium-High	Low-Negligible	Low-Negligible	Slight-Moderate Adverse	Slight-Moderate Neutral
PRoW Footpath 18 near Castle Hill Farm	13	Pedestrians (PRoW)	Local	Medium-High	Low	Low	Slight-Moderate Adverse	Slight-Moderate Neutral
		Residents	Local	Medium	Low	Low	Slight-Moderate Adverse	Slight-Moderate Neutral
Overbridge on Liverpool Road	14	Vehicle Users	Local	Low	Negligible	Negligible	Negligible	Negligible
		Pedestrians (Sidewalk)	Local	Low-Medium	Negligible	Negligible	Negligible	Negligible
PRoW footpath 8	15	Pedestrians (PRoW)	Local	Medium-High	Negligible	Negligible	Negligible	Negligible
PRoW footpath 135	16	Pedestrians (PRoW)	Local	Medium-High	Negligible	Negligible	Negligible	Negligible

## 9.0 MITIGATION

### 9.1 MITIGATION PROPOSALS

The visual impacts identified are associated with views of the proposed development from both near and mid distance views. Comprehensive landscape proposals will be an integral part of a more detailed layout and subsequent detailed planning application. In order to provide mitigation for identified landscape and visual impacts, a Landscape Framework Plan (See Figure 20) has been prepared.

The Landscape Framework Plan seeks to mitigate the impacts and ensure the development addresses both landscape and visual impacts by the following methods:

1. Retain, enhance and gap up the hedgerow boundary that surrounds the overall site because it is characteristic of the landscape setting.
2. Add a continuous close board fence along the eastern boundary to strengthen the eastern boundary and screen ground floor views from properties immediately east of the site.
3. Plant hedgerow trees along certain parts of the perimeter hedgerows to soften views from nearby visual receptors to the north, east, south and west.
4. Consider orientation, scale, massing, materials and building type that reflect the local vernacular during the design stage.
5. Retain the PRoW route that runs through the proposal site.
6. Use structure planting throughout public open spaces and streetscapes of the proposed site layout to encourage softening of the built form and to compensate for the loss of hedgerows within the site necessary for access.
7. Create defensible boundaries through planting of hedgerows and trees to the boundaries of the remaining Green Barrier land.



Figure 20. Landscape Framework Plan

- The proposal site boundary
- ⬅⋯➡ Retain the PRoW route that runs through the proposal site
- New tree planting to help soften and filter views from the north, east, south and west.
- Proposed close board timber fence to create a consistent boundary treatment that will screen ground floor views from properties to the east of the site.
- Retain, Enhance and strengthen the perimeter hedgerow around the site boundary where possible
- New / Additional hedgerow planting to continue perimeter hedgerow around the site where possible



## 10.0 SUMMARY & CONCLUSION

### 10.1 LANDSCAPE RESOURCE SUMMARY

The LVIA has been assessed and concluded from desktop based research, site visits and in consideration of the most recent national and regional published character assessments. The following summary has been made with the assumption that the proposed layout is similar to the illustrative layout in Figure 1 and adopts the mitigation measures described in Section 9 and illustrated in Figure 20.

The proposal site is not located within any landscape relevant designations however the proposal site is located within Green Barrier land and immediately west of Ewloe settlement boundary.

#### Wider Landscape Character

The wider landscape character is described at National level through NLCA 13 - Deeside and Wrexham. The landscape setting has some of the key characteristics of the wider national landscape character area descriptions. The prevailing positive character of the wider landscape character area is a lowland, mixed pasture with some arable and woodland cover. Urban settlements and small settlements outside the urban area influence the countryside as well as other detractors including major roads, telegraph poles and large scale power generation and industry. The proposal site would result in a **Slight-Moderate Adverse** effect to the positive characteristics of the site and wider landscape however the proposal site would establish over time as an extension of Ewloe urban settlement and result in a residual effect of **Slight-Moderate Neutral** by year 15.

#### Regional Landscape Character

LANDMAP Visual and Sensory Classification 3 Aspect Areas were considered and assessed including other relevant Classification 3 Aspect Areas that overlapped i.e. Geological Landscape, Historic Landscape, Landscape Habitats and Cultural Landscape. The site and the majority of the landscape setting is located within FLNTVS014 Mosaic Rolling LANDMAP Visual and Sensory Classification 3 Aspect Area. FLNTVS009 Mosaic Rolling Lowland, FLNTVS033 Urban, FLNTVS034 Urban and FLNTVS084 (A55 and A494) Road Corridor cover the remaining areas of the site.

The site exhibits some characteristics stated in LANDMAP for FLNTVS014 Mosaic Rolling Visual and Sensory Classification 3 Aspect Area including rolling topographic form, mosaic field pattern bound by hedgerows with trees, a sense of being enclosed with detractive views out influenced by urban edge.

The wider area exhibits similar characteristics to the site stated within LANDMAP for Visual and Sensory Classification 3 Aspect Areas: FLNTVS009 Mosaic Rolling Lowland, FLNTVS033 Urban, FLNTVS034 Urban and FLNTVS084 (A55 and A494) Road Corridor. These characteristics include rolling topographic form, mosaic field pattern bound by hedgerows with trees, a sense of being enclosed, inland urban area comprising of nucleated settlements within farmland fringe and detractive views influenced by urban edge. Other detracting elements include suburban development encroachment, dual carriage ways, processing/ manufacturing, communications and extractive development.

The proposals will mean the loss of sections of hedgerows for access, loss of agricultural grassland used for pasture and horse grazing and the removal of a two storey domestic property and associated outbuildings. The proposals will also lead to the addition of up to 297 homes. The addition of a proposed residential development would appear congruous with the urban fringe of Ewloe settlement located immediately east. Over time the site would establish as an extension of the urban fringe of Ewloe and would include the addition of public open space, hedgerows and structure planting. The site will change from countryside in fair condition into a large housing estate that is designed and maintained to a good design standard. The direct change would be a low-medium change that would be congruous with the urban fringe already established as part of the baseline of FLNTVS014 mosaic rolling lowland. The landscape effects on FLNTVS014 mosaic rolling lowland is assessed as **Slight-Moderate Adverse** at year 1 and changing to **Slight-Moderate Neutral** at year 15.

The indirect landscape effects on surrounding FLNTVS009 Mosaic Rolling Lowland, FLNTVS033 Urban, FLNTVS034 Urban and FLNTVS084 (A55 and A494) Road Corridor are assessed as **Negligible** at year 1 and year 15.

## 10.2 GREEN BARRIER SUMMARY

The proposal site is located entirely within Green Barrier which is a local designation like Green Wedges and has the same purpose as Green Belt. The proposed development has been assessed with regard to potential impacts to the 5 'purposes of Green Belts' as stated within the PPW (2018).

The proposal site currently is part of the farmland fringe setting of the Ewloe settlement boundary however, the local landscape setting covered by Green Barrier lacks visual openness and possesses a sense of enclosure due to surrounding elevated land form, woodland, nucleated settlement and industry.

Of the '5 Purposes of Green Belts', the proposal site is assessed to have no function for purposes 1 and 5:

- *Purpose 1: prevent the coalescence of large towns and cities with other settlements*
- *Purpose 5: assist in urban regeneration by encouraging the recycling of derelict and other urban land*

With regard to purpose 2:

- *Purpose 2: manage urban form through controlled expansion of urban areas*

The proposal site is shaped by existing field boundaries and is located immediately west of Ewloe Settlement boundary. The proposal site has also been considered as two candidate sites within the Preferred Strategy Consultation Document Background Paper (November 2017). The two sites are noted as complying with the Council's Preferred Strategy, however it is considered that there are site constraints that would need to be overcome to allow the site to be developed.

With regard to purpose 3:

- *Purpose 3: assist in safeguarding the countryside from encroachment*

The proposal site is located within the Green Barrier and open countryside and will result in the loss of some openness following development. The site is however located immediately west of Ewloe settlement boundary and is already strongly influenced by existing urban fringe. The site is also located within the countryside where there is a strong sense of enclosure and is not visually open due to surrounding elevated land form, woodland, nucleated settlement and industry.

It is considered that a proposed residential scheme would be in keeping with the local identity of the Ewloe settlement. The proposed mitigation (see section 9) takes account of the remaining surrounding Green Barrier by purposefully retaining, enhancing and strengthening the hedgerow around the proposal site and adding hedgerow trees to soften views and integrate a key characteristic of the countryside around the potentially new western urban fringe of Ewloe. This has the potential to form a new defensible barrier to the remaining Green Barrier land.

With regard to purpose 4:

- *Purpose 4: protect the setting of an urban area*

The proposal site would not detract from the current setting of the settlement but be in keeping with this establishing as an extension of the western fringe of Ewloe. The settlement contains no distinguishable features when entering or leaving the settlement that could be affected by the proposal site.

Providing good standard of design; form; materials; and local vernacular are considered during the design stage and mitigation planting is used (see section 9) it is assessed that the proposed development would not adversely affect the character of the settlement.

## 10.3 ASSESSMENT OF GREEN BARRIER IMPACTS

### Green Barrier Landscape and Visual Impacts

In relation to Policy GEN4 the proposal site does not fall under suggested developments for Green Barrier however the proposal site would not contribute to coalescence of settlements. The proposal site would also not harm the open character of the green barrier because the site and landscape setting is noted within LANDMAP to possess a strong sense of enclosure. During site analysis it was acknowledged that the landscape setting of the site was enclosed by surrounding elevated land form, woodland, nucleated settlement and industry.

There will be an inevitable loss of some Green Barrier openness due to the proposals for development and a corresponding encroachment of development into the countryside. The remaining areas of Green Barrier would however continue to function and answer the purposes of the policy should the proposed development be approved. Remaining Green Barrier will continue to protect the countryside from encroachment and coalescence.

Mitigation measures can provide strong new defensive boundaries to the site and the remaining Green Barrier to the north, south and west through hedgerow and tree planting.

## 10.4 VISUAL RESOURCE SUMMARY

The proposed development has been considered from sixteen representative viewpoint locations. The study area considered around the site was based on the identified visual envelope from desk based and site based analysis. The visual envelope identified is contained by undulating topography, built form, trees and woodland. Views from the north and north-east are limited to 0.5km by topography, trees and built form. Views from to the east are immediately limited to properties adjacent to or in close proximity of the proposal site (properties from Hilltop Close, Circular Drive and Greenville Avenue) due to intervening elevated built form and trees. Views south are limited to approximately 1.5km due to an escarpment with intervening topography, woodland, built form and trees. Views west are limited to the 0.3km due to woodland belt and topography.

### Close Proximity Views

Close proximity views will be experienced by pedestrian users, vehicle users, residents and recreational users from Holywell Road (B5125), Circular Road, Greenville Avenue, Mold Lane, Green Lane, PRoW footpaths 143 and 144 . The proposed development will be readily visible in close proximity, however in the urban context of Ewloe urban fringe and properties along Green Lane.

### Mid Distance Views

Mid distance views will be experienced to the north by pedestrian users of PRoW footpath 18 and residents of Castle Hill Farm. Views will also be experienced from the north-east by pedestrian users of PRoW footpath 24A. Views south-west by vehicle users and residents on Green Lane; pedestrian users of PRoW footpath 141; pedestrian users and vehicle users of the over bridge along Liverpool Road. The majority of mid distance views will be partially screened and filtered through trees, woodland, topography and built form, and viewed towards the existing settlement, and the proposed development will not cause a substantial change to these views.

### Long Distance Views

Long distance views will be experienced 1.42km away to the south-west by pedestrian users of PRoW footpath 135 and 1.44km away to the south-east by pedestrian users of PRoW footpath 8/ Buckley Town Trail and viewing point. It is considered that the proposed development will be readily indiscernible from this distance.

### Residential Properties

Close proximity properties along Circular Road and Greenville Avenue with rear views along the eastern boundary of the site were assessed as experiencing **Moderate-Substantial Adverse** effects in year 1. Also properties along Green Lane to the south of the site including the Barn, Skelmorlie, Leafield, he Moorings, Rosa Viilla and Hafal were assessed as experiencing **Moderate-Substantial Adverse** effects in year 1. Properties on Holywell Road to the north-east and north-west were assessed as experiencing **Moderate-Substantial Adverse effects** in year 1. Properties to the south-east along Mold Lane were also assessed as experiencing **Moderate Adverse** effects in year 1. All other residential receptors with mid-range views were assessed with **Slight-Moderate adverse** effects at year 1.

### PRoW Footpath or Sidewalk Users

Pedestrian users of PRoW footpath 144, which runs through the site was assessed as experiencing **Substantial Adverse** effect at year 1 while Pedestrian users of PRoW footpaths 143, which runs just west of the site in a northerly southerly direction would experience a **Moderate-Substantial adverse** effect at year 1. Pedestrian users of sidewalks along Holywell Road were assessed as experiencing **Moderate Adverse** effect at year 1. Other pedestrian receptors assessed would experience no more than **Slight-Moderate Adverse** effects at year 1.

### Vehicle Users

Other users of vehicular routes including Holywell Road (B5125), Green Lane, Circular Road, Mold Road and Liverpool Road with



short to long distance views were assessed as experiencing **Slight-Moderate Adverse to Negligible** effects due to intervening landform, built form and tree groups or due to experiencing a perceptible to a very minor change within a wider view. The proposed development will establish as an extension of the urban fringe and the mitigation planting resulting in the nature of residual effects changing from adverse to neutral by year 15.

#### **Recreational Receptors**

Recreational users of a play area on Circular Road has been assessed as experiencing Moderate adverse effect at year 1 due to its immediate location to the site.

#### **Mitigation Measures**

Following mitigation the proposed development and mitigation will establish as an extension of the urban fringe resulting in the nature of residual effects changing from adverse to neutral by year 15.

The proposal site is currently located in landscape fringe of Ewloe urban settlement, and the proposed mitigation measures are predominantly related to retaining, enhancing and strengthening the hedgerow boundary that surrounds the overall site because it is characteristic of the landscape setting. Mitigation suggests strengthening the eastern boundary and screening ground floor views from properties immediately east of the site, specifically from properties along Circular Road and Greenville Avenue.

Hedgerows and trees along the northern, southern and western boundaries are also suggested to create defensible boundaries to the remaining Green Barrier land.

The identified impacts are local in nature with minimal potential to affect the wider appreciation of the surrounding countryside. Good design and the development of a strong landscape framework will neutralise the nature of effect over time.

### **10.5 CONCLUSION**

#### **Landscape Impacts**

The proposals would lead to a small loss of mixed pasture however this will only have a minimal effect on the wider landscape resource. The addition of housing would be congruous with the neighboring urban settlement that is part of the baseline of the regional character.

There would also be a minimal effect on the regional landscape character within the local vicinity with a small loss of hedgerow, agricultural fields and domestic building with outbuildings. The surrounding landscape character is assessed as experiencing indirect negligible effects.

The proposal site is located immediately west of Ewloe and although located outside of the settlement boundary, its immediate location west of the Village would result in the proposed scheme establishing as an extension of the settlement overtime providing scale, form and local vernacular are considered during the design stage. The proposal site would not detract from the current setting of the settlement but be in keeping with it, establishing as an extension of the western fringe of the urban settlement.

The site is located within the countryside where there is a strong sense of enclosure due to surrounding elevated land form, woodland, nucleated settlement and industry. The appearance of the landscape setting has already been harmed by detractors including suburban development encroachment, dual carriage ways, processing/ manufacturing, communications and extractive development.

#### **Impact on Green Barrier**

The proposal site is located entirely within Green Barrier which is a local designation like Green Wedges and has the same purpose as Green Belt. It is considered that there would be limited impact on the Green Barrier and that the proposal site will become urban in character once complete. It is inevitable that there will be some encroachment of the Green Barrier however the remaining Green Barrier land will continue to function in regards to safeguarding the countryside from encroachment and preventing coalescence. It is also worth noting that Flintshire Council will be making an application to remove the site from Green Barrier as part of their substantiating documents to bring the site into the Flintshire Local Plan. Mitigation will offer a defensive barrier between the proposal site and the remaining Green Barrier land.

#### **Visual Impacts**

There will inevitably be prominent close proximity views from road, footpaths and nearby properties however overtime all prominent adverse effects will change in nature to neutral as the proposals establish as an extension of Ewloe Urban Fringe. It is considered a sensitively designed development congruous with the existing urban settlement and not be harmful to the surrounding farmland fringe and will be in keeping with the mixed character that surrounds the site. Mid distance views will also be affected by the proposed development but will not experience prominent effects. The site is generally contained within the wider landscape with long distance views of the proposed development being indiscernible.

#### **Mitigation and Benefits**

Suggested mitigation would retain, enhance and strengthen the hedgerow boundary that surrounds the overall site. Strengthening the eastern boundary would help screen ground floor views from properties immediately east of the site. Strengthening northern, southern and western boundaries with hedgerows and trees would create defensible boundaries from the remaining Green Barrier land.

During the design stage orientation: scale; massing; materials; and building type that reflect the local vernacular should be considered to help with the proposed development establishing as an extension of the western urban fringe of Ewloe. The PRoW route that runs through the proposal site should be retained to allow for permeability through the site. Structure planting throughout public open spaces and streetscapes of the proposed site layout would soften the built form and compensate for the loss of hedgerows within the site necessary for access.

## **APPENDIX 1.0**

### **LVIA METHODOLOGY**



# LANDSCAPE BASELINE AND SENSITIVITY

## i CRITERIA FOR DESCRIBING LANDSCAPE SUSCEPTIBILITY

Landscape Sensitivity is a combination of judgements of susceptibility to the type of change proposed and the value attached to the landscape.

**Susceptibility to change** *the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.*

*Baseline studies for assessing landscape effects require a mix of desk study and field work to identify and record the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it.*

Following this each aspect of the assessment should be judged for its susceptibility to change from the proposed development and the value attached to this aspect of the landscape. Value can apply to areas of landscape as a whole, or to individual elements and feature.

Table 1 illustrates the aspects of landscape character used to inform the susceptibility of a landscape, or elements of the landscape to change.

**Table 1 CRITERIA FOR DESCRIBING LANDSCAPE SUSCEPTIBILITY**

Landscape	High	Medium	Low
<b>Landscape designation</b>	A landscape of distinctive character susceptible to relatively small changes. Includes national or regionally designated landscapes. e.g. National Scenic Area; Historic Gardens and Designed Landscapes on the National Register; AONB; National Parks	A landscape of moderately valued characteristics. Including local landscape designations.	A landscape of relative unimportance, the nature of which is tolerant to substantial change. No landscape designation.
<b>Landscape resource and/or habitats</b>	Important landscape resources or landscapes of particularly distinctive character and therefore likely to be subject to national designation or otherwise with high values to the public. Is susceptible to minor changes that would alter access or the character and experience of the resource.	Moderately valued characteristics reasonably tolerant of change. Susceptible to changes that would remove access and fundamentally change the nature of the existing resource.	Relatively unimportant/immature or damaged landscapes tolerant of substantial change.
<b>Scale and enclosure</b>	Small intimate landscape susceptible to changes that alter scale, form and enclosure. Large scale landscapes susceptible to the introduction of uncharacteristic elements which impose enclosure or development at a scale inappropriate to the setting.	Medium scale landscape susceptible to changes that introduce elements which alter the scale or understanding of landscape context.	Large scale open landscapes susceptible to changes that introduce elements that are of an appropriate scale and/or landscape context. Small scale landscapes susceptible to changes that introduce intimate and contained development appropriate to the context.
<b>Landform and topography</b>	Mountainous or large dominating hills and valleys. Intimate small scale landscapes defined through easily identifiable elements in the immediate landscape.	Rolling landform with small hills and valleys. Some intimacy and human scale through landscape elements such as hedgerows and woodland copses.	Large scale open landscape. Little intimacy or human scale, few character elements or features.

<b>Settlement and Urban landscapes</b>	Organic land cover pattern, urban forms that follow a recognisable historical growth over time which is retained with the layout, building fabric or through other elements. Urban grain and layout that define character and give a sense of place. Conservation Areas or areas with a high collection of listed buildings or notable features.	Urban form with some recognised form and structure that defines a character for the settlement or urban area. An area with noted buildings or form may include listed buildings.	Urban form that is degraded or creates a limited sense of place or character through either its grain, layout, building fabric or other elements. 20th and 21st century suburban layouts and industrial and commercial areas may fall into this category.
<b>Historical and Cultural Landscapes</b>	Landscapes with important historical or cultural associations notable either through physical structures, landmarks or features or else through association with literature, historical events or cultural significance. Registered park or gardens, landscape with a national cultural significance susceptible to small change.	Landscapes with notable historical and cultural associations at Regional or Local level. Landscape susceptible to change that would alter or remove the elements or features important to the association.	Landscape with no recognised individual features or elements
<b>Remoteness and tranquillity</b>	Remote location, little evidence of human activity. Landscape susceptible to small changes.	Landscapes with aspects of tranquillity and remoteness but where human activity and presence is notable. Susceptible to changes that would further urbanise or bring activity to areas where this is only partially present.	Highly developed countryside areas with continuous evidence of human activity. Susceptible only to very high levels
<b>Visual and Sensory</b>	A landscape with wide ranging and open views to distance which are part of the character. Susceptible to change that leads to enclosure or loss of notable views or view points. High quality views.	A landscape with open aspects or views but moderate or low visual connections to distance. Susceptible to change that remove views or fundamentally alters the visual amenity.	An enclosed landscape with little or no visual connection to distant locations. A landscape where view quality is low and/or degraded in character.

Table 2 CRITERIA FOR DESCRIBING LANDSCAPE QUALITY

Landscape Quality	Definition	Typical Example
<b>Exceptional</b>	Strong landscape structure, characteristics, patterns, and/or clear urban grain identifiable with a historic period or event; Appropriate management for land use and land cover and/or a well maintained urban environment of distinction, intact and good landscape condition; Distinct features worthy of conservation, historic architectural grain; Sense of place exceptional local distinctiveness; No detracting features.	Internationally or nationally recognised. World Heritage Sites, National Parks, National Scenic Area, AONB
<b>High</b>	Strong landscape structure, characteristic patterns and/or clear urban grain; Appropriate management for land use and land cover, but potentially scope to improve; Distinct features worthy conservation; Sense of place; Occasional detracting features.	Nationally, regionally recognised e.g. parts of National Scenic Area, notable Conservation Area or Listed status; Registered Historic Gardens and Designed Landscapes; Special Landscape Area;
<b>Good</b>	Recognisable landscape structure and/or urban grain Scope to improve management for land use and land cover; Some features worthy of conservation; Sense of place; Some detracting features.	Regionally or locally recognised e.g. localised areas within National Park, Regional Parks, Village Greens, Special Landscape Areas, Conservation Areas.
<b>Ordinary</b>	Distinguishable landscape structure, characteristics, patterns of landform and land cover often masked by land use; Fractured urban grain with patterns of use difficult to distinguish; Scope to improve management of vegetation; Some features worthy of conservation; Some detracting features	Locally recognised landscape without specific designation.
<b>Poor</b>	Weak landscape structure, characteristic patterns of landform and land cover are missing, little or no recognisable urban grain; Mixed land use evident; Lack of management and intervention has resulted in degradation; Frequent detracting features.	A landscape without note or one singled out as being degraded or requiring improvement.
<b>Very Poor</b>	Degraded landscape structure, characteristic patterns and/or urban grain missing; Mixed land use or dereliction dominates; Lack of management/ intervention has resulted in degradation; Extensive detracting features.	A Landscape likely to be singled out as needing intervention or regeneration.

### iii Table 3 CRITERIA FOR DESCRIBING LANDSCAPE VALUE

Value can apply to areas of landscape as a whole, or to individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape.

The range of factors that can help in the identification of valued landscapes may include:

- **Landscape Quality** (see table 2) - a measure of the physical state of the landscape;
- **Scenic Quality** - landscapes that appeal primarily to the senses
- **Rarity** - the presence of rare elements or features in the landscape;
- **Representativeness** - whether the landscape contains particular characters and or features or elements which are considered particularly important examples;
- **Conservation Interests** - the presence of features of wildlife, earth science, archaeological, historical and cultural interest;
- **Recreation Value** - evidence that the landscape is valued for recreational activity;
- **Perceptual Aspects** - e.g. wilderness and/or tranquility;
- **Associations** - Some landscape are associated with particular people, such as artists or writers, or events in history.

Landscape Value	Definition	Typical Example
<b>High</b>	An iconic landscape or element(s) held in high regard both nationally, regionally and by the local community; A landscape or element(s) widely used by both the local community and a broader visiting community; Features of particular historical protected significance ; Landscape or space which defines or is closely associated with a community and its life and livelihood; A landscape that defines a particular character area being both representative but also definitive in terms of its elements, features or characteristics.	Nationally, regionally recognised e.g. parts of National Park; National Scenic Area; AONB; Registered Historic Garden and Designed Landscape; World Heritage Sites. Village Green/Park or Community Recreational Space with strong and varied use by the whole community over a period of 20 years or more. Regional Parks and Country Parks. An area with good and varied access and high visual amenity.
<b>Good</b>	A landscape or element(s) recognised regionally and locally as important ; A landscape widely used by the local community; Features or elements widely used or visited and held in association with the area or community; A landscape that is particularly representative of the character descriptions and assessments available for the study area including some key aspects or features that if lost would effect the overall landscape description.	Conservation or Listed status; Village Greens/Parks; , Culturally important sites. Access via PROW and permissive paths other routeways. An area of good access and good visual amenity.
<b>Moderate</b>	A landscape of local importance ; A landscape used by the local community through PROW; A sense of place recognisable and associated with the local area.	Area of local landscape importance with limited access and some visual amenity
<b>Low</b>	A landscape without particular noted significance; A landscape or elements infrequently used by the local community; A landscape which is not distinct and does not add to the overall context of the area.	A landscape with little or no access and no visual amenity



Table 4 LANDSCAPE SENSITIVITY

Landscape Sensitivity	Definition	Typical Examples
<b>High</b>	A landscape that demonstrates a high level of susceptibility to the nature and level of change proposed across the majority of criteria assessed. A landscape of high or moderate value that includes key aspects, elements or features of the recognised landscape character. The proposal is likely to change the nature and description of the receiving landscape character.	Internationally or Nationally recognised. World Heritage Sites, National Parks, National Scenic Area, AONB. Nationally, Regionally recognised e.g. parts of National Scenic Area, notable Conservation Area or Listed status; Registered Historic Gardens and Designed Landscapes; Special Landscape Areas; Valued landscapes of good quality or above which define or have definite characteristics of a landscape character type or area.
<b>Medium - High</b>	A landscape that demonstrates a medium to high level of susceptibility to the change proposed. A landscape of medium to high level value where care is required to consider the aspects of landscape value and how these might be retained or mitigated if affected by the proposals.	Regionally recognised e.g. areas within National Park, Regional Parks, Special Landscape Areas, Conservation Areas. Valued and/or good landscapes that are representative of a broader landscape character type or area.
<b>Medium</b>	A landscape that demonstrates a medium level of susceptibility to the change proposed but that can accommodate some of this change without altering or affecting the principle characteristics of the receiving landscape. A landscape of medium level value where some care is required to consider the aspects of landscape value and how these might be retained or mitigated if affected by the proposals.	Regionally or locally recognised e.g. Regional Parks, Village Greens, Locally recognised landscape without specific designation. Locally valued and/or good or ordinary landscapes that are representative of a broader landscape character type or area.
<b>Low - Medium</b>	A landscape of low susceptibility to change where the proposals will only affect or alter the key characteristics, features or elements of the receiving landscape in a very limited way, whilst predominantly maintaining the same landscape character description and definition as before. A landscape of moderate to low value.	A landscape without note or one singled out as being predominantly degraded or requiring some improvement. A Landscape likely to be singled out as needing intervention or regeneration. A landscape of ordinary quality with few recorded value characteristics. A landscape that includes limited key characteristics, elements or features and is partially representative of a landscape character type or area.
<b>Low</b>	A landscape of low susceptibility to change where the proposals will not affect or alter the key characteristics, features or elements of the receiving landscape and where the landscape would be left essentially within the same landscape character description and definition as before. A landscape of moderate to low value.	A landscape without note or one singled out as being degraded or requiring improvement. A Landscape likely to be singled out as needing intervention or regeneration. A landscape of ordinary or poor quality with few or no recorded value characteristics. A landscape that does not include key characteristics, elements or features and is only partially representative of a landscape character type or area.

# LANDSCAPE EFFECTS

v      Table 5 MAGNITUDE OF CHANGE (LANDSCAPE)

Magnitude of Change	Examples
High	The development would result in a prominent change to the landscape character type or area (enhance or degrade). Major alteration to significant elements or features or the removal/introduction of substantial elements. The alteration of a landscape to substantially increase/decrease both the landscape value and quality.
Medium	The development would result in a noticeable change to the landscape character or part of a landscape character type or area (enhance or degrade). Alteration to elements or features or partial removal/introduction. The alteration of a landscape to increase/decrease both the landscape value and quality.
Low	The development would result in a slight change to the landscape character (enhance or degrade). Alteration to minor elements or features or the removal/introduction. The alteration of a landscape to increase/decrease both the landscape value and quality.
Negligible	A very minor change which is not uncharacteristic and maintains the quality and value of the landscape.

vi      Table 6 SUMMARY TABLE TO DETERMINE LANDSCAPE EFFECTS

		Magnitude of Change			
		High	Medium	Low	Negligible
Sensitivity	High	Substantial	Moderate - Substantial	Moderate	Negligible
	Med - High	Moderate - Substantial	Moderate - Substantial	Slight- Moderate	Negligible
	Medium	Moderate - Substantial	Moderate	Slight - Moderate	Negligible
	Low - Med	Moderate	Slight - Moderate	Slight	Negligible
	Low	Moderate	Slight - Moderate	Slight	Negligible
	Negligible	Negligible	Negligible	Negligible	None

The summary of effects on landscape can be expressed as an adverse or beneficial effect depending on the assessor’s view regarding the nature and quality of the existing resource and how this has been changed. In some circumstances the change may be described as a neutral change if the expectation of the viewer or the fundamental nature and characteristics of a landscape appear unaffected.

Table 7 SUMMARY TABLE TO DETERMINE NATURE OF LANDSCAPE EFFECTS

Landscape Effect	Nature of the Effect
<b>Substantial</b> <b>Moderate - Substantial</b>	<p>Adverse effects may include the loss or removal of elements or features that are characteristic or otherwise determine value or importance, the degradation of landscape quality, the loss or reduction of value and/or a perception of change that is negative. Change that is against recommended management and maintenance proposals or other landscape objectives.</p> <p>Beneficial effects may include the introduction of elements or features that are characteristic or otherwise will create value. The improvement of landscape quality and change that is recommended as part of management and maintenance proposals or other landscape objectives.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape character type or is assimilated into an associated landscape character type through the introduction of beneficial mitigation measures , the shift of a landscape character type/ area into another existing character type/ area.</p>
<b>Moderate</b>	<p>Adverse effects may include the loss or removal of some of the elements or features that are characteristic or otherwise determine value or importance, the degradation of landscape quality, the loss or reduction of aspects of value and/or a perception of change that is negative. Change that is against recommended management and maintenance proposals or other landscape objectives.</p> <p>Beneficial effects may include the introduction of elements or features that are characteristic or otherwise may create value. The improvement of landscape quality and change that is recommended as part of management and maintenance proposals or other landscape objectives.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape character type or is assimilated into an associated landscape character type through the introduction of beneficial mitigation measures , the shift of a landscape character type/ area into another existing character type/ area.</p>
<b>Slight - Moderate</b> <b>Slight</b>	<p>Adverse effects may include the loss or removal of some of the elements or features that are characteristic or otherwise determine value or importance, the further degradation of landscape quality, the loss or reduction of aspects of value and/or a perception of change that is negative or re-asserts the existing negative aspects of the site. Change that is against recommended management and maintenance proposals or other landscape objectives or that fails to halt identified failings of land management.</p> <p>Beneficial effects may include the introduction of elements or features that are or were historically characteristic for the site or otherwise may create value. The improvement of landscape quality and change that is recommended as part of management and maintenance proposals or other landscape objectives.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape character type or is assimilated into an associated landscape character type through the introduction of beneficial mitigation measures , the shift of a landscape character type/ area into another existing character type/ area.</p>
<b>Negligible - None</b>	A very minor change which is not uncharacteristic and maintains the quality and value of the landscape.

# VISUAL BASELINE AND SENSITIVITY

## viii CRITERIA FOR DESCRIBING VISUAL SUSCEPTIBILITY

The susceptibility of different visual receptors to 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.

Table 8

Receptor Susceptibility	Description
<b>High</b>	Occupiers of residential properties with views from principle rooms or outdoor spaces Users of outdoor recreational facilities, including public rights of way, whose attention may be focused on the landscape Elevated panoramic viewpoints Communities where the development results in changes in the landscape setting or valued views enjoyed by the community
<b>Medium</b>	Residential properties with restricted views or views from non principle rooms where the focus is not on the landscape or view People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest People travelling through the landscape where the views involved are transient and sporadic but have a special significance in either the journey or the expression of the landscape or community being visited. Users of highway footpath routes, cyclists or horse riders where the speed of travel may allow for consideration and enjoyment of the view
<b>Low</b>	People at their place of work, industrial facilities. People travelling through the landscape in cars, trains or other transport such that the speed and nature of the views involved are short lived and have no special significance

## ix Table 9 CRITERIA FOR DESCRIBING VISUAL QUALITY AND VALUE

View Quality and Value	Description
<b>High</b>	Iconic views or skylines which are individual character elements in their own right. Protected views through Supplementary Planning Guidance or development framework. View mentioned in the listing for a conservation area, listed building or scheduled monument as being important with regard to its setting. Wide panoramic distant views of a valued landscape(s). Views that are acknowledged or recorded in guide books or other publications and/or with references in culture such as literature or art.
<b>Moderate</b>	Views with strong and distinctive features. Uninterrupted views. Views over a landscape of recognised character and quality
<b>Ordinary</b>	A view typical of the locality. Generally attractive, some detracting features
<b>Poor</b>	Restricted views or views over a landscape of low value and quality.



x **Table 10 MAGNITUDE OF CHANGE (VISUAL)**

Magnitude of Change	Examples
<b>High</b>	The development would result in a prominent change to the existing view and would change the quality of the view. The development would be easily noticed by the observer. The development may break the skyline or form some other substantial change to the view.
<b>Medium</b>	The development would result in a noticeable change in the existing view that may change the character and quality of the view. The change would be readily noticed by the observer but would not dominate the view.
<b>Low</b>	The development would result in a perceptible change in the existing view but this would not affect its character or quality. The development will appear as a small element in the wider landscape which may be missed by the casual observer. The view may be at such a distance as to reduce the appearance of the development.
<b>Negligible</b>	Only a small part of the development will be discernible and this may be for only part of the year or be a filtered view. The view may be at such a distance as to render the change virtually indiscernible without aid or reference. The quality and character of the view will remain unchanged.

xi **Table 11 SENSITIVITY (VISUAL)**

Visual Sensitivity	Description	Typical Examples
<b>High</b>	A view or visual receptor that demonstrates a high level of susceptibility to the nature and level of change proposed. A view of high or moderate value that includes views or vistas of recorded value or quality or with some specific cultural significance. The proposal is likely to change the nature and quality of view.	Protected views or vistas through planning policy or published guidance. Notable viewpoints or vistas recorded in maps, publications or other public record. Culturally significant views within noted areas of landscape value or through art, painting or literature. Views from residential properties where change to views from principle rooms could be anticipated. Views from public footpaths where change would affect the visual amenity of the route.
<b>Medium - High</b>	A view or visual receptor that demonstrates a medium to high level of susceptibility to the change proposed. A view of medium to high level value where care is required to consider aspects of view and how these might be protected if affected by the proposals.	Regionally recognised view locations e.g. areas within National Park, Regional Park, Special Landscape Areas, Conservation Areas where views or visual amenity is recorded as being one of the characteristics of value. Views from residential properties where change to principle rooms may not be typical or where views of the proposal are oblique. Views from public footpath routes where the direction of the route and focus of the view is not towards the proposal site.
<b>Medium</b>	A view or visual receptor that demonstrates a medium level of susceptibility to the change proposed but that can accommodate some of this change without altering or affecting the quality and value of the view. A view of medium level value where some care is required to consider aspects of view and how these might be protected if affected by the proposals.	View locations within Parks, Village Greens, or locally recognised landscapes. Views from residential properties where principle rooms or outdoor amenity areas will not be affected. Views from public footpaths where the quality and value is such (low) that the proposals may not alter the visual amenity.
<b>Low - Medium</b>	A view or visual receptor of low susceptibility to change where the proposals are able only to affect the view in a very limited way, whilst predominantly maintaining the same visual amenity as before. A view of moderate to low value.	Views from vehicular routes or roadways for traffic that may have some appreciation of the view due to the speed of travel such as cyclists, horse riders and pedestrians. Views from transport routes where the view is a noted part of the journey experience such as rail routes through National Parks or AONB.
<b>Low</b>	A view of low susceptibility to change where the proposals will not affect or alter the key characteristics, features or elements of the view and where the proposals are only able to affect the view in a very limited way. A view of moderate to low value.	A view without note or one singled out as being degraded or requiring improvement. Views from vehicular routes where the nature and speed of travel dictates a low level of engagement with the view.

xii **Table 12 SUMMARY TABLE TO DETERMINE VISUAL EFFECTS**

		Magnitude of Change			
		High	Medium	Low	Negligible
Sensitivity	High	Substantial	Moderate - Substantial	Moderate	Negligible
	Med - High	Moderate - Substantial	Moderate - Substantial	Slight- Moderate	Negligible
	Medium	Moderate - Substantial	Moderate	Slight - Moderate	Negligible
	Low - Med	Moderate	Slight - Moderate	Slight	Negligible
	Low	Moderate	Slight - Moderate	Slight	Negligible
	Negligible	Negligible	Negligible	Negligible	None

The summary of effects can be expressed as an adverse or beneficial effect depending on the assessor's view regarding the nature and quality of the existing resource and how this has been changed. In some circumstances the change may be described as a neutral change if the expectation of the viewer or the fundamental nature and characteristics of a view appear unaffected.

xiii **Table 13 SUMMARY TABLE TO DETERMINE NATURE OF VISUAL EFFECTS**

Visual Effect	Nature of the Effect
<b>Substantial Moderate - Substantial</b>	<p>Adverse effects may include the loss of key views, the removal of long distance views, the degradation of quality and/or value of the view. The introduction of elements or features that are perceived as negative.</p> <p>Beneficial effects may include the introduction of key views, vistas or views to long distance where this is seen as advantageous. The introduction of elements that are perceived as positive and/or the screening off of negative aspects of a view.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape or is assimilated into the existing view.</p>
<b>Moderate</b>	<p>Adverse effects may include the loss of notable views, the removal of views to distance , the degradation of quality and/or value of the view. The introduction of some elements or features that are perceived as negative.</p> <p>Beneficial effects may include the introduction of new views or vistas or views. The introduction of elements that are perceived as positive and/or the screening off of negative aspects of a view.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape or is assimilated into the existing view.</p>
<b>Slight - Moderate Slight</b>	<p>Adverse effects may include the loss of views, the removal or change of existing views, the degradation of quality and/or value of the view. The introduction of elements or features that are perceived as negative.</p> <p>Beneficial effects may include the introduction of new views or vistas. The introduction of elements that are perceived as positive and/or the screening off of negative aspects of a view.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape or is assimilated into the existing view.</p>
<b>Negligible - None</b>	A very minor change which is not uncharacteristic and maintains the quality and value of the view.

**Table 14 IMPORTANCE LEVEL OF EFFECTS (LOCAL, REGIONAL, NATIONAL)**

Magnitude of Change	Examples
<b>International</b>	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives. Grade I Listed Buildings and built heritage of exceptional quality Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity.
<b>National</b>	Scheduled Monuments, or assets of national quality and importance or than can contribute to national research objectives. Grade II* and Grade II Listed Buildings, Grade II* and II Registered Parks and Gardens, Registered Battlefields, historic landscapes and townscapes of outstanding interest, quality and importance, with exceptional coherence, integrity, time-depth, or other critical factor(s)
<b>Regional</b>	Designated or undesignated assets of regional quality and importance that contribute to regional research objectives. Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Designated or undesignated special historic landscapes and townscapes which are well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s)
<b>County</b>	Undesignated archaeological remains of county importance with the potential to contribute to research objectives and understanding at a County level. Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Designated or undesignated historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s)
<b>Borough</b>	Undesignated assets of borough importance with the potential to contribute to borough and local research objectives. Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association. Assets that form an important resource within the community, for educational or recreational purposes.
<b>Local</b>	Assets compromised by poor preservation and/or poor survival of contextual associations and with limited potential to contribute to research objectives. Historic (unlisted) buildings of modest quality in their fabric or historical association. Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.
<b>Negligible</b>	Assets with very little or no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest.

## **APPENDIX 2.0**

### **REPRESENTATIVE VIEWPOINTS [REFER TO SEPARATE A3 DOCUMENT]**