Keuper Gas Storage Project

Preliminary Environmental Information Report – Landscape and Visual Impact Assessment

PREPARED FOR
Keuper Gas Storage Limited

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ACRONYMS AND ABBREVIATIONS

Acronym	Description
AONB	Areas Of Outstanding Natural Beauty
CEA	Cumulative Effects Assessment
CEMP	Construction Environmental Management Plan
CMLI	Chartered Members of the Landscape Institute
CWAC	Cheshire West and Chester
DCO	Development Consent Order
DEFRA	Department for Environment, Food and Rural Affairs
EIA	Environmental Impact Assessment
ERM	Environmental Resources Management
ES	Environmental Statement
GLVIA3	Guidelines for Landscape and Visual Impact Assessment
GPP	Gas Processing Plant
KGSL	Keuper Gas Storage Limited
KGSP	Keuper Gas Storage Project
LCA	Landscape Character Areas
LCT	Landscape Character Types
LVIA	Landscape and Visual Impact Assessment
MC	Material Change
NCA	National Character Areas
NPPF	National Planning Policy Framework
NPS	National Policy Statement

Acronym	Description
PEIR	Preliminary Environmental Information Report
SMC	Solution Mining Compound
ZoI	Zone of Influence
ZTV	Zone of Theoretical Visibility

11. LANDSCAPE AND VISUAL IMPACT

11.1 INTRODUCTION

11.1.1.1 This chapter of the Preliminary Environmental Information Report (PEIR) assesses the effects of the Proposed Development with respect to landscape character and visual amenity. The chapter provides: the policy context for Landscape and Visual Impact Assessment (LVIA); consultation feedback on the Proposed Development; the assessment methodology and criteria; the baseline conditions currently existing within the Site and in the surrounding area; the mitigation measures that the Proposed Development is committed to implementing; and an assessment of the likely significant effects with these measures adopted.

11.1.1.2 This chapter is supported by **Appendix 11A, Visualisations**.

11.2 LEGISLATION, POLICY AND GUIDANCE

11.2.1.1 This assessment considers key legislation, planning policy and guidance that are relevant to the Proposed Development and LVIA. For further detail regarding planning policy and the general legislative context of the Proposed Development, please refer to **Chapter 5, Planning and Policy Context**.

11.2.2 LEGISLATION

11.2.2.1 Beyond general EIA legislation (see **Chapter 5, Planning and Policy Context**), there is no legislation specifically related to landscape and visual matters.

11.2.3 POLICY

11.2.3.1 The list of policies used to inform this development proposal includes:

- National Policy Statements EN-1[1] and EN-4[2] (2024)
- The National Planning Policy Framework (2024)[3]
- Planning Practice Guidance (2025)[4]

[1] Department for Energy Security and Net Zero (published November 2023, updated January 2024), Overarching National Policy Statement for energy (EN-1). Available online at: https://www.gov.uk/government/publications/overarching-national-policy-statement-for-energy-en-1

[2] Department for Energy Security and Net Zero (published November 2023, updated January 2024), National Policy Statement for natural gas supply infrastructure and gas and oil pipelines (EN-4). Available online at:https://www.gov.uk/government/publications/national-policy-statement-for-natural-gas-supply-infrastructure-and-gas-and-oil-pipelines-en-4

[3] Ministry of Housing, Communities and Local Government (published 2012, updated 2024) National Planning Policy Framework. Available online at: https://www.gov.uk/government/publications/national-planning-policy-framework--2

[4] Ministry of Housing, Communities and Local Government (published 2016, updated 2024), planning practice guidance. Available online at: https://www.gov.uk/government/collections/planning-practice-guidance

- Cheshire West and Chester Local Plan (Part One) Strategic Policies (2015)[5]
- Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies (2019)[6]
- Cheshire East Local Plan (2017)[7]

11.2.4 NATIONAL POLICY

National Policy Statements (2024)

11.2.4.2 The energy National Policy Statements (NPSs), EN-1 – EN-6, outline the government's policy for delivering major energy infrastructure. The NPSs that are of relevance to the Proposed Development are:

- the Overarching NPS for Energy (EN-1)[1]; and
- the NPS for Natural Gas Supply Infrastructure and Gas and Oil Pipelines (EN-4)[2].

11.2.4.3 Details of specific policies within EN-1 and EN-4 that are considered relevant to landscape and visual impacts are set out in are set out in **Table 11.1**, below.

[5] Cheshire West and Chester Council (2015), Local Plan – Part One. Available online at: https://www.cheshirewestandchester.gov.uk/your-council/policies-and-performance/council-plans-policies-and-strategies/planning-policy/local-plan/local-plan-part-one

[6] Cheshire West and Chester Council (2015), Local Plan – Part Two. Available online at: https://www.cheshirewestandchester.gov.uk/your-council/policies-and-performance/council-plans-policies-and-strategies/planning-policy/local-plan/local-plan-part-two

[7] Cheshire East Council (2017), Cheshire East Local Plan. Available online at: https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/cheshire_east_local_plan.aspx

TABLE 11.1 – DESCRIPTION OF WHERE THE ASSESSMENT MEETS THE REQUIREMENTS OF NPS EN-1 AND EN-4

Requirement of NPS	Consideration within Chapter
EN-1, paragraph 5.10.16 states "The applicant should carry out a landscape and visual impact assessment and report it in the ES, including cumulative effects."	This chapter comprises landscape and visual impact assessment. Cumulative effects are assessed within **Chapter 18, Cumulative Effects Assessment**, and are summarised at Section 11.10 of this chapter.
EN-1, paragraph 5.10.17 states "The landscape and visual assessment should include reference to any landscape character assessment and associated studies as a means of assessing landscape impacts relevant to the proposed project. The applicant's assessment should also take account of any relevant policies based on these assessments in local development documents in England…".	Published landscape character assessments, at both a national and local scale, have been considered within this chapter. Potential effects on the landscape have been assessed within Section 11.8. A general overview of planning policy is included in **Chapter 5, Planning and Policy Context**. Policy specifically related to landscape and visual amenity is outlined within Section 11.2.
EN-1, paragraph 5.10.19 states "The applicant should consider landscape and visual matters in the early stages of siting and design, where site choices and design principles are being established"	Chapter 15 of the Consented Development ES considers the KGSP Site Selection. The site selection will not change for the Proposed Development and remains the same as the Consented Development.
EN-1, paragraph 5.10.20 states "The assessment should include the effects on landscape components and character during construction and operation"	Construction and operational landscape effects have been considered within Section 11.8.
EN-1, paragraph 5.10.21 states "The assessment should include the visibility and conspicuousness of the project during construction and of the presence and operation of the project and potential impacts on views	Construction and operational effects on visual receptors have been considered within Section 11.9. Lighting effects during construction have been considered. Due to the clear nature of the flame at operation, which

Requirement of NPS	Consideration within Chapter
and visual amenity. This should include light pollution effects, including on local amenity, and nature conservation"	would be **Barely Perceptible**, effects on operational lighting have not been assessed.
EN-1, paragraph 5.10.22 states "The assessment should also demonstrate how noise and light pollution, and other emissions from construction and operational activities on residential amenity and on sensitive locations, receptors and views, will be minimised"	Construction and operational effects on visual receptors have been considered within Section 11.9, including effects on nearby residential receptors. Proposed mitigation measures are outlined in Section 11.7.
EN-1, paragraph 5.10.24 states "Applicants should consider how landscapes can be enhanced using landscape management plans, as this will help to enhance environmental assets where they contribute to landscape and townscape quality"	Noted, whilst there will be no standalone Outline Landscape Management Plan as part of the Material Change, the ES will include set LVIA mitigation measures and opportunities for enhancement within the ES.
EN-1, paragraph 5.10.6 states "Projects need to be designed carefully, taking account of the potential impact on the landscape. Having regard to siting, operational and other relevant constraints the aim should be to minimise harm to the landscape, providing reasonable mitigation where possible and appropriate"	Siting has been carefully considered. Further information regarding the design is presented within **Chapter 2, Proposed Development Description** and **Chapter 3, Alternatives**. Mitigation measures relevant to landscape and visual effects are outlined in Section 11.7.
EN-1, paragraph 5.10.13 states "All proposed energy infrastructure is likely to have visual effects for many receptors around proposed sites". **Paragraph 5.10.14** states "The Secretary of State will have to judge whether the visual effects on sensitive receptors, such as local residents, and other receptors,	The visual baseline is outlined in 11.6 and effects on visual receptors are assessed within Section 11.9. Views from sensitive receptors, including residential and recreational receptors have been considered within this assessment.

Requirement of NPS	Consideration within Chapter
such as visitors to the local area, outweigh the benefits of the project".	
EN-1, paragraph 5.10.27 states "Adverse landscape and visual effects may be minimised through appropriate siting of infrastructure within its development site and wider setting. The careful consideration of colours and materials will support the delivery of a well-designed scheme, as will sympathetic landscaping and management of its immediate surroundings." and **paragraph 5.10.28** states "Depending on the topography of the surrounding terrain and areas of population it may be appropriate to undertake landscaping off site. For example, filling in gaps in existing tree and hedge lines may mitigate the impact when viewed from a more distant vista"	Siting has been carefully considered and more information on the design can be found **within Chapter 2, Proposed Development Description**. Mitigation is outlined in Section 11.7.
EN-4, paragraph 2.23.23 refers to NPS EN-1 and gas pipelines. It states, "Sections 5.4 and 5.10 of EN-1 set out the general principles that should be applied in the assessment of biodiversity and landscape and visual impacts."	NPS EN-1, including the paragraph referred to, is considered above.
EN-4, paragraph 2.21.24 refers to additional considerations which apply during the construction of a pipeline. **Paragraph 2.21.25** states "These comprise the effects upon specific landscape elements within and adjacent to the pipeline route, such as grasslands, field boundaries	The effects on these specific landscape elements have been included within the assessment of landscape effects in Section 11.8.

Requirement of NPS	Consideration within Chapter
(hedgerows, hedge banks, drystone walls, fences), trees, woodlands, and watercourses"	
EN-4, paragraph 2.21.30 states "The ES must include an assessment of the biodiversity and landscape and visual effects of the proposed route and of the main alternative routes considered *(see Section 5.10 of EN-1)*"	This chapter includes an assessment of landscape and visual effects in Section 11.8 and 11.9. The design of the Proposed Development is outlined in **Chapter 2, Proposed Development Description and evolution of the design**, including the alternatives considered, is outlined in **Chapter 3, Alternatives**.
EN-4, paragraph 2.21.31 states "The application should also include proposals for reinstatement of the pipeline route as close to its original state as possible and take into account any requirements for agreements with the landowner to access areas for aftercare and management work". **Paragraph 2.21.32 states** "Where it is unlikely to be possible to restore landscape to its original state, the applicant should set out measures to avoid, mitigate, or employ other landscape measures to compensate for, any adverse effect on the landscape". **Paragraph 2.22.6** states "Mitigation measures to protect the landscape, visual amenity and ecology could include reducing the working width required for the installation of the pipeline to reduce the impact on the landscape where it will not be possible to fully reinstate the route"	Information on the design of the Proposed Development can be found within **Chapter 2, Proposed Development Description**. Mitigation measures that are relevant to landscape and visual effects are outlined in Section 11.7.

Requirement of NPS	Consideration within Chapter
EN-4, paragraph 2.22.7 states "In circumstances where the habitat to be crossed contains ancient woodland, ancient or veteran trees, trees subject to a Tree Preservation Order, or hedgerows subject to the Hedgerows Regulations 1997, the applicant should consider whether it will be feasible to use HDD under the ancient woodland or thrust bore under the protected tree or hedgerow and the Secretary of State should consider requiring this, where not included in the proposal."	Designations on trees and woodland have been considered within the landscape baseline in Section 11.6. Information on the design can be found within **Chapter 2, Proposed Development Description**.
EN-4. paragraph 2.4.2 states "Applicants should consider the criteria for good design set out in *EN-1 Section 4.6* at an early stage when developing projects"	Information on the design is presented within **Chapter 2, Proposed Development Description.** Mitigation measures that are relevant to landscape and visual effects are outlined in Section 11.7.

The National Planning Policy Framework (2024)

11.2.4.4 The National Planning Policy Framework (NPPF)[8], last updated in January 2024, sets out the Government's planning policies for England, and how they are expected to be applied.

11.2.4.5 Paragraph 187 of the NPPF states *inter-alia* that:

> *"Planning policies and decisions should contribute to and enhance the natural and local environment by:*
>
> *a) protecting and enhancing valued landscapes…*
>
> *b) recognising the intrinsic character and beauty of the countryside…"*[8].

11.2.4.6 Landscape value is considered in Section 11.8.

Planning Practice Guidance

11.2.4.7 The Government has also published a series of planning policy guidance notes in addition to the NPPF. The Natural Environment Planning Policy Guidance, published in January 2016 and updated in June 2025, "*explains key issues in implementing policy to protect and enhance the natural environment*"[9]. The following paragraphs are relevant to Landscape and Visual Impacts.

11.2.4.8 Paragraph 036 states that: *"The National Planning Policy Framework is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside."* Local policies which reflect this statement have been considered within Section 11.2.5 of this assessment.

11.2.4.9 Paragraph 036 also states that: *"Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully."* Mitigation measures and cumulative effects are set out in Section 11.7 and Section 11.10 of this report, respectively.

11.2.4.10 Paragraph 037 states that: *"Where appropriate, landscape character assessments can be prepared to complement Natural England's*

[8] Ministry of Housing, Communities and Local Government (2024), *National Planning Policy Framework*. Available online at: https://www.gov.uk/government/publications/national-planning-policy-framework--2
[9] Ministry of Housing, Communities and Local Government (2024), *Natural environment guidance.* Available online at: https://www.gov.uk/guidance/natural-environment

National Character Area profiles." National Landscape Character Areas have been taken into consideration in Section 11.6 of this assessment.

11.2.5 LOCAL PLANNING POLICY

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

11.2.5.2 The Cheshire West and Chester Local Plan (Part One) Strategic Policies[5] was adopted by Cheshire West and Chester Council in January 2015. This assessment considers the following policies of the Local Plan.

11.2.5.3 Policy ENV2 Landscape aims to *"protect and, wherever possible, enhance landscape character and local distinctiveness"*. Developments should therefore *"take full account of the characteristics of the development site, its relationship with its surroundings and where appropriate views into, over and out of the site"* and *"recognise, retain and incorporate features of landscape quality into the design"*.

11.2.5.4 As well as this the ENV2 states that *"High quality design can make a positive contribution to the protection and enhancement of landscape value"* and in turn the *"Development proposals should take account of both the 'Green Infrastructure Framework' and the 'Cheshire Landscape Character Assessment' in ensuring features of local landscape significance are incorporated into designs"*. Reference was made to relevant landscape character assessments.

11.2.5.5 Policy ENV3 Green Infrastructure states that development proposals can support green infrastructure through *"Increased planting of trees and woodlands, particularly in urban areas and the urban fringe."* This is addressed in the mitigation Section 11.7.

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

11.2.5.6 The Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies[6] was adopted by the Cheshire West and Chester Council in July 2019.

11.2.5.7 Policy DM 44 states that the size and scale of potential impact of the proposal must be designed in line with the mitigation hierarchy, include a long-term habitat management plant and utilize native species in landscaping schemes where appropriate.

11.2.5.8 Policy DM 45 also states that development will be supported where it *"conserves, manages and, wherever possible, enhances existing trees, woodlands, traditional orchards, and hedgerows. All significant healthy trees, woodlands, traditional orchards, and hedgerows should be integrated into the development scheme."* This includes

providing replacement trees and sustainable management plans. This is addressed in Section 11.7 Mitigation.

Cheshire East Local Plan (2017)

11.2.5.9 The Cheshire East Local Plan[7] was adopted by the Cheshire East Council in July 2017. This assessment considers the following policies of the Local Plan.

11.2.5.10 Policy SE 4 The Landscape states that *"All development should conserve the landscape character and quality and should where possible, enhance and effectively manage the historic, natural and man-made landscape features that contribute to local distinctiveness of both rural and urban landscapes."*

11.2.5.11 Amongst the criteria set out in SE 4, relevant requirements include appropriate design and management, appropriate mitigation, and preservation of local distinction. These criteria have informed of the mitigation set out in Section 11.7.

11.2.6 GUIDANCE

11.2.6.1 The methodology for this assessment is based on the principles set out in the third edition of Guidelines for Landscape and Visual Impact Assessment ('GLVIA3')[10]. This is the standard reference for undertaking landscape character and visual assessments in the UK.

11.2.6.2 In addition, viewpoint photography and visualisations accompanying this assessment have been undertaken in accordance with guidance given in Technical Guidance Note 06/19 Visual Representation of Development Proposals[11].

11.2.6.3 Other best practice guidance that has informed the methodology for the LVIA is listed below:

- Landscape Institute (2013), GLVIA3 Statement of Clarification 1/1311;[12]
- Landscape Institute (2021), Technical Guidance Note 02/21 Assessing landscape value outside national designations[13];

[10] Landscape Institute/ Institute of Environmental Management and Assessment (IEMA) (2013), Guidelines for Landscape and Visual Impact Assessment, 3rd Edition
[11] The Landscape Institute (2019) *Visual Representation of Development Proposals, Technical Guidance Note 06/19*. Available online at: https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2019/09/LI_TGN-06-19_Visual_Representation.pdf
[12] The Landscape Institute (2015) *GLVIA3 – Statements of Clarification*. Available online at: https://www.landscapeinstitute.org/technical-resource/glvia3-clarifications/
[13] Landscape Institute (2021), Technical Guidance Note 02/21 Assessing landscape value outside national designations. Available online at: https://www.landscapeinstitute.org/publication/tgn-02-21-assessing-landscape-value-outside-national-designations/

- Natural England and Department for Environment, Food and Rural Affairs (DEFRA) (2014) Landscape and Seascape Character Assessments[14]; and
- Natural England (2014) An Approach to Landscape Character Assessment[15].

11.3 CONSULTATION

11.3.1 EIA SCOPING

11.3.1.1 A request for a formal EIA Scoping Opinion on the Scoping Report (**Appendix 1A**) was submitted in April 2025 and a Scoping Opinion from the Planning Inspectorate was received on 5th June 2025 (included as **Appendix 1B**).

11.3.1.2 The consultee responses within the Scoping Opinion which are considered relevant to landscape and visual impacts are provided in **Table 11.2** below, which also sets out how and where they have been addressed in this chapter.

[14] Natural England and Department for Environment, Food and Rural Affairs (DEFRA) (2014) Landscape and Seascape Character Assessments. Available online at: https://www.gov.uk/guidance/landscape-and-seascape-character-assessments

[15] Natural England (2014) An Approach to Landscape Character Assessment. Available online at:https://assets.publishing.service.gov.uk/media/5aabd31340f0b64ab4b7576e/landscape-character-assessment.pdf

TABLE 11.2 – EIA SCOPING

Scoping Opinion Reference	Issue	Planning Inspectorate and Consultee Comments	Response/Action	Reference within this Document
3.7.1 Paragraph G.4.2.2	Changes to the configuration of lower height infrastructure including within the Gas Processing Plant (GPP) (excluding the elevated ground flare stack) and internal roads	Planning Inspectorate: *"The Scoping Report states that the proposed material change is unlikely to alter the characteristics of the impacts associated with the lower height infrastructure with a typical height of between 10m and 15m, including within the GPP (excluding the elevated ground flare stack) and internal roads. Paragraph G.8.1.4 states that a Zone of Theoretical Visibility (ZTV) will be produced. The Inspectorate is of the view that although the height of the lower height infrastructure would remain below 15m, there would be an increase in the massing of the proposed development. As set out in Table 2.1 of the Scoping Report, the GPP plot area could potentially be twice the size of the previously consented GPP area and the overall footprint of above ground infrastructure would be increased to accommodate other components such*	Changes to the configuration of the lower height infrastructure at the GPP has been assessed during the operational phase, alongside the elevated flare stack.	Section 11.4 Basis of Assessment Section 11.8 Assessment of Landscape Effects Section 11.9 Assessment of Visual Effects Figure 11.2 - Zone of Theoretical Visibility (ZTV)

Scoping Opinion Reference	Issue	Planning Inspectorate and Consultee Comments	Response/Action	Reference within this Document
		as the utilities compound, office, and laydown area. The ES should include an assessment of changes to the configuration of lower height infrastructure during the operational phase, where likely significant effects could occur, or evidence of agreement with consultation bodies that no likely significant effects would occur."		
3.7.2 Paragraph G.4.2.2	The change in location of the high voltage (HV) electrical infrastructure, including the 132kV pylon, from the GPP	Planning Inspectorate: *"The dimensions for the 132 kV and 33 kV substations are not provided in the Scoping Report, as noted in ID 2.1.6 of this Opinion. See also ID 2.1.7 above concerning the 132kV pylon. Scoping Report Appendix G (LVIA) contains reference to the 132kV pylon being moved to the utility compound; however, this is the only reference to the 132kV pylon moving to this location. Notwithstanding the discrepancies noted above regarding the 132kV pylon, the Inspectorate considers that whilst the movement of the HV electrical infrastructure from the GPP to a separate utilities*	The 132 kV substation dimensions and location are as per the Consented Development, this is a point of confusion from the scoping report and should now be clear. Further detail on design parameters is provided in Chapter 2: Proposed Development Description.	Chapter 2: Proposed Development Description. Section 11.4 Basis of Assessment Section 11.8 Assessment of Landscape Effects Section 11.9

Scoping Opinion Reference	Issue	Planning Inspectorate and Consultee Comments	Response/Action	Reference within this Document
		compound alone would be unlikely to result in likely significant effects, the Inspectorate considers the increased massing of above ground infrastructure could increase the potential for likely significant effects. See ID 3.7.1 above. The ES should include an assessment of changes to the configuration of lower height infrastructure during the operational phase, where likely significant effects could occur, or evidence of agreement with consultation bodies that no likely significant effects would occur."	Changes to the configuration of the lower height infrastructure at the GPP has been assessed during the operational phase.	Assessment of Visual Effects
3.7.3 Paragraph G.4.2.2	Changes to the underground elements	Planning Inspectorate: *"The Scoping Report states that the proposed material change is unlikely to alter the characteristics of the impacts associated with the underground elements, including changes to the configuration of the pipelines. On this basis the Inspectorate agrees that the proposed changes would not result in significantly different for these components from those assessed in the original ES for the Consented*	Agreement Noted.	n/a

Scoping Opinion Reference	Issue	Planning Inspectorate and Consultee Comments	Response/Action	Reference within this Document
		Development. Further assessment is not required."		
3.7.4 Paragraph G.4.2.2	Changes to the infrastructure of Solution Mining Compound 3 (SMC3)	Planning Inspectorate: *"Please refer to ID 2.1.4 of this Opinion. Considering the nature and scale of the proposed changes to the SMC3, the Inspectorate agrees this matter can be scoped out of further assessment."*	Agreement Noted.	n/a
3.7.5 Table G.2	Construction of surface infrastructure – excluding effects associated with the proposed elevated ground flare stack or flare arrangement	Planning Inspectorate: *"The Scoping Report states that the proposed material change is unlikely to alter the characteristics of the impacts associated with the construction of the lower height surface infrastructure (typical height of between 10m and 15m). On this basis the Inspectorate agrees that the proposed changes would not result in significantly different effects for these components from those assessed in the original ES for the Consented Development during the construction phase. Further assessment is not required. "*	Agreement Noted.	n/a

Scoping Opinion Reference	Issue	Planning Inspectorate and Consultee Comments	Response/Action	Reference within this Document
3.7.6 Table G.2	Construction of underground infrastructure, including pipelines and caverns	Planning Inspectorate: *"The Scoping Report states that the proposed material change is unlikely to give rise to effects that would be materially different to those assessed within the consented ES for this matter. On this basis the Inspectorate agrees that the proposed changes would not result in significantly different effects for these components from those assessed in the original ES for the Consented Development. Further assessment is not required."*	Agreement Noted.	n/a
3.7.7 Paragraphs G3.1.1 to G.3.1.3	Study area	Planning Inspectorate: *"The Scoping Report explains that a 2km radius from the site boundary was used to inform the Consented Development. Due to the potential increased height of the proposed options for the elevated ground flare stack or flare, the Scoping Report states that the study area would be expanded to 3km radius from the elevated ground flare stack or flare location and will assess the worst-case scenario. It is unclear how the study area was determined.*	Justification and further evidence for the Study Area is provided in the methodology. Agreement of the study area and LVIA receptors will be undertaken through the Statutory Consultation process.	Section 11.5.4 Assessment Methodology – Study Area

Scoping Opinion Reference	Issue	Planning Inspectorate and Consultee Comments	Response/Action	Reference within this Document
		The ES should provide justification for the chosen study area, with reference to the Zone Of Influence (ZoI), findings of the proposed ZTV, and where applicable, best practice guidance. The applicant should seek to agree the study area and relevant LVIA receptors with relevant consultation bodies."		
3.7.8 Section G3.3	Updated local landscape documents	Planning Inspectorate: *"The Scoping Report explains that the Cheshire Landscape Character Assessment (2008) which was referred to in the Consented Development application has been superseded by the 'A Landscape Strategy for Cheshire West and Chester Borough' (2016) and the Cheshire East Landscape Character Assessment (2018). The updated ES would contain a full description of the landscape baseline using these sources. The Inspectorate notes that the updated baseline has the potential for the introduction of new or different Landscape Character Types (LCTs) and Landscape Character Areas*	The baseline description and effects on landscape character areas identified within *A Landscape Strategy for Cheshire West and Chester Borough' (2016) and the Cheshire East Landscape Character Assessment (2018)* have been assessed within Section 11.6 and 11.8.	Section 11.6 Baseline Section 11.8 Assessment of Landscape Effects Section 11.11 Summary and Conclusions

Scoping Opinion Reference	Issue	Planning Inspectorate and Consultee Comments	Response/Action	Reference within this Document
		(LCAs), which may have implications for the assessment of likely significant effects. The ES should confirm whether the updated landscape character baseline reported in the strategy and assessment would lead to effects on LCTs and LCAs that are likely to be materially different to those identified in the Consented Development."	The conclusions section of this report summarises how the effects on the 2008 LCAs differs from the 2016 and 2018 assessments.	
Figure G.1, Section G3.5 and Table G.1	Representative viewpoints	Planning Inspectorate: *"The Scoping Report identifies six representative viewpoints. The applicant's attention is directed to the comments of the Canal and River Trust at Appendix 2 to this Opinion, and the request to include a viewpoint from the Trent and Mersey Canal, together with an assessment of likely significant effects on the canal and its users. See also ID 3.7.11 below. The applicant should seek to agree representative viewpoints with relevant consultation bodies. The updated ES should provide evidence of agreement."*	As illustrated in Figure 11.2 Zone of Theoretical Visibility (ZTV), views from the Trent and Mersey Canal are glimpsed and limited due to canal side vegetation. On this basis, a viewpoint along the canal has not been included. Views from receptors using the canal have been assessed	Section 11.9 Assessment of Visual Effects Figure 11.2 Zone of Theoretical Visibility (ZTV)

Scoping Opinion Reference	Issue	Planning Inspectorate and Consultee Comments	Response/Action	Reference within this Document
			within 11.9 Assessment of Visual Effects.	
3.7.10 Table G.2 and paragraph G.8.3.1	Viewpoint photography effects associated with flaring	Planning Inspectorate: "*The Scoping Report states that further viewpoint photography will be taken at agreed locations for the elevated ground flare stack and nighttime effects associated with flaring, yet paragraph G.8.3.1 states that no nighttime visualisations are proposed. The applicant should make efforts to agree the location and timings (including evening and nighttime) of viewpoint photography with relevant consultation bodies. The ES should provide evidence of agreement.*"	No nighttime visualisations are proposed due to the infrequent use and short duration of the flare and the type of flame which would be Barely Perceptible when in operation. Further details on parameters is given in Section 11.4 Basis of the Assessment.	Section 11.4 Basis of the Assessment
3.7.11 Paragraph G.3.3.12	Receptors - Trent and Mersey Canal	Planning Inspectorate: "*The Scoping Report identifies the visual receptors that are located within the extended study area; however, the Trent and Mersey Canal is not included. The assessment should consider the canal*	Views from receptors using the canal have been assessed within 11.9 Assessment of Visual Effects.	Section 11.9 Assessment of Visual Effects

Scoping Opinion Reference	Issue	Planning Inspectorate and Consultee Comments	Response/Action	Reference within this Document
		and its users as a sensitive visual receptor and assess potential effects on this receptor, where likely significant effects could occur. The applicant's attention is directed to the comments of the Canal and River Trust at Appendix 2 to this Opinion."		
Appendix 2 – Respondents to Consultation and Copies of Replies	Receptors - Trent and Mersey Canal	Canal and River Trust: *"Landscape and visual receptors have been identified and effects on these receptors will be assessed, as informed by visualisations for six representative viewpoints shown in the Scoping Report. The canal has not been included as a sensitive visual receptor and the Trust would suggest the inclusion of the canal as a receptor, which receives pedestrian and boating traffic. The Trust would welcome consideration of the potential impact on the amenity and experience of the waterway, and how any impact on landscape character would be mitigated against with regard to the construction, operation (and maintenance) of the proposal.*	Views from receptors using the canal have been assessed within 11.9 Assessment of Visual Effects.	Section 11.9 Assessment of Visual Effects

Scoping Opinion Reference	Issue	Planning Inspectorate and Consultee Comments	Response/Action	Reference within this Document
		Any impacts should be mitigated accordingly to avoid harm."		

11.4 BASIS OF THE ASSESSMENT

11.4.1.1 **Chapter 2, Proposed Development Description** presents a summary of the currently available design information for the Proposed Development. It has been used to inform this assessment, alongside site plans at different project stages, and a 3D model of the operational development.

11.4.1.2 The elements of the Proposed Development which have been assessed within this chapter comprise:

- Elevated flare – a stack of maximum 50 m high with a width of approximately 2 m.
- Lower height infrastructure, including within the GPP and utility compound. Includes buildings and structures (10-15 m height, including an enclosed ground flare), site roads, overhead power line diversions and a 33 kV substation.

11.4.1.3 The following elements of the Proposed Development, although potentially impacting landscape and views, have been scoped out of this assessment by agreement with the Planning Inspectorate (see **Table 11.2**) as any impacts would not be materially different to those of the Consented Development:

- Underground elements of the Proposed Development, including pipelines and well heads.
- SMC3.

11.4.1.4 Sections below present the design parameters that are of relevance to landscape and visual impacts and have been used to assess potential effects on landscape and visual receptors.

11.4.1.5 At this stage in the design process, some specific design information is yet to be defined or cannot yet be fixed. Where this is the case, the Rochdale Envelope approach has been utilised (as outlined in **Chapter 4, EIA Methodology and Consultation**). The realistic worst-case has been assessed, using known maximum and minimum design parameters where appropriate. The worst-case assumptions with regard to landscape and visual impacts are set out in the following sections.

11.4.1.6 Where information gaps and uncertainties remain, they are presented in Section 11.5.7, Addressing Uncertainty.

11.4.2 CONSTRUCTION

11.4.2.1 Construction of the lower height infrastructure at the GPP and utility compound have been scoped out of the assessment by agreement with the Planning Inspectorate (see **Table 11.2**).

11.4.2.2 Construction effects associated with the elevated flare have been scoped in. During construction of this element of the Proposed Development, the following particular activities are expected to take place:

- installation of cranes and staged erection of the elevated flare stack; and
- potential for elevated construction lighting during hours of darkness.

11.4.2.3 The core construction period is expected to be 10 years over a 13-year period. It is expected that construction on Phase 1 would start in 2028 with the site becoming and operational in 2032. There will be a 3-year construction break and with the project completing in 2040.

11.4.3 OPERATION AND MAINTENANCE

11.4.3.1 Permanent above-ground works will be located to the south-west of the Stublach Gas Storage Site which is adjacent to the Proposed Development. The land on which the GPP and elevated flare stack will be constructed is currently in agricultural use and there is potential for loss of field boundary hedgerows and trees. The GPP area for the Proposed Development will be larger than the area assessed as part of the Consented Development, but will comprise buildings and structures of a similar scale and extent.

11.4.3.2 It is expected the elevated flare will only be used once every 10 years and there will be no continuous pilot light as part of the design. The clear nature of this flame would result in the flame being **Barely Perceptible**. Refer to **Chapter 2, Proposed Development Description** for further description of the elevated flare and its proposed usage.

11.4.3.3 There will be no artificial lighting installed on the elevated stack. The enclosed ground flare will be completely shielded and flaring will not be visible. The effects of artificial lighting within the GPP are not anticipated to be materially different to those associated with the Consented Development. Therefore, the effects of artificial lighting have been scoped out of this LVIA.

11.4.3.4 Mitigation proposals will be developed for the Proposed Development, based on those that form part of the Consented Development. Mitigation proposals will include planting along boundaries to provide screening of the GPP. Indicative mitigation proposals are discussed in Section 11.7.

11.4.4 DECOMMISSIONING

11.4.4.1 Decommissioning works will be of short duration and broadly the reverse of the construction sequence. As such, impacts are expected be similar to, but not greater than, those expected during

construction. For further information regarding decommissioning refer to **Chapter 2, Proposed Development Description.**

11.5 ASSESSMENT METHODOLOGY

11.5.1 INTRODUCTION

11.5.1.1 This section sets out the proposed methodology and approach that has been applied in the LVIA. It presents the scope of the LVIA in terms of those landscape and visual effects to be scoped in and scoped out of the assessment process. It then describes the Study Area, the existing baseline, and the approach to assessing the significance of effects.

11.5.1.2 This LVIA has been undertaken by Chartered Members of the Landscape Institute (CMLI).

11.5.2 SCOPE OF ASSESSMENT

11.5.2.1 The purpose of the LVIA is to identify and record the likely significant effects that the Proposed Development may have on:

- physical elements of the landscape;
- the landscape as a resource in its own right – because of changes to the constituent elements of the landscape, its specific aesthetic or perceptual qualities and the character of the landscape;
- areas that have been designated for their scenic or landscape-related qualities; and
- views and visual amenities as experienced by people – because of changes in the appearance of the landscape including views from various locations such as settlements, routes, hilltops and other sensitive locations.

11.5.2.2 The potential cumulative effects that may arise from the addition of the Proposed Development to other large scale infrastructure developments are also considered in the LVIA.

11.5.2.3 The LVIA will consider the potential effects of the Proposed Development during the following development stages (see Section 11.4):

- construction;
- operation (and maintenance); and
- decommissioning.

11.5.3 ELEMENTS SCOPED OUT OF ASSESSMENT

11.5.3.1 While an effect may be proposed to be scoped out, the Environmental Statement (ES) will still provide baseline information

on the receptor(s) concerned and set out any relevant measures the Proposed Development will adopt to mitigate impacts on the receptor(s).

11.5.3.2 The following landscape and visual receptors have been scoped out of the LVIA:

- landscape and visual receptors located outside the Study Area, where significant effects will be unlikely to occur.
- visual receptors located within the Study Area but outside of the ZTV, where no views of the Proposed Development will occur and therefore significant effects would not occur.

11.5.4 STUDY AREA

11.5.4.1 The Study Area for the LVIA was defined using professional judgment to consider the extent of likely significant effects based on:

- the scale, extent and height of the Proposed Development;
- the nature and likely appearance of the Proposed Development;
- examination of the ZTV (**Figure 11.2**); and
- analysis of the baseline environment (see Section 11.6).

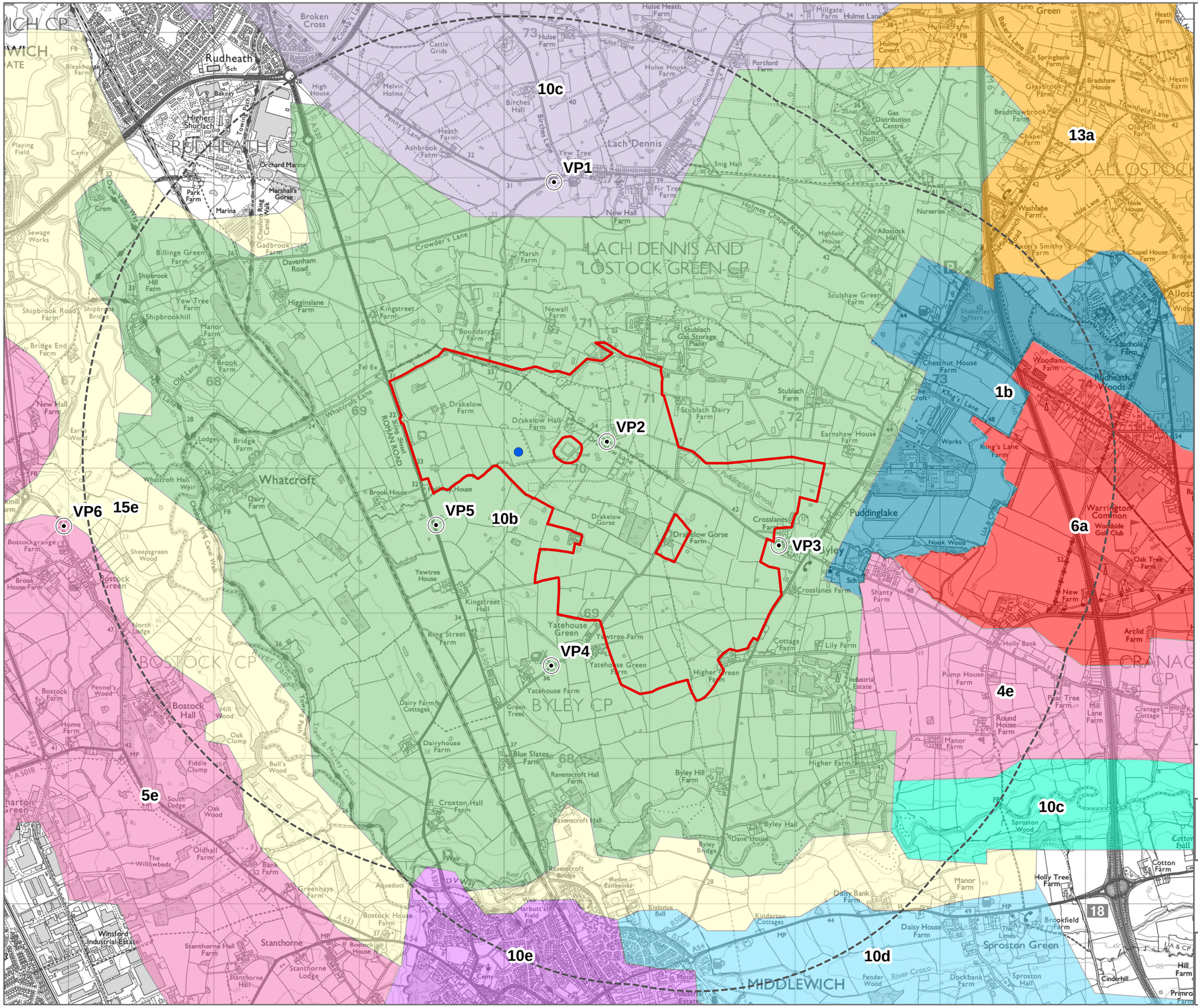
11.5.4.2 The Study Area is shown in **Figure 11.1, Landscape Character Area and Viewpoints**. It includes the villages of Lach Dennis, Byley, Whatcroft, Bostock Green and Yatehouse Green. Bostock, Rudheath and Sproston Green lie on its periphery.

11.5.4.3 The tallest element of the Proposed Development will be the elevated flare stack which would stand at a maximum height of 50m. Other buildings will be no more than 15m high.

11.5.4.4 The height of the Proposed Development, the relatively flat nature of the surrounding landscape, and the likely sensitivity of receptors are all key considerations when seeking to judge the maximum distance at which significant effects could occur.

11.5.4.5 Based on the anticipated visibility of the Proposed Development and initial identified landscape and visual receptors, the assessment has utilised a Study Area of 2km from the Site Boundary.

11.5.4.6 Due to the potential increased visibility of the 50m high elevated flare stack, the assessment will utilise a larger area for the examination of effects on landscape character and views, extending the Study Area to a 3km radius around the elevated flare stack location. This is considered to be adequate for the purposes of assessing the potential effects of construction activity, as well as the operational and maintenance stage and decommissioning.



SCALE: See Scale Bar	VERSION: A01
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PROJECT: 13299	CHECKED:
DATE: 26/08/2025	APPROVED:

Figure 11.1:
Landscape Character Areas and Viewpoints

PROJECTION: British National Grid

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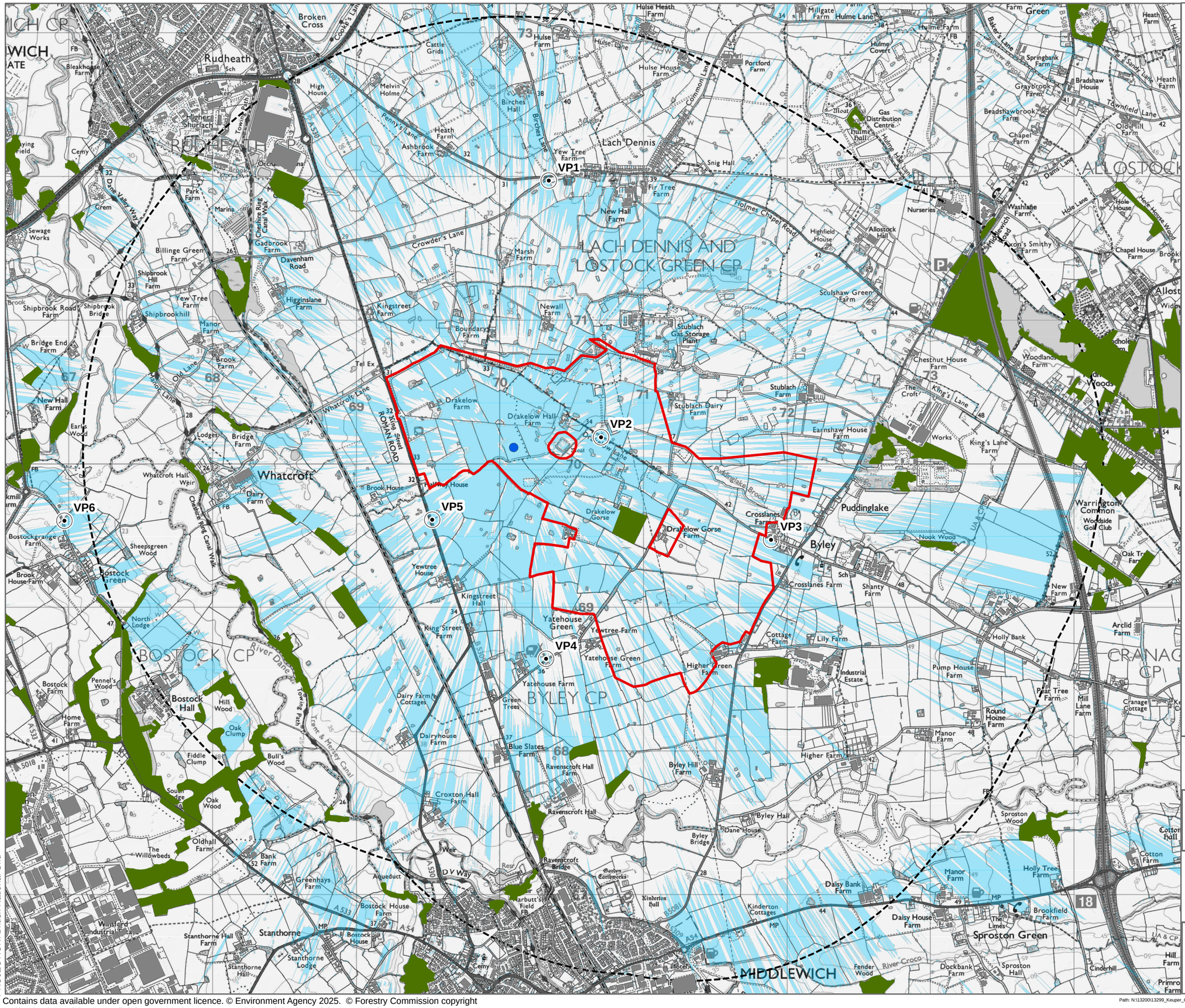

Viewpoint

View Direction (53.5° Field of View)

View Direction (90° Field of View)

VP1

194°

194°

0 50 100 150 200 250

Metres

N

SCALE: See Scale Bar	VERSION: A01
SIZE: A3L	DRAWN:
PROJECT: 13299	CHECKED:
DATE: 26/08/2025	APPROVED:

Viewpoint 1: View south from the junction of Penny's Lane and Crowder's Lane, Lach Dennis

ERM

LUC

PROJECTION: British National Grid

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Order Limit
50 m Vent Stack
Viewpoint
View Direction (53.5° Field of View)
View Direction (90° Field of View)

Newall Farm
Boundary Farm
Stublach Gas Storage Plant
Drakelow Farm
Drakelow Hall Farm
Stublach Dairy Farm
Stubla Farm
VP2
265°
265°
Moat
Drakelow Lane
Halfway House
Drakelow Gorse
Drakelow Gorse Farm
Puddinglake Brook
Crosslanes Farm
Yewtree House
Kingstreet

0 50 100 150 200 250
Metres

N

SCALE: See Scale Bar	VERSION: A01
SIZE: A3L	DRAWN:
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DATE: 26/08/2025	APPROVED:

Viewpoint 2: View west from the Restricted Byway Byley RB7, near Drakelow Hall Farm

ERM LUC

PROJECTION: British National Grid

Path: N:\13200\13299_Keuper_Gas_Storage\APRX\Report\13299_001_ScopingFigures\13299_001_ScopingFigures.aprx\13299_r1_FIG11_03_VPs_A3L

Order Limit
Viewpoint
View Direction (53.5° Field of View)
View Direction (90° Field of View)

0 50 100 150 200 250
Metres

N

SCALE: See Scale Bar	VERSION: A01
SIZE: A3L	DRAWN:
PROJECT: 13299	CHECKED:
DATE: 26/08/2025	APPROVED:

Viewpoint 3: View north-west from Drakelow Lane, Byley

ERM LUC

PROJECTION: British National Grid

Path: N:\13200\13299_Keuper_Gas_Storage\APRX\Report\13299_001_ScopingFigures\13299_001_ScopingFigures.aprx\13299_r1_FIG11_03_VPs_A3L

Order Limit
Viewpoint
View Direction (53.5° Field of View)
View Direction (90° Field of View)

0 50 100 150 200 250
Metres

N

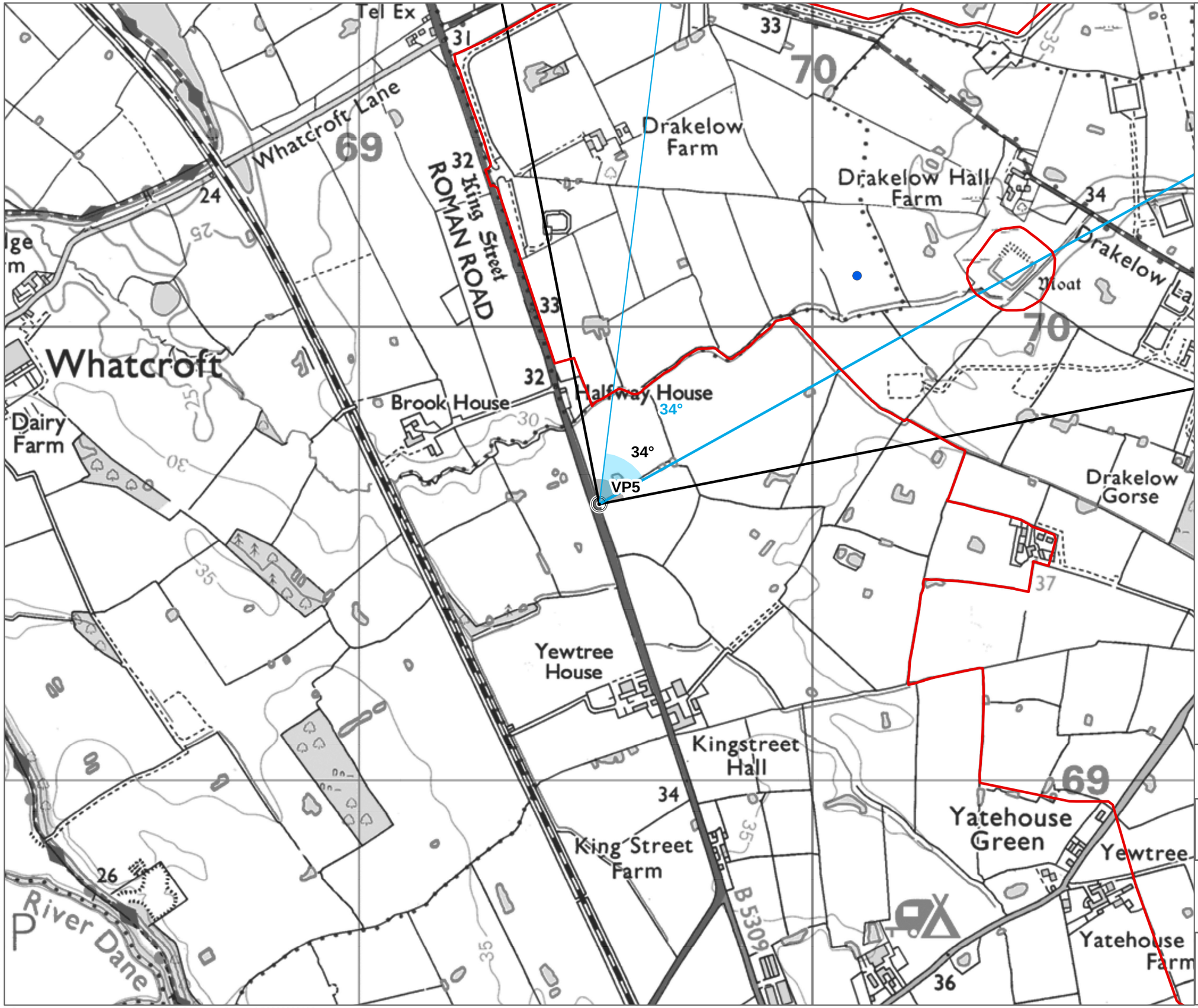
SCALE: See Scale Bar	VERSION: A01
SIZE: A3L	DRAWN:
PROJECT: 13299	CHECKED:
DATE: 26/08/2025	APPROVED:

Viewpoint 4: View north from Yatehouse Lane, Yatehouse Green

ERM LUC

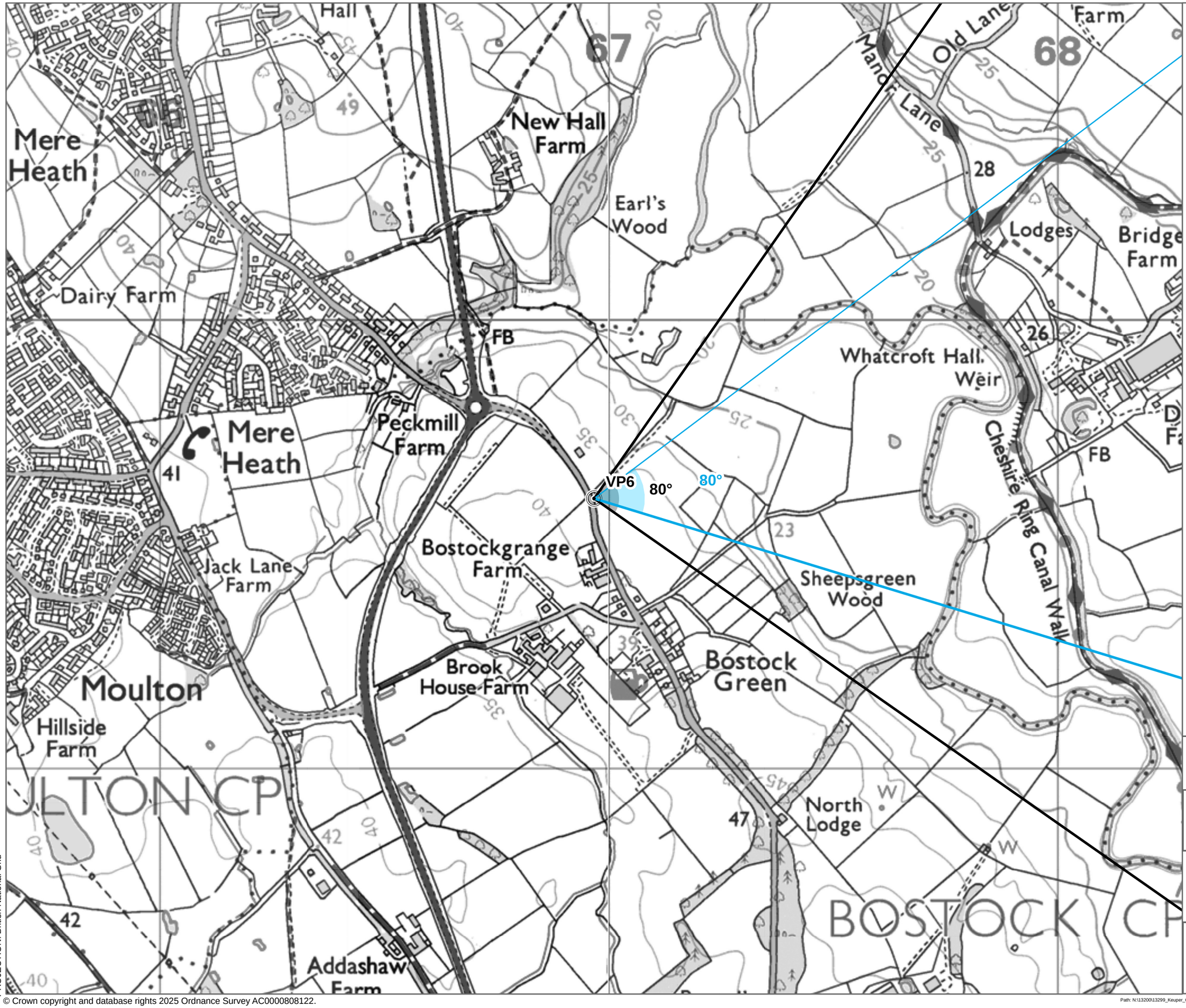
PROJECTION: British National Grid

Path: N:\13200\13299_Keuper_Gas_Storage\APRX\Report\13299_001_ScopingFigures\13299_001_ScopingFigures.aprx\13299_r1_FIG11_03_VPs_A3L



PROJECTION: British National Grid

Path: N:\13200\13299_Keuper_Gas_Storage\APRX\Report\13299_001_ScopingFigures\13299_001_ScopingFigures.aprx\13299_r1_FIG11_03_VPs_A3L



11.5.4.7 The ZTV for the 50m elevated flare stack is shown on **Figure 11.2**. The ZTV is based on a digital surface model that includes existing woodland, trees, hedges and buildings. It therefore takes account of screening. The ZTV shows that visibility of the elevated flare stack will be limited across the study area, and will be concentrated within and close to the Site Boundary, where other parts of the Proposed Development may also be visible. More distant views of the elevated flare stack will be intermittent, with existing screening likely to restrict most views of other, lower infrastructure. Theoretical visibility is limited beyond the identified study area.

11.5.4.8 It is judged that likely Significant landscape and visual effects will not occur beyond 2km to 3km from the site, due to the distance, relatively flat topography and level of existing screening.

11.5.5 BASELINE SURVEY METHODOLOGY

11.5.5.1 Field survey work was carried out to provide background knowledge on the existing character of the landscape, and record views from representative viewpoints. The photography provides a baseline summary of the existing views from representative publicly accessible locations within the Study Area. This was undertaken in July 2025. Although this does not show the 'worst-case' scenario (i.e. winter views with minimal screening), GLVIA3[10] acknowledges that the timing of assessments may dictate that showing seasonal variation in effects may not be practical.

11.5.5.2 The site visit was undertaken with excellent visibility and records were made in the form of field notes and digital photographs. Photographs included in the figures are stitched panoramas composed of individual frames taken in accordance with good practice guidance set out in Technical Guidance Note 06/19[11] Visual Representation of Development Proposals.

11.5.6 METHODOLOGY FOR THE ASSESSMENT OF EFFECTS

11.5.6.1 The approach to determining the significance of effects is a two-stage process that involves defining the sensitivity of the receptors and the magnitude of the impacts. This section describes the criteria applied in this assessment to assign values to the sensitivity of receptors and the magnitude of potential impacts. The assessments of sensitivity and magnitude, in turn, rely on several subsidiary judgements, in line with the approach set out in GLVIA3[10]. GLVIA3 also recommends that these are judged differently for landscape and visual receptors. The following sections set out all the criteria used for judging the sensitivity of landscape and visual receptors, and the magnitude of landscape and visual impacts.

Sensitivity of Receptors

Sensitivity of landscape receptors

11.5.6.2 GLVIA3 states that the sensitivity of landscape receptors should be assessed in terms of the susceptibility of the receptor to the type of change proposed, and the value attached to the resource.

11.5.6.3 The susceptibility of a landscape receptor is a measure of its ability to accommodate the Proposed Development "*without undue consequences for the maintenance of the baseline situation"* (paragraph 5.40, GLVIA3)[10]. As recommended in GLVIA3, judgements on the susceptibility of landscape receptors are recorded as high, medium or low according to **Table 11.3.**

TABLE 11.3 – LANDSCAPE SUSCEPTIBILITY

Susceptibility	Definition
High	The landscape receptor is less able to accommodate the type of development proposed without undue negative consequences to the baseline situation. Attributes that make up the character offer limited opportunities for accommodating the change without key characteristics being fundamentally altered, leading to a different landscape character.
Medium	The landscape receptor is partly able to accommodate the Proposed Development without undue negative consequences to the baseline situation. Attributes that make up the character of the landscape offer some opportunities for accommodating the change without key characteristics being fundamentally altered.
Low	The landscape receptor is more able to accommodate the Proposed Development without undue negative consequences to the baseline situation. Attributes that make up the character of the landscape are resilient to being changed by the type of development proposed.

11.5.6.4 Value of the landscape resource is determined in line with **Table 11.4** with reference to:

- a review of designations and the level of policy importance that they signify (such as landscapes designated at an international, national or local level); and
- application of criteria that indicate value (such as landscape quality, scenic quality, rarity, representativeness, conservation

interests, recreation value, perceptual aspects, associations e.g. with artists or writers).

TABLE 11.4 – LANDSCAPE VALUE

Value	Definition
High	Areas or features designated at a national level e.g. National Parks or Areas Of Outstanding Natural Beauty (AONB)s, or key features of these with national policy level protection AND/OR Landscapes with high scenic quality, and/or conservation interest, and/or recreational value, and/or cultural associations, which are valued at a national level.
Medium	Areas or features designated at a county or local level e.g. local authority, designated landscapes or key features of designated landscapes AND/OR Landscapes with some scenic quality, and/or some recreational value, or important cultural association which are valued at a district level.
Low	Areas or features that are not formally designated but may be valued at a community level AND/OR Landscape of lower aesthetic quality than the landscapes described above e.g. character is widespread.

11.5.6.5 The sensitivity of a landscape receptor to change is defined as high, medium or low (or intermediate levels, such as medium – high or medium – low) and is based on weighing up professional judgements regarding susceptibility and value, as set out in **Table 11.5.**

TABLE 11.5 – LANDSCAPE SENSITIVITY

Sensitivity	Definition
High	Landscapes which by nature of their character would be less able to accommodate development without change in character, due to their relatively higher susceptibility to the type of change proposed, and/or the higher value placed upon them by society.

Sensitivity	Definition
Medium	Landscapes which by the nature of their character would be able to accommodate development, subject to careful siting and design, due to their more moderate susceptibility to the type of change proposed, and/or relatively moderate value placed upon them by society.
Low	Landscapes which by nature of their character would be more able to accommodate development without substantive change in character, due to their relatively lower susceptibility to the type of change proposed, and/or lower value placed upon them by society.

Sensitivity of Visual Receptors

11.5.6.6 GLVIA3 states that the nature of visual receptors should be assessed in terms of the susceptibility of the receptor to change in views/visual amenity and the value attached to particular views.

11.5.6.7 The susceptibility of visual receptors to changes in views / visual amenity is a function of the occupation or activity of people experiencing the view, and the extent to which their attention is focused on views (GLVIA3, paragraph 6.32)[10]. This is recorded as high, medium or low according to **Table 11.6**.

TABLE 11.6 – VISUAL SUSCEPTIBILITY

Susceptibility	Definition
High	Communities where views contribute to the landscape setting enjoyed by residents; people engaged in outdoor recreation (including users of public rights of way whose interest is likely to be focused on the landscape); visitors to heritage assets or other attractions where views of surroundings are an important contributor to experience.
Medium	Travelers on local road, rail, or other transport routes.
Low	People engaged in outdoor sport or recreation which does not depend upon appreciation of views of the landscape; people at their place of work whose attention is not on their surroundings. Travelers on faster roads (A roads and motorways), rail, or other transport routes, where their attention is not focused on views.

11.5.6.8 Recognition of the value of a view is determined in accordance with **Table 11.7** with reference to:

- planning designations specific to views;
- whether it is recorded as important in relation to designated landscapes (such as views specifically mentioned in the special qualities of a National Park or local landscape designation);
- whether it is recorded as important in relation to heritage assets (such as designed views recorded in citations of Registered Parks and Gardens, or views recorded as of importance in Conservation Appraisals); and / or
- the value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment, and/or references to them in literature and art.

TABLE 11.7 – VALUE OF VIEWS

Value	Definition
High	Views recorded in World Heritage Site Management Plans or associated with nationally designated landscapes (perhaps identified in management plans), designed views recorded in citations for historic parks and gardens/scheduled monuments or a view regularly used in guidebooks for that part of the county.
Medium	Views associated with local authority designated landscapes or recorded as of importance in Conservation Area Appraisals or experienced by a larger number of visitors to an area as well as the local community. Views which are not designated, but that are of a higher scenic quality.
Low	Views that may be valued at a community level but which are less scenic and likely to be experienced mostly by the local community.

11.5.6.9 The sensitivity of a visual receptor to change is defined as high, medium or low (or intermediate levels, such as medium – high or medium – low) and is based on weighing up professional judgements regarding susceptibility and value, as set out in **Table 11.8.**

TABLE 11.8 – SENSITIVITY OF VISUAL RECEPTORS

Sensitivity	Definition
High	Larger numbers of views and/or those with propriety interest and prolonged viewing opportunities, such as residents and users of attractive and well-used recreational facilities. The quality of the existing view, as likely to be perceived by the viewer, is considered to be high.
Medium	Small numbers of residents or moderate numbers of recreational views, with an interest in their environment. Larger numbers of recreational road users. The quality of the existing view, as likely to be perceived by the viewer, is considered to be medium.
Low	Small numbers of recreational viewers with an interest in their surroundings. Viewers with a passing interest not specifically focused on the landscape, e.g. workers, commuters. The quality of the existing view, as likely to be perceived by the viewer, is considered to be low.

Magnitude of Impact

Magnitude of Landscape Impact

11.5.6.10 The magnitude of the impact on each landscape receptor is reported in terms of its scale, geographical extent, duration, and reversibility.

11.5.6.11 For landscape receptors, the scale of change depends on the degree to which the character of the landscape is changed through removal of existing landscape components or addition of new ones. Of particular concern is how the changes affect the key characteristics of the landscape. In this assessment, scale is described as imperceptible, small, medium or large, with reference to the definitions set out in **Table 11.9**.

TABLE 11.9 – SCALE OF LANDSCAPE CHANGE

Magnitude	Definition
Large	Extensive loss or modification of landscape elements or addition of new elements and features which alter the key characteristics and perceptual character of the landscape to a large extent.

Magnitude	Definition
Medium	Loss of landscape elements and features or addition of new ones which result in discernible and distinct changes to landscape characteristics and character.
Small	A perceptible but small change to landscape characteristics and character as a result of the loss of landscape elements and features or addition of new ones.
Barely Perceptible	A barely perceptible/imperceptible change to landscape character and characteristics.

11.5.6.12 The geographical extent over which the landscape impact will be felt is described on a continuum between 'localised', i.e. restricted to the Site and immediate surroundings, and 'widespread', across a whole landscape. This is set in the context of the Study Area. The geographical extent is generally described by defining an area over which the impact will occur, with reference to identifiable landscape features.

11.5.6.13 GLVIA3 states that "*duration can usually be judged on a scale such as short-term, medium term or long-term".*[10] For the purposes of this assessment, duration has been determined in relation to the phases of development as follows:

- 'short-term' impacts are those that occur during construction, and may extend into the early part of the operational and maintenance phase, e.g. construction activities;
- 'medium-term' impacts are those that occur during part of the operational and maintenance phase, e.g. relating to mitigation planting, where effects may cease or reduce on maturation of planting; and
- 'long-term' impacts are those which occur throughout the operational and maintenance phase, e.g. presence of the Proposed Development.

11.5.6.14 Reversibility is reported as reversible or partially reversible (i.e. temporary) or not reversible (permanent) and is related to whether the change can be reversed (e.g. impacts arising from the presence of construction traffic will cease at the end of construction, whereas effects arising from the presence of newly built development will be not reversible).

11.5.6.15 The magnitude is derived by combining professional judgements on scale; geographical extent; duration, and reversibility as set out in **Table 11.10.**

TABLE 11.10 – MAGNITUDE OF LANDSCAPE IMPACT

Scale	Definition
Large	A clearly evident and frequent / continuous change in landscape features and characteristics affecting an extensive area (relative to the Study Area), or the characteristics, and / or notable widespread alteration to the special or key qualities of designated areas.
Medium	A moderate change in landscape features and character, frequent or continuous, and over a wide area, or a clearly evident change either over a restricted area, and/or with some alteration to the special or key qualities of designated areas.
Small	A small change in landscape features and character over a wide area or a moderate change over a more restricted area, and / or barely altering the special or key qualities of designated areas.
Barely Perceptible	An imperceptible, barely or rarely perceptible change in landscape features and character, and/or not altering the special or key qualities of designated areas.

Magnitude of Visual Impact

11.5.6.16 The magnitude of the impact on visual receptors is reported in terms of its scale, geographical extent, duration and reversibility.

11.5.6.17 For visual receptors, the scale of change depends on:

- the scale of the change in view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the Proposed Development;
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture; and/or
- the nature of the view of the Proposed Development, in terms of whether views will be full, partial or glimpses.

11.5.6.18 In accordance with GLVIA3, consideration is given to seasonal variation in impacts where appropriate.

11.5.6.19 Differences between seasonal views have been indicated within the assessment and considered when reaching conclusions, although

within this assessment it was not possible to take winter photography.

11.5.6.20 In this assessment, scale is described as being imperceptible, small, medium or large (or intermediate levels, such as medium – small or medium - large), with reference to the definitions set out in **Table 11.11.**

TABLE 11.11 – SCALE OF VISUAL CHANGE

Scale	Definition
Large	Large change in view, perhaps where the development is in close proximity in a direct line of vision, or affecting a substantial part of the view, or providing contrast with the existing view.
Medium	Clearly perceptible change in view, perhaps where the developer is relatively close but at an oblique angle or further away in the direct line of vision, creating a distinct new element in the view.
Small	Small change in view, perhaps where the development is at a distance or oblique angle, or where the scale of the landscape absorbs the development well.
Barely Perceptible	Change in view which is Barely Perceptible.

11.5.6.21 The geographical extent records the area over which the changes will be visible, e.g. whether there is only one point from where the development can be glimpsed, or whether similar views can be gained from large areas. It can also relate to the number of people affected with a larger geographical extent applying where larger numbers of people will be affected. The geographical extent is generally described in terms of a defined area.

11.5.6.22 Duration and reversibility of a visual impact are judged in the same way as landscape impacts; see Section 5.6.24.1.

11.5.6.23 The magnitude is derived by combining professional judgements on scale; geographical extent; duration and reversibility as set out in **Table 11.12.**

TABLE 11.12 – MAGNITUDE OF VISUAL IMPACT

Magnitude	Definition
Large	Major changes in view at close distances, affecting a substantial part of the view, continuously visible over the

Magnitude	Definition
	long-term, or obstructing a substantial part or important elements of the view.
Medium	Clearly perceptible changes in views at intermediate distances, resulting in either a distinct new element in a Significant part of the view, or a more wide-ranging, less concentrated change across a wider area.
Small	Minor changes in views, at long-distances, or visible over the short-term, perhaps at an oblique angle, or which blends to an extent with the existing view.
Barely Perceptible	A change which is barely visible, perhaps at very long-distances or at an oblique angle, and/or visible over the short-term and which generally blends with the existing view.

Significance of Effect

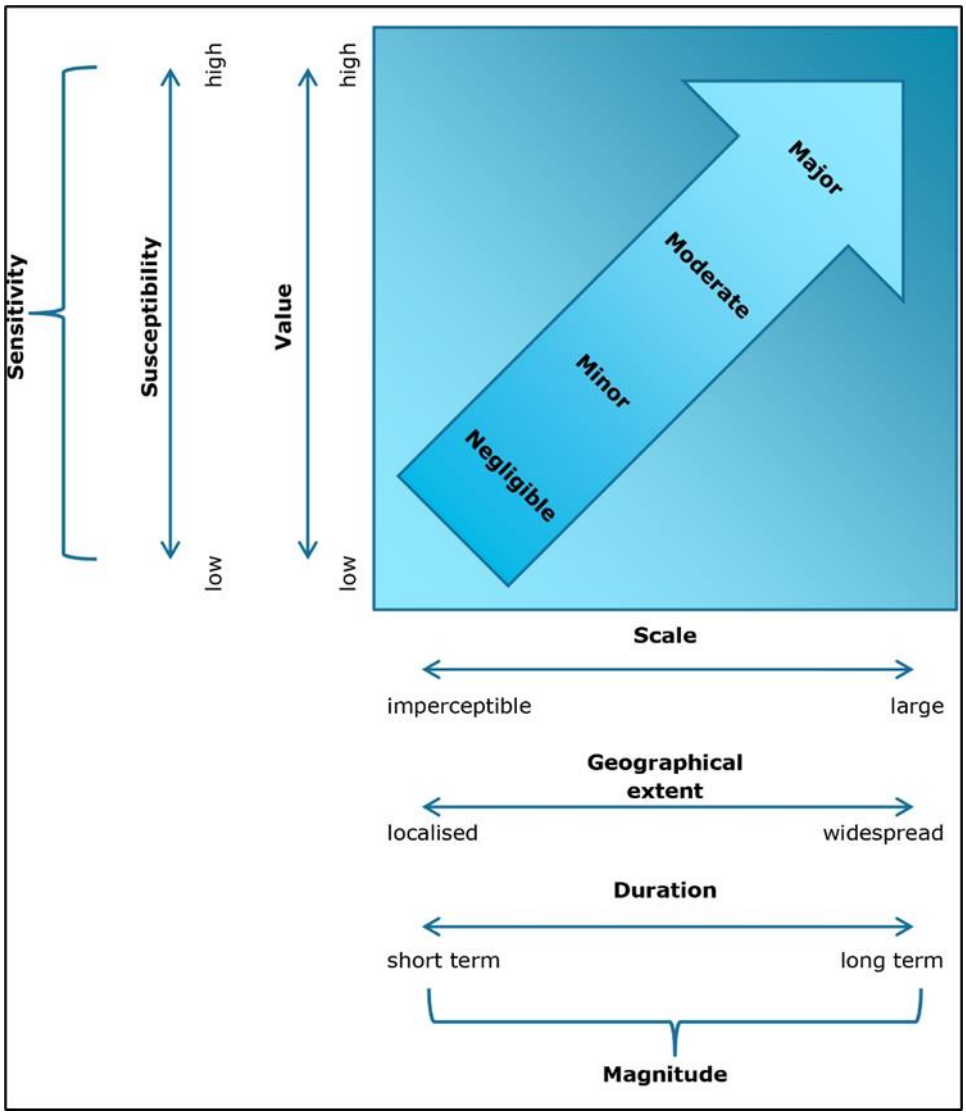
11.5.6.24 The significance of the effect upon landscape and visual receptors is determined by correlating the magnitude of the impact and the sensitivity of the receptor. This determination requires the application of professional judgement and experience to take on board the many different variables which need to be considered, and which are given different weight according to site-specific and location-specific considerations in every instance.

11.5.6.25 Judgements are made on a case-by-case basis, guided by the matrix presented in **Diagram 11.1, Matrix Showing the Methodology Used for the Assessment of the Significance of the Effect** below.

11.5.6.26 A rigid matrix-type approach, which does not take on board professional judgement and experience, and where the level of effect is defined simply based on the level of sensitivity (nature of receptor) combined with the magnitude of change (nature of effect), is not used. As such, the conclusion on the level of effect is not always the same.

11.5.6.27 For the purposes of this assessment, all effects with a significance level of moderate or greater are considered to be '**Significant**' in the context of the Environmental Impact Assessment (EIA) Regulations. Any effects with a significance level of minor – moderate or less have been concluded to be **'Not Significant**' in EIA terms.

DIAGRAM 11.3 – MATRIX SHOWING THE METHODOLOGY USED FOR THE ASSESSMENT OF THE SIGNIFICANCE OF THE EFFECT



Direction of Effects

11.5.6.28 The direction of effect (beneficial, adverse, or neutral) is determined in relation to the degree to which the proposal fits with landscape character and the contribution to the landscape that the development makes. In this assessment, taking a precautionary stance, all effects are considered to be adverse unless specifically stated otherwise in the assessment.

11.5.7 ADDRESSING UNCERTAINTY

11.5.7.1 A number of design assumptions attempt to form the basis of the worst-case scenario, and as such the basis for assessment may over-estimate the effects of the Proposed Development.

11.5.7.2 Generally, the baseline landscape and visual state of the Study Area are well understood from the site visits completed to date and the available publications and data. Due to project time constraints, photography was undertaken at a time when trees and other vegetation were in full leaf (July 2025). This is not the optimum time for carrying out viewpoint photography, which would be during winter when trees provide minimal screening. The potential for seasonal variation in level of effect has therefore been judged based on professional experience and an understanding of the nature of the landscape baseline.

11.5.7.3 No further overarching assumptions or limitations have been identified that apply to landscape and visual impacts. Where specific assumptions have been made while undertaking the assessment, it is noted throughout the process.

11.6 BASELINE

11.6.1.1 This section describes the baseline landscape character, designations and visual amenity of receptors against which the Proposed Development has been appraised. This has been identified through desktop studies supplemented by field observations of the Site and wider Study Area.

11.6.2 BASELINE DATA SOURCES

Desk Study

TABLE 11.13 – BASELINE DATA SOURCES

Source	Date	Summary
Natural England Profile for NCA 61: Shropshire, Cheshire and Staffordshire Plain[16]	2025	The profile includes a description of the natural and cultural features that shape the landscape, how the landscape has changed over time and the current key drivers for ongoing change.
Cheshire West and Chester (CWAC) Local Plan (Part One) Strategic Policies[5]	2015	This document provides the overall vision, strategic objectives, spatial strategy and strategic planning policies for the borough to 2030.
Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies[6]	2019	This document provides information regarding Land Allocations and Detailed Policies Plan in due course.

[16] Natural England (2014), NCA Profile: 61 Shropshire, Cheshire and Staffordshire Plain (NE556). Available online at: https://publications.naturalengland.org.uk/publication/6076647514046464

Source	Date	Summary
Cheshire West and Chester Landscape Strategy[17]	2016	The document informs on new planning policies and promotes public awareness of landscape character and the importance of conservation and enhancement.
Cheshire East Landscape Character Assessment[18]	2018	The document identifies the areas of distinct landscape character within Cheshire East and makes judgments about the quality, value, sensitivity and capacity for new development in each landscape character area identified.
OS mapping at 1:50,000 and 1:25,000	2023	Background mapping to assist with baseline reporting.
Aerial Photography	n/a	High quality imagery to assist with baseline reporting.
Google Earth, Street Views and Maps	n/a	Street views to assist with identifying appropriate viewpoint locations.

11.6.2.2 A desk study was undertaken to obtain information on landscape and visual resources and receptors across the Study Area, through a detailed desktop of existing studies and datasets, as set out below in **Table 11.13 – Baseline Data Sources**.

Site Visit

11.6.2.3 Refer to Section 11.5.5 Baseline Survey Methodology for information regarding the site visit undertaken.

11.6.3 LANDSCAPE BASELINE CONDITIONS

11.6.3.1 This section provides a description of landscape within the Study Area, as defined in Section 11.5.4 and shown in **Figure 11.1, Landscape Character Areas and Viewpoints**. It sets out the landscape baseline against which the effects of the Proposed Development are assessed.

[17] Cheshire West and Chester Council (2016), Local Landscape Character Assessment – Landscape Strategy 2016. Available online at: https://www.cheshirewestandchester.gov.uk/residents/planning-and-building-control/total-environment/local-landscape-character-assessment-landscape-strategy-2016
[18] Cheshire East Council (2018), Landscape Character Assessment. Available online at: https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/site-allocations-and-policies/sadpd-examination/documents/examination-library/ed10-cheshire-east-lca.pdf

Landscape Character

11.6.3.2 The use of landscape characterisation as part of landscape assessment is a widely accepted tool, defined at both national and local levels.

Published Landscape Character Areas - National

11.6.3.3 Mapping and written descriptions published by Natural England classify the landscape character of England into 159 distinct National Character Areas (NCA). These NCAs provide a broad landscape context in which to assess the impact of individual development proposals and aim to assist decision makers to consider how best to enhance and respect local distinctiveness.

11.6.3.4 The Study Area lies withing NCA 61- Shropshire, Cheshire and Staffordshire Plain. The NCA is bounded by the Shropshire Hills LCA to the south whilst the Welsh mountains form the western boundary. The NCA is a gently rolling, low lying plain comprising most of the county of Cheshire, the northern half of Shropshire and a large part of north-west Staffordshire. The NCA is a rural, pastoral farmland characterised by strong field patterns and well-maintained hedgerows as well as urban areas to the north and east. Numerous water features including meres, flood plains, reservoirs, rivers, canals and lakes are present in this NCA. The plain is visually contained due to the surrounding higher land and there are long-distance views due to limited woodlands. The extensive views over lush, pastoral farmland and wetland instils a sense of tranquility.

Published Landscape Character Assessment - Local

11.6.3.5 The Cheshire East Landscape Character Assessment[18] was published in 2018 along with the Landscape Strategy for Cheshire West and Chester Borough published in 2016[17]. Both documents identify the areas of distinct landscape character within Cheshire and make judgments about the quality, value and sensitivity of each landscape character area. The assessments were prepared to inform policy development, promote public awareness of landscape character and guide the development control process.

11.6.3.6 The documents provide a comprehensive assessment of the landscape, dividing the area into landscape character types (LCTs) and landscape character areas (LCAs). This has been done in the context of the NCAs mentioned above. The Study Area includes parts of seven LCAs in the Landscape Strategy for Cheshire West and Chester Borough (2016) and four LCAs in the Cheshire East Landscape Character Assessment (2018).

11.6.3.7 The Proposed Development is located in LCA10b Stublach Plain in Cheshire West. The remainder of the Study Area falls within LCA10c Lostock Plain, LCA10d Wimboldsley and Sproston Plain, LCA15e

Dane Valley, LCA13a Peover, LCA5e East Winsford, and LCA1b Allostock. The southeastern part of the Study Area falls within Cheshire East: LCA4e Stublach, LCA6a Rudheath, LCA10c Lower Dane, and LCA10e High Dane.

Cheshire West

LCA 10b Stublach Plain

11.6.3.8 The character area forms a flat pastoral plain bounded to the west and south by the River Dane. The landscape is influenced by brine / salt extraction and gas storage industries. There is a strong field pattern in which field sizes vary from small to medium and are bounded by low, intact hedgerows and hedgerow trees. Woodland is limited to occasional coverts or copses which punctuate the landscape. Ponds, ditches and brooks are present in this area alongside the Trent and Mersey Canal which is a significant feature in this area. There are few public rights of way and few settlements dispersed throughout. Most roads are narrow and unmarked with the exception of the M6 and A530. There are long views across the open, flat landscape with electricity pylons prominent on the skyline. Church spires at Moulton and Davenham are also features in views across the plain. The area is generally tranquil and rural with marl pits and emergent vegetation providing texture and visual interest.

LCA 10c Lostock Plain

11.6.3.9 The character area is located to the east of Northwich between the built-up area and the Cheshire West and Chester borough boundary. It is described as having a "*pastoral character*" and a flat plain-like topography due to the underlying Eldersfield Mudstone bedrock except for the bunded waste lime beds. The area is influenced by brine / salt extraction and gas storage industries. Fields are small scale and irregular, bounded by intact, low hedgerows and hedgerow trees. Woodland is limited to occasional copses and shelter belts which punctuate the landscape. Field ponds and brooks are distinctive yet a common feature of the Plain. The Trent and Mersey Canal, moated Drakelow Hall and Hulme Hall are also present in this area contributing historic value. There are few public rights of way, dispersed farmstead and nucleated villages. Roads mainly comprise narrow, rural lanes. There are long views across an open, flat landscape with electricity pylons, bunded waste lime beds and the church spires at Moulton and Davenham being prominent features on the skyline. The landscape is generally tranquil with local noise and industrial works on the edge of Rudheath and Northwich. Occasional marl pits and emergent vegetation provide texture and visual interest.

LCA 10d: Wimboldsley and Sporston Plain

11.6.3.10 The character area is located on the southern borders of the borough surrounding Middlewich and is of a pastoral character. It has a flat plain-like topography with minor undulations around water courses. Field sizes vary from small and irregular to large and regular bounded by low, intact hedgerows and hedgerow trees. Woodland cover is limited to occasional copses and coverts which punctuate the landscape. Streams, brooks and field ponds are common features of the plain. The Shropshire Union Canal and scattered listed halls and farmstead contribute historical value to the character area. There are a few public rights of ways and a canal towpath forming part of the Cheshire Ring Canal which also contributes recreational value to the area. Settlements are of low density and include small hamlets and scattered red brick farmstead. Roads normally comprise narrow, rural lanes with the exception of the M6 and a few A roads. There are long views across an open, flat landscape with the Pennine hills visible in the distance. There are also large-scale industrial works on the outskirts of Middlewich which influences views. The area is a generally tranquil, rural landscape with local noise and movements from main roads and railways.

LCA15e Dane Valley

11.6.3.11 This character area is a wide, flat and shallow valley containing the course of the River Dane. It runs from Sproston Wood to its confluence with the River Weaver in the centre of Northwich. In the rivers' surroundings, alluvial soil supports pastoral landscape interspersed by some arable farmland. The valley sides support small remnants of ancient woodland and unimproved grassland. Fields are relatively large in size on the floodplain with smaller fields on the valley sides. There is also the Trent and Mersey Canal, and other listed features which contribute historical value. Public rights of way include a towpath and the Dane Valley Way. Sandstone bridges are distinctives features of the valley. There is an absence of settlement and development forming a 'green lung' entering Northwich. The crests of the valley sides form a skyline with St Wilfred's Church spire being a prominent feature however most views are restricted to within the valley. The area is highly tranquil due to the quietness, lack of settlement, natural meandering river course, and perceived naturalness.

LCA13a Peover

11.6.3.12 The character area represents an area of undulating farmland located mainly to the east of the M6. The landscape is of a low elevation ranging between approximately 35m and 50m. There are numerous brooks and streams in the area often heavily wooded along with a mix of fertile pasture and arable farmland. Fields range from small, irregular enclosures bounded by tall hedgerows and

hedgerow trees to large 20th century fieldscapes. Woodland is limited to small farm woodland and coverts. Settlement includes nucleated communities as well as scattered farms, hamlets and cottages with distinctive redbrick and sandstone bridges. Listed farmhouses and a conservation area at Lower Peover add historic value whilst limited public rights of way subtract recreational opportunities. The area is described as having "*intimate character*" due to its human scale elements. It is also described as being "*generally quiet and rural in character*" with local noise around the M6 and A50. The skyline is formed by hedgerows trees with a church tower at Lower Peover as a landmark feature.

LCA5e East Winsford

11.6.3.13 This LCA is sandwiched between the valleys of the River Weaver and the River Dane. It is a gently undulating landscape "*with a central 'spine' gradually falling to the river corridors to the east and west and gradually flattening out to the south*". This lush, pastoral landscape has small, wooded brooks, occasional field ponds and wetland habitats. Fields vary from small to large and are bounded by thorn hedgerows and mature hedgerow trees. There is low woodland cover with the exception of designed parkland such as at Bostock Hall and Davenham Hall. Recreational opportunities include National Cycle Route 5 and the towpath along the Shropshire Union Canal. There is a network of rural lanes linking scattered farmstead and hamlets as well as other nucleated settlements. The southern edge of Northwich and the eastern edge of Winsford have a significant urbanizing influence. Scheduled Monuments such as Old Bostock Hall as well as the Shropshire Union Canal contribute time depth to the character area. The landscape is generally quiet and rural apart from a local sense of movement and noise at railways and A roads. The skyline is formed by hedgerow trees, woodland and electricity pylons as well as the church spire at Davenham forming a prominent landmark feature. The parkland landscapes and small-scale field patterns contribute to the "*intimate character*" of this landscape. The landscape is generally tranquil due to its quietness and rural qualities.

LCA1b Allostock

11.6.3.14 This character area is on the eastern boundary of the borough. To the north there is the *Peover Lowland Farmland and Mosses* and to the west there is the *Stublach Plain.* It is a flat landscape of woodland, farmland and heathland with areas of woodland and peatland. There are also areas influenced by sand and gravel extraction. Field sizes are relatively large. Settlement is limited to scattered farmstead and ribbon development alongside roads and a village at Allostock. There is also recreational opportunity at Shakerley Mere Nature Reserve and there are scheduled monuments

which contribute historic value. Roads are mainly straight and bordered by wide verges containing gorse as well as the M6. The landscape is large-scale and the skyline is tree dominated. The area is described to have a "*great diversity of visual experiences*" from open views across large fields and open meres to enclosed views within woodland. Due to this and the low settlement density there is a high sense of tranquility. The area is described as "*tamed*" due to the straight-sided fields.

Cheshire East

LCA 4e: Stublach

11.6.3.15 This character area extends from Lach Dennis in the north to Byley Hill Farm in the south. Fields are small to medium ranging from regular to irregular adaptation. Views are varied with "*extensive views towards the Peak District hills"* in areas with larger field systems and limited views near lush, abundant hedgerows or where woodland is present at Rudheath. Settlement is limited to the village of Byley and dispersed hamlets and farms. Woodland comprises copses and coverts. In the northwest, "*large scale warehouse facilities on the A530 at Rudheath are highly visible"* and "*the visual intrusion is substantial".* Whereas, the extensive brine workings in the centre are screened by surrounding hedgerows. A moated medieval Hulme Hall and a moated Drakelow Hall with fishponds are also present within this landscape character area. A few minor roads run through the character area as well as the M6 and the A530. The railway line from Middlewich to Northwich runs through the west of the character area.

LCA 6a Rudheath

11.6.3.16 This character area appears as a flat, large-scale landscape due to large fields and large, open bodies of water. Many fields are defined by blocks of trees which cover the skyline and generally restrict views out of the area. The only vantage points are the bridges above the M6 although the highway itself is described as "visually intrusive".

11.6.3.17 Woodland in the area have been cleared for sand and gravel extraction water-filled pools. Although meres are man-made "*they provide an illusion of a natural landscape as they are surrounded by a range of natural vegetation types*". Industry has given way to leisure in this character area providing spaces like water parks and caravan parks. There is a loss of tranquility due to traffic noise.

LCA 10c Lower Dane

11.6.3.18 This character area extends from Northwich to Holmes Chapel. The East Lowland Plain is very gently rolling, low-lying, open agricultural

landscape of medium sized fields with steep but low, tree-lined riverbanks. The River Dane meanders through the Plain, described as having a "*distinctive character*" as it is an "*actively eroding river valley displaying all the classic geomorphological features*". Development to the north, including roofs of large buildings at Rudheath Storage depot, are visible above treetops although it does not take away from the rural character as the urban edge is softened by woodland. Davenham Church Spire is visible although it is out of the character area. The Trent and Mersey canal has a "*strong visual presence*" in this character area. To the south, fields are bounded by abundant hedgerows and hedgerow trees creating an illusion of a skyline full of trees. Bostock Hall is also conspicuous on the western boundary. There is low settlement density with a number of woodland blocks, creating an open, large-scale landscape in some areas. There is also a number of crossing points and a number of footpaths including the Dane Valley Way.

LCA 10e High Dane

11.6.3.19 This character area is missing from the Cheshire East Landscape Character Assessment[18]. However, the landscape character type has been described to have "*distinctive steep sided valleys*" that are "*densely wooded and sparsely settled, creating intimate landscapes.*" The Primary land use is farming with west pasture fields along the valley floor. There are varied views across the area with some wooded skylines, some open views, and some funneled views along the valley.

Landscape of the Site and Study Area

11.6.3.20 The description below considers the character and features of land lying within the Study Area, as defined in Section 11.5.4. This section adds detail to the less specific assessments undertaken at a broader scale, including those published by Natural England and the landscape character assessment provided by Cheshire West and Chester.

Topography

11.6.3.21 A flat, low-lying, plain-like landscape with little level change is evident across the Study Area, ranging from approximately 30m-45m Above Ordnance Datum (AOD). This flat topography is a result of the uniform characteristics of underlying bedrock. Adding areas of subtle topographical variety are a series of brooks, streams and Meres. These drain towards the River Dane such as Crows Brook and Shakerley Mere which generally run east to west. There are also a number of field pots, formed when pits were dug to extract marl for improving fields. Puddinglake Brook also runs through the site contributing to the topographical change.

Land Use

11.6.3.22 The Study Area is characterised by a strong field pattern. It is predominantly pastoral in character with water bodies and wetlands to provide wildlife habitats and increase landscape diversity. There is an overall lack of woodland cover limited to copses and scrub.

11.6.3.23 Fields range from small, ancient, irregular fields to large, regular improved fields. Fields are usually bounded by intact hedgerow networks and hedgerow trees.

11.6.3.24 Salt bearing strata underlie the mudstones making way for brine pumping, salt extraction and gas storage. Billinge Flashes is an area of wetland formed by brine pumping and is now a Local Wildlife Site with wetland habitats, swamps and floristic diversity.

Settlement

11.6.3.25 There is a low density of settlement, with scattered farmsteads. Some farmstead show distinctive red brick and slate, and whitewashed finishes of the local vernacular building style. Narrow, unmarked lanes contribute to the rural character of the area. Above ground there are structures associated with the brine / salt extraction industry including tracks, pipelines and compounds bounded by chicken wire. Within the Site there are residential properties at Drakelow Farm and Drakelow Hall Farm. Drakelow Gorse Farm is excluded from the Site Boundary.

Communications

11.6.3.26 The Trent and Mersey Canal provides an indication of the past use of the landscape as a link between River Trent and River Mersey. Recreational use of the landscape is limited to a few public rights of way which follow tracks such as Drakelow Lane and the canal towpath that forms part of the Cheshire Ring Canal Walk long distance recreational route. There is no open access land.

Landscape Value

11.6.3.27 The land within the Study Area does not lie within or near areas designated in terms of specific national statutory or non-statutory landscape designations i.e. National Park, AONB or Heritage Cost. The Study Area includes part of the Jodrell Bank World Heritage Site buffer zone, although, the WHS is located outside of the Study Area. Further information on heritage assets is available in **Chapter 12, Cultural Heritage**.

11.6.3.28 Conservation Areas, whilst not specific landscape designations, reflect landscape and architectural quality and are relevant to development proposals which may affect them. The Study Area contains a Conservation Area at Bostock. There are also various grade I and II* listed buildings and farmstead scattered throughout

the Study Area. A Scheduled Monument is located at Drakelow Hall moated site. Further information on heritage assets is available in **Chapter 12, Cultural Heritage**.

11.6.3.29 Assessment of landscape value is based on the indicative criteria noted in Section 11.5.6. The value attached to landscape receptors is assessed individually, and this is set out in the assessment of effects in Section 11.5.6.

11.6.4 VISUAL BASELINE CONDITIONS

11.6.4.1 This section identifies the extent of possible visibility of the Site and the visual receptors across the Study Area. It also introduces the viewpoints that will be used to assess effects on receptors, including reasons for their selection.

11.6.4.2 A ZTV has been generated for the Proposed Development (based on the high point of the 50m elevated flare stack) and is shown on **Figure 11.2, Zone of Theoretical Visibility (ZTV).**

11.6.4.3 The Site will be located to the south-west of the existing Stublach site, within an area of farmland.

Views from Local Communities

11.6.4.4 The residential dwellings within the Site include Drakelow Farm and Drakelow Hall Farm. Drakelow Gorse Farm is excluded from the Site Boundary. A number of farmsteads are scattered around the periphery of the Site Boundary including Stublack Farm, Crosslanes Farm, Higher Green Farm, Yatehouse Green Farm, Boundary Farm and Halfway House. The settlements of Lach Dennis, Byley and Yatehouse Green are within the Study Area and representative viewpoints were taken from these settlements. An additional viewpoint was taken from Bostock Green, which is located just out of the Study Area to represent long distance views towards the Site across the Dane Valley. Although outside the Study Area, this viewpoint represents views from receptors along the edge of the study area, located in the most appropriate publicly accessible location.

11.6.4.5 Views from Byley, Yatehouse Green and Lach Dennis are generally enclosed by intact hedgerows and mature hedgerow trees along field boundaries.

Views from PRoWs

11.6.4.6 The flat nature of the local topography and strong field boundary hedgerows and hedgerow trees within the Study Area result in a generally enclosed character, particularly visual enclosure near woodland. There are PRoW's in the Study Area, including the Long Distance Footpaths Cheshire Ring Canal Walk and the Dane Valley Way, located to the western extents of the Study Area. Other PRoW

are limited to Restricted Byway (Byley RB7) along Drakelow Lane (track).

Views from Roads

11.6.4.7 Roads within the Site include Yatehouse Lane and Drakelow Lane. Views from Drakelow Lane, Byley are generally screened by roadside vegetation such as hedgerows and hedgerow trees. Some views are provided through hedgerow gaps and field gates towards the Site. Just outside the Site Boundary the A530 is present- a Roman Road with limited views out due to the abundant roadside vegetation. However, there are glimpses through field gates in the direction of the Site, which is located to the east of the road. To the eastern extents of the boundary, the M6 is present.

Selection of Viewpoints for Assessment

11.6.4.8 This section sets out the viewpoints that have been used to represent and assess the visual effects of the Proposed Development on the visual receptors described above. The viewpoint list is a representative selection of locations; it is not an exhaustive list of locations from which the development will be visible. Following the methodology established in GLVIA3[10], the viewpoints were chosen based on the following criteria:

- viewpoints should be representative of the likely impacts;
- viewpoints should show a range of different types of views;
- viewpoints should be representative of a range of different receptor groups; and
- viewpoints should be representative of a range of distances and directions.

11.6.4.9 Six viewpoints have been selected through desk study and site work. These viewpoints are all publicly accessible and provide representative views for different types of receptors. Several of these viewpoints are located in similar locations to viewpoints identified within as part of the Consented Development. However, some viewpoints have also been added or removed where appropriate.

11.6.4.10 VP2 is located on Restricted Byway Byley RB7 and represents the local PRoW network. During fieldwork in July 2025, an attempt to access the PRoW from the north was unsuccessful. This was due to high hedgerows and tall grass and scrub warrenting the path inaccessible and restricting views. Another attempt was made to access the PRoW from the south, along Drakelow Lane (track). Viewpoint photography was taken from the only gap in vegetation along the PRoW, at a field gate opening. Views from this location are limited due to the oblique angle of view towards the Proposed

Development and screening properties of the hedgerows lining the PRoW / Drakelow Lane (track). Alternative locations were sought out, however, it was determined this was the most appropriate location for the viewpoint.

11.6.4.11 VP3 is located on the northern edge of Byley and represents people moving and living around this community. This viewpoint is located in the same location as VP9 for the Consented Development. Viewpoint photography was taken from a field gate opening along Drakelow Lane. Views from this location are limited due to the oblique angle of view towards the Proposed Development and the screening properties of the hedgerows lining Drakelow Lane. Views within the Consented Development photography are more open, due to the lower height of the hedgerow and the winter conditions. Alternative locations were sought out during fieldwork in July 2025; however, it was determined this was the most appropriate location for the viewpoint due to limited alternative locations within the village.

11.6.4.12 In both VP2 and VP3, in winter when leaves are off the hedgerows, or if the hedgerows were to be cut, the Proposed Development would likely be visible. This worst-case scenario has been assumed in the viewpoint assessments.

11.6.4.13 The representative viewpoints used to assess the visual effects are listed below in **Table 11.14 – Viewpoints** and their locations are shown on **Figure 11.1, Landscape Character Areas and Viewpoints and Figure 11.2, Zone of Theoretical Visibility (ZTV).**

TABLE 11.14 – VIEWPOINTS

Viewpoint Number	Viewpoint Location	Easting	Northing	Receptor Type	Approximate Distance from GPP	Approximate Distance from Site Boundary
VP1	South from the junction of Penny's Lane and Crowder's Lane, Lach Dennis	370340	371972	Road Users	1,761 m	1,142 m
VP2	View west from the Restricted Byway Byley RB7, near Drakelow Hall Farm	370706	370185	Recreational	553 m	Within site boundary
VP3	View north-west from Drakelow Lane, Byley	371869	369485	Residents of Byley	1,827 m	44 m
VP4	View north from Yatehouse Lane, Yatehouse Green	370323	368643	Residents of Yatehouse Green	1,427 m	356 m
VP5	View north-east from King Street	369530	369610	Road users	364 m	217 m
VP6	Views east from London Road, Bostock Green	366964	369605	Road users and residents at Bostock Green	2,652 m	2,428 m

11.6.5 FUTURE BASELINE CONDITIONS

11.6.5.1 Some changes to the landscape and visual baseline are expected. Vegetation will continue to grow or could be removed. Agricultural land will continue to change with the seasons. Large scale changes in land use are not anticipated that would alter the character of the landscape from its present condition.

11.7 MITIGATION

11.7.1.1 The Proposed Development is committed to the implementation of measures to mitigate impacts that could lead to Significant effects on landscape and visual receptors. This includes mitigation that is integral to the design of the Proposed Development, including for legislative compliance, as well as good practice mitigation measures that the Proposed Development is committed to adopting during construction, operation and maintenance, and decommissioning.

11.7.1.2 The following subsections describe the mitigation measures for each phase of the Proposed Development and the mechanisms for securing these measures.

11.7.1.3 The significance of the effects reported in Section 11.8 and 11.9 takes into account adoption of these measures in full.

11.7.2 CONSTRUCTION

11.7.2.1 Not all landscape and visual effects can be practically mitigated during construction, due to the visibility of certain construction components, including the taller machinery, such as cranes, which would be introduced as a result of the construction of the 50m high elevated flare stack.

11.7.2.2 A Construction Environmental Management Plan (CEMP) was prepared for the Consented Development application. The construction contractors and all subcontractors will be required to comply with the measures and procedures contained in the CEMP.

11.7.2.3 Mitigation measures during construction are anticipated to be the same as outlined for the Consented Development.

11.7.3 OPERATION AND MAINTENANCE

11.7.3.1 Mitigation measures during operation (and maintenance) were proposed for the Consented Development. The changes to the GPP layout assessed in this MC application require slight changes to the layout of mitigation design. However, the overall objectives and types of mitigation proposed remain the same. Updated mitigation measures will be presented in the ES, and will reflect the agreed mitigation that forms part of the Consented Development.

11.7.4 DECOMMISSIONING

11.7.4.1 Mitigation measures outlined for the construction phase can also be applied to reduce, as far as practicable, the temporary effects during the decommissioning phase.

11.8 ASSESSMENT OF LANDSCAPE EFFECTS

11.8.1.1 Changes in the landscape may include the addition or removal of landscape elements (physical changes) or alterations that change the perceptual or experiential aspects of landscape (character changes). Potential landscape effects have been identified with reference to interactions between the Proposed Development and landscape receptors.

11.8.1.2 Construction effects are likely to arise from direct disturbance of landscape elements due to presence of construction activities, including ground disturbance, stockpiles, compounds, fencing, cranes and large machinery, as well as partially completed structures, reducing the tranquillity or other experiential characteristics of the landscape. Effects on landscape receptors have been assessed at construction and operation (and maintenance) stages (effects from decommissioning are anticipated to be the same of less than those at construction and have not been included as a separate assessment). Refer to Section 11.4, Basis of Assessment for information on which elements of the Proposed Development have been assessed.

11.8.1.3 The extent to which the Proposed Development will give rise to change in the baseline landscape during construction and operation (and maintenance) has been considered in relation to the following landscape receptors and assessments are set out within **Table 11.15** to **Table 11.20** below.

11.8.1.4 The following landscape receptors have been assessed individually:

- The Site;
- LCA10b Stublach Plain;
- LCA10c Lostock Plain; and
- LCA5e East Winsford.

11.8.1.5 The following LCAs have been grouped for the purposes of assessment, due to their similar distances, landscape character and key characteristics, which indicate that effects would be similar across each group.

- LCA13a Peover, LCA1b Allostock, LCA6a Rudheath and LCA 4e Stublach (the small part of LCA 13a which is included within the study area is similar to that of the other LCAs included, although overall character differs).

- LCA 10d Wimboldsley and Sproston Plain, 10e High Dane, 10c Lower Dane and LCA 15e Dane Valley.

TABLE 11.15 – LANDSCAPE ASSESMENT OF THE SITE

The Site
Nature of receptor (sensitivity) This is a rural, pastoral and low-lying landscape, with small to medium scale fields, bounded by mature hedgerows and hedgerow trees and occasionally small woodland copses. It is influenced by existing gas storage industry, including the neighbouring Stublach site. The LCA is partly able to accommodate the change in character arising from the Proposed Development without undue consequences to the baseline situation. Attributes that make up the character of the Site offer some opportunities for accommodating the change without key characteristics being fundamentally altered. The Site is considered to be of **Medium** susceptibility to the Proposed Development. Features within this LCA are not formally designated but are likely to be valued at a community level, resulting in a **Low** landscape value. Sensitivity is judged to be **Medium-Low**.
Effect during construction
Scale of impact During construction, the Proposed Development would directly affect the landscape within the Site. This disturbance and activity would include the construction of the 50m high elevated flare stack, which would include the installation of cranes and staged erection of the elevated flare stack. Elevated construction lighting would be present during hours of darkness. This construction activity would change a landscape of agricultural land to that of industry, however industrial activity is not out of character for the Site. The ground level elements of construction would be well screened, located within a well treed landscape and the Proposed Development is unlikely to be particularly noticeable from the east and south of the Site. The construction of the taller parts of the elevated flare stack would be perceptible from across a wider area of the Site. The scale of landscape change is judged to be **Medium.**
Geographical extent of landscape affected Construction activity would be localised to the north-west corner of the Site, in the location of the proposed elevated flare stack. The landscape in the east and south of the Site would not be directly affected and there would be limited intervisibility between this landscape and the construction activity. This results in a **Medium** geographical extent.

The Site
Duration / reversibility Construction impacts would be **Partially Reversible** and of short-term duration of impact.
Magnitude Magnitude is judged to be **Medium,** localised to the north-west of the Site, reducing to **Small** elsewhere.
Level of effect An impact of **Medium** magnitude upon a **Medium**-**Low** sensitivity receptor, is anticipated during construction, resulting in a **Minor-Moderate** adverse (**Not Significant**) effect.
Effect during operation (and maintenance)
Scale of impact During operation, the Proposed Development would directly affect the landscape within the Site. Permanent above ground works would include the GPP, including the lower-level buildings and structures, and the 50m high elevated flare stack. The permanent above ground works would result in the loss of an area of agricultural land and the loss of strong hedgerows and hedgerow trees, which form a key characteristic of this landscape. Due to the relatively dense layers of vegetation in the farmland surrounding the Site, the GPP would likely only be perceptible from its immediate surroundings in the north-west of the Site and is likely to be screened or heavily filtered from the east and south of the Site. The elevated flare stack would be visible from a wider area. The scale of change is judged to be **Medium**.
Geographical extent of landscape affected Effects would be localised to the north-west corner of the Site, in the location of the proposed elevated flare stack and GPP. Views from the east and south of the Site would not be directly affected and would have limited views towards the Proposed Development. This results in a **Medium** geographical extent.
Duration / reversibility Changes to landscape character are considered to be long-term and not reversible.
Magnitude Magnitude is judged to be **Medium-High**, localised to the north-west and **Small** elsewhere.
Level of effect

The Site
An impact of **Medium**-**High** magnitude upon a **Medium**-**Low** sensitivity receptor, is anticipated during operation (and maintenance), resulting in a **Moderate Adverse (Significant)** effect in the north-western corner of the Site, reducing to **Minor-Moderate (Not Significant)** elsewhere.

TABLE 11.16 – LANDSCAPE ASSESSMENT OF LCA 10B STUBLACH PLAIN

LCA 10b Stublach Plain
Nature of receptor (sensitivity) This is a rural farmed landscape with strong field patterns, hedgerows and hedgerow trees. However, it is influenced by existing gas storage and brine / salt extraction industry (including the neighbouring Stublach site). The LCA is partly able to accommodate the change in character arising from the Proposed Development without undue consequences to the baseline situation. Attributes that make up the character of the host LCA 10b offer some opportunities for accommodating the change without key characteristics being fundamentally altered. This LCA is considered to be of **Medium** susceptibility to the Proposed Development. Features within this LCA are not formally designated but are likely to be valued at a community level, resulting in a **Low** landscape value. Sensitivity is judged to be **Medium-Low.**
Effect during construction
Scale of impact During construction, the Proposed Development would directly affect the landscape within this LCA. This disturbance and activity would include the construction of the 50m high elevated flare stack, which would include the installation of cranes and staged erection of the elevated flare stack. Elevated construction lighting would be present during hours of darkness. This construction activity would change a landscape of agricultural land to that of industry, however industrial activity is not out of character for this LCA. The ground level elements of construction would be well screened, located within a well treed landscape and would not be particularly perceptible within the wider landscape, with the exception of the immediate surroundings. The construction of the taller parts of the elevated flare stack would be perceptible from a wider area of the LCA. The scale of landscape change is judged to be **Medium**.

LCA 10b Stublach Plain

Geographical extent of landscape affected

Construction activity would largely be localised to the immediate vicinity of the Site, with some effects extending across a wider area, where the construction of the elevated flare stack would be visible. This results in a **Small** geographical extent.

Duration / reversibility

Construction impacts would be **Partially Reversible** and o**f short-term** duration of impact.

Magnitude

Magnitude is judged to be **Medium** (within the Site and its immediate surroundings), reducing to **Small** more widely.

Level of effect

An impact of **Medium** magnitude, affecting a **Medium**-**Low** sensitivity receptor, is anticipated during construction, resulting in a **Minor-Moderate Adverse (Not Significant)** effect.

Effect during operation (and maintenance)

Scale of impact

During operation, the Proposed Development would directly affect the landscape within this LCA. Permanent above ground works would include the GPP, including lower-level buildings and structures, and the 50m high elevated flare stack. The permanent above ground works would result in the loss of an area of agricultural land and the loss of strong hedgerows and hedgerow trees, which form a key characteristic of this landscape. Due to the relatively dense layers of vegetation in the farmland surrounding the Site, the GPP would likely only be perceptible from its immediate surroundings and is likely to be screened or heavily filtered from wider areas of the LCA. The elevated flare stack would be visible from a wider area, but development of this type is not out of character for the LCA. The scale of change is judged to be **Medium**.

Geographical extent of landscape affected

Effects would largely be localised to the immediate vicinity of the Site, with some effects extending across a wider area, where the elevated flare stack would be visible. This results in a **Small** geographical extent.

LCA 10b Stublach Plain
Duration / reversibility Changes to landscape character are considered to be **long-term** and **Not Reversible**.
Magnitude Magnitude is judged to be **Medium** (within the Site and its immediate surroundings), reducing to **Small** more widely.
Level of effect An impact of **Medium** magnitude upon a **Medium**-**Low** sensitivity receptor, is anticipated during operation (and maintenance), resulting in a **Minor-Moderate Adverse (Not Significant)** effect.

TABLE 11.17 – LANDSCAPE ASSESSMENT OF LCA 10C LOSTOCK PLAIN

LCA 10c Lostock Plain
Nature of receptor (sensitivity) This is a small-scale pastoral landscape with strong field patterns, hedgerows and hedgerow trees. It is influenced by existing gas storage and by industry on the edge of Lostock Gralam. The LCA is partly able to accommodate the change in character arising from the Proposed Development without undue consequences to the baseline situation. Attributes that make up the character of the LCA offer some opportunities for accommodating the change without key characteristics being fundamentally altered. This LCA is considered to be of **Medium** susceptibility to the Proposed Development. Features within this LCA are not formally designated but are likely to be valued at a community level, resulting in a **Low** landscape value. Sensitivity is judged to be **Medium**-**Low**.
Effect during construction
Scale of impact Construction activity would not directly impact this LCA. There would be glimpsed and well filtered views from this LCA south towards the construction of the 50m high elevated flare stack, which would include the installation of cranes and staged erection of the elevated flare stack, from the south of Lach Dennis. Elevated construction lighting would be present during hours of darkness. Views towards lower portions of the elevated flare stack would be screened or well filtered, and it is unlikely to be particularly perceptible from this LCA. Due to the presence of existing

LCA 10c Lostock Plain
industry within and surrounding this LCA, this construction activity would not be out of character and would barely alter the key characteristics of this LCA. The scale of landscape change is judged to be **Small** on the landscape south of Lach Dennis and **Barely Perceptible** elsewhere.
Geographical extent of landscape affected Only a small part of the LCA would be affected by the construction activity, indirectly. This results in a **Small** geographical extent.
Duration / reversibility Construction impacts would be **Partially Reversible** and o**f short-term** duration of impact.
Magnitude Magnitude is judged to be **Small** from the south of Lach Dennis, reducing to **Barely Perceptible** elsewhere.
Level of effect An impact of **Barely Perceptible** magnitude on a **Medium**-**Low** sensitivity receptor, is anticipated during construction, resulting in a **Minor (Not Significant)** effect, particularly on the landscape south of Lach Dennis.
Effect during operation (and maintenance)
Scale of impact During operation, the Proposed Development would not directly impact this LCA. There would be glimpsed and well filtered views from this LCA south towards the 50m high elevated flare stack from the south of Lach Dennis. Views towards the GPP, including lower-level buildings and structures, are unlikely. Due to the presence of existing industry within and surrounding this LCA, the Proposed Development would not be out of character and would barely alter the key characteristics of this LCA. The scale of landscape change is judged to be **Barely Perceptible**, particularly on the landscape south of Lach Dennis.
Geographical extent of landscape affected Only a small part of the LCA would be affected by the construction activity, indirectly. This results in a **Small** geographical extent.

LCA 10c Lostock Plain
Duration / reversibility
Changes to landscape character are considered to be **long-term** and **Not Reversible**.
Magnitude
Magnitude is judged to be **Small** on the landscape south of Lach Dennis and **Barely Perceptible** elsewhere.
Level of effect
An impact of **Barely Perceptible** magnitude on a **Medium**-**Low** sensitivity receptor, is anticipated operation (and maintenance), resulting in a **Minor Adverse (Not Significant)** effect, particularly from the landscape south of Lach Dennis.

TABLE 11.18 – LANDSCAPE ASSESSMENT OF LCA 10D WIMBOLDSLEY AND SPROSTON PLAIN, 10E HIGH DANE, 10C LOWER DANE AND LCA 15E DANE VALLEY

LCA 10d Wimboldsley and Sproston Plain, 10e High Dane, 10c Lower Dane and LCA 15e Dane Valley
Nature of receptor (sensitivity)
This is a flat flood plain, valley bottom, pastoral landscape. Although rural in character, it is influenced by busy A and B roads and works north and east of Middlewich. The landscape receptor is less able to accommodate the type of development proposed without undue negative consequences to the baseline situation. Attributes that make up the character offer limited opportunities for accommodating the change without key characteristics being fundamentally altered, leading to a different landscape character. This LCA is considered to be of **Medium**-**High** susceptibility to the Proposed Development. Features within these LCAs are not formally designated but are likely to be valued at a community level, resulting in a **Low** landscape value. Sensitivity is judged to be **Medium**.
Effect during construction
Scale of impact
Construction activity would not directly impact these LCAs. There would be glimpsed and well filtered views from this LCA north and east towards the

LCA 10d Wimboldsley and Sproston Plain, 10e High Dane, 10c Lower Dane and LCA 15e Dane Valley

construction of the 50m high elevated flare stack, which would include the installation of cranes and staged erection of the elevated flare stack. Elevated construction lighting would be present during hours of darkness. Views towards lower portions of the elevated flare stack would be screened or well filtered due to distance and layers of intervening vegetation between the low-lying valley bottom and the Site, and it is unlikely to be particularly perceptible from this LCA. Existing development of this type is not characteristic of this landscape, however it would form such a small element in views, it would barely alter the key characteristics of this LCA.

The scale of landscape change is judged to be **Barely Perceptible**.

Geographical extent of landscape affected

Only a small part of the LCA would be affected by the construction activity, indirectly. This results in a **Small** geographical extent.

Duration / reversibility

Construction impacts would be **Partially Reversible** and of short-term duration of impact.

Magnitude

Magnitude is judged to be **Barely Perceptible.**

Level of effect

An impact of **Barely Perceptible** magnitude upon a **Medium** sensitivity receptor, is anticipated during construction, resulting in a **Minor Adverse (Not Significant)** effect.

Effect during operation (and maintenance)

Scale of impact

During operation, the Proposed Development would not directly impact this LCA. There would be glimpsed and well filtered views from this LCA north and east towards the 50m high elevated flare stack. Views towards the GPP, including lower-level buildings and structures would be well filtered or screened, due to distance and layers of intervening vegetation between the low-lying valley bottom and the Site, Existing development of this type is not characteristic of this landscape, however it would form such a small element in views, it would barely alter the key characteristics of this LCA.

The scale of landscape change is judged to be **Barely Perceptible**.

Geographical extent of landscape affected

LCA 10d Wimboldsley and Sproston Plain, 10e High Dane, 10c Lower Dane and LCA 15e Dane Valley
Only a small part of the LCA would be affected by the construction activity, indirectly. This results in a **Small** geographical extent.
Duration / reversibility Changes to landscape character are considered to be **long-term** and **Not Reversible**.
Magnitude Magnitude is judged to be **Barely Perceptible.**
Level of effect An impact of **Barely Perceptible** magnitude upon a **Medium** sensitivity receptor, is anticipated operation (and maintenance), resulting in a **Minor Adverse (Not Significant)** effect.

TABLE 11.19 – LANDSCAPE ASSESSMENT OF LCA 5E EAST WINSFORD

LCA 5e East Winsford
Nature of receptor (sensitivity) This is a gently undulating pastoral landscape with mature field boundaries, trees and wooded brook and a sense of time depth. Although rural in character, it is influenced by the road network and the urban character of the edge of Northwich and Winsford. The landscape receptor is less able to accommodate the type of development proposed without undue negative consequences to the baseline situation. Attributes that make up the character offer limited opportunities for accommodating the change without key characteristics being fundamentally altered, leading to a different landscape character. This LCA is considered to be of **Medium**-**High** susceptibility to the Proposed Development. Some features within this LCA are formally designated, including Bostock Conservation Area which is on the edge of the Study Area. Elsewhere, landscapes are likely to be valued at a community level elsewhere. It is judged the landscape is of **Medium** value. Sensitivity is judged to be **Medium**.
Effect during construction

LCA 5e East Winsford

Scale of impact

Construction activity would not directly impact this LCA. There would be well filtered views from this LCA east towards the construction of the 50m high elevated flare stack, which would include the installation of cranes and staged erection of the elevated flare stack. Elevated construction lighting would be present during hours of darkness. Views towards lower portions of the elevated flare stack would be screened and it is unlikely to affect this LCA. Views from this LCA would only be afforded from the east of Bostock Green where there is intervisibility between this LCA and the valley landscape. The LCA west of London Road within Bostock Green would not be affected by construction activity. Existing development of this type is not characteristic of this landscape, however it would form such a small element in views, it would barely alter the key characteristics of this LCA.

The scale of landscape change is judged to be **Barely Perceptible**. Effects on this LCA would be on the landscape east of London Road at Bostock Green, elsewhere there is anticipated to be no effect.

Geographical extent of landscape affected

Only a small part of the LCA would be affected by the construction activity, indirectly (LCA to the east of London Road within Bostock Green). This results in a **Small** geographical extent.

Duration / reversibility

Construction impacts would be **Partially Reversible** and o**f short-term** duration of impact.

Magnitude

Magnitude is judged to be **Barely Perceptible** from the landscape east of London Road within Bostock Green. Elsewhere there would be **no effect**.

Level of effect

An impact of **Barely Perceptible** magnitude on a **Medium** sensitivity receptor, is anticipated during construction, resulting in a **Minor Adverse (Not Significant)** effect, from the landscape east of London Road within Bostock Green. Elsewhere there would be **no effect.**

Effect during operation (and maintenance)

Scale of impact

During operation, the Proposed Development would not directly impact this LCA. There would be well filtered views from this LCA east towards the 50m high elevated flare stack from the east of Lostock Road within

LCA 5e East Winsford
Bostock Green. Views towards the GPP, including lower-level buildings and structures, are unlikely. Existing development of this type is not characteristic of this landscape, however it would form such a small element in views, it would barely alter the key characteristics of this LCA. The scale of landscape change is judged to be **Barely Perceptible**. Effects on this LCA would be on the landscape east of London Road in Bostock Green, elsewhere there is anticipated to be no effect.
Geographical extent of landscape affected Only a small part of the LCA would be affected by the construction activity, indirectly (LCA to the east of London Road within Bostock Green). This results in a **Small** geographical extent.
Duration / reversibility Changes to landscape character are considered to be **long-term** and **Not Reversible**.
Magnitude Magnitude is judged to be **Barely Perceptible** from the landscape east of London Road within Bostock Green. Elsewhere there would be **no effect.**
Level of effect An impact of **Barely Perceptible** magnitude on a **Medium** sensitivity receptor, is anticipated during operation (and maintenance), resulting in a **Minor Adverse (Not Significant)** effect, from the landscape east of London Road within Bostock Green. Elsewhere there would be no effect.

TABLE 11.20 – LANDSCAPE ASSESSMENT OF 13A PEOVER, LCA 1B ALLOSTOCK, LCA 6A RUDHEATH AND LCA 4E STUBLACH

LCA 13a Peover, LCA 1b Allostock, LCA 6a Rudheath and LCA 4e Stublach
Nature of receptor (sensitivity) This is a flat farmed landscape which is interspersed with settlement. Although generally rural in character, it is influenced by the M60 which runs through it and by occasional pockets of industry. The LCA is partly able to accommodate the change in character arising from the Proposed Development without undue consequences to the baseline situation. Attributes that make up the character of the LCA offer some opportunities for accommodating the change without key

LCA 13a Peover, LCA 1b Allostock, LCA 6a Rudheath and LCA 4e Stublach

characteristics being fundamentally altered. This LCA is considered to be of **Medium** susceptibility to the Proposed Development.

Features within this LCA are not formally designated but are likely to be valued at a community level, resulting in a **Low** landscape value.

Sensitivity is judged to be **Medium-Low**.

Effect during construction

Scale of impact

Construction activity would not directly impact this LCA. There would be glimpsed and well filtered views from this LCA west towards the construction of the 50m high elevated flare stack, which would include the installation of cranes and staged erection of the elevated flare stack, from the eastern edge of the LCA. Elevated construction lighting would be present during hours of darkness. Views towards lower portions of the elevated flare stack would be screened or well filtered and it is unlikely to be perceptible from this LCA, due to distance and layers of intervening vegetation between the LCA and the Site and its flat nature. Due to the presence of existing industry and the M60 within and surrounding this LCA, this construction activity would not be out of character and would barely alter the key characteristics of this LCA.

The scale of landscape change is judged to be **Barely Perceptible**. Effects on this LCA would be on the landscape along the western edge of the LCA, elsewhere there is anticipated to be no effect.

Geographical extent of landscape affected

Only a small part of the LCA would be affected by the construction activity, indirectly (landscape along the western edge of the LCA). This results in a **Small** geographical extent.

Duration / reversibility

Construction impacts would be **Partially Reversible** and o**f short-term** duration of impact.

Magnitude

Magnitude is judged to be **Barely Perceptible,** from the landscape along the western edge of the LCA. Elsewhere there is anticipated to be no effect.

Level of effect

An impact of **Barely Perceptible** magnitude on a **Medium**-**Low** sensitivity receptor, is anticipated during construction, resulting in a **Minor**

LCA 13a Peover, LCA 1b Allostock, LCA 6a Rudheath and LCA 4e Stublach
Adverse (Not Significant) effect, from the landscape along the western edge of the LCA. Elsewhere there is anticipated to be no effect.
Effect during operation (and maintenance)
Scale of impact During operation, the Proposed Development would not directly impact this LCA. There would be well filtered views from this LCA west towards the 50m high elevated flare stack from the western edge of the LCA. Views towards the GPP, including lower-level buildings and structures, are unlikely due to distance and layers of intervening vegetation between the LCA and the Site and its flat nature. Due to the presence of existing industry and the M6 within and surrounding this LCA, the Proposed Development would not be out of character and would barely alter the key characteristics of this LCA. The scale of landscape change is judged to be **Barely Perceptible**. Effects on this LCA would be on the landscape along the western edge of the LCA, elsewhere there is anticipated to be no effect.
Geographical extent of landscape affected Only a small part of the LCA would be affected by the construction activity, indirectly (landscape along the western edge of the LCA). This results in a **Small** geographical extent.
Duration / reversibility Changes to landscape character are considered to be **long-term** and **Not Reversible**.
Magnitude Magnitude is judged to be **Barely Perceptible.**
Level of effect An impact of **Barely Perceptible** magnitude on a **Medium**-**Low** sensitivity receptor, is anticipated during operation (and maintenance) resulting in a **Minor Adverse (Not Significant)** effect, from the landscape along the western edge of the LCA. Elsewhere there is anticipated to be no effect.

11.8.2 SUMMARY OF RESIDUAL LANDSCAPE EFFECTS

11.8.2.1 A summary of the effects on landscape receptors and viewpoints are shown in **Table 11.21** below.

11.8.2.2 The introduction of a 50m tall elevated flare stack and changes to the GPP would increase the effects on landscape receptors within the Study Area at both construction and operation, however these effects are not anticipated to be significant, with the exception of effects on the north-east part of the Site itself. The Site was not assessed as a receptor within the Consented Development, but effects would likely have been found significant if assessed due to the loss of physical landscape features and localised change to character. Otherwise, this assessment has found that there would be no additional significant effects on landscape receptors as a result of the Proposed Development at construction or operation (and maintenance), when compared to the Consented Development.

TABLE 11.21 – SUMMARY OF LANDSCAPE EFFECTS

Receptor	Sensitivity	Magnitude		Level of Effect	
		Construction	Operation	Construction	Operation
The Site	**Medium-Low**	**Medium**, localised to the north west of the Site. **Small** elsewhere.	**Medium-High**, localised to the north west of the Site. **Small** elsewhere.	**Minor-Moderate Adverse** (**Not Significant**)	**Moderate Adverse (Significant), localised to the north west of the Site. Minor-Moderate** (**Not Significant**) elsewhere.
LCA 10b Stublach Plain	**Medium-Low**	**Medium**, within the Site and its immediate surroundings. **Small** elsewhere.	**Medium**, within the Site and its immediate surroundings. **Small** elsewhere.	**Minor-Moderate Adverse** (**Not Significant**)	**Minor-Moderate Adverse** (**Not Significant**)
LCA 10c Lostock Plain	**Medium-Low**	**Small**, on the landscape south of Lach Dennis. **Barely Perceptible** elsewhere.	**Small**, on the landscape south of Lach Dennis. **Barely Perceptible** elsewhere.	**Minor Adverse** (**Not Significant**)	**Minor Adverse** (**Not Significant**)

Receptor	Sensitivity	Magnitude		Level of Effect	
		Construction	Operation	Construction	Operation
LCA 10d Wimboldsley and Sproston Plain, 10e High Dane, 10c Lower Dane and LCA 15e Dane Valley	**Medium**	**Barely Perceptible**	**Barely Perceptible**	**Minor Adverse** (**Not Significant**)	**Minor Adverse** (**Not Significant**)
LCA 5e East Winsford	**Medium**	**Barely Perceptible** on the landscape to the east of London Road at Bostock Green. No effect elsewhere.	**Barely Perceptible** on the landscape to the east of London Road at Bostock Green. No effect elsewhere.	**Minor Adverse** (**Not Significant**) on the landscape to the east of London Road at Bostock Green. No effect elsewhere.	**Minor Adverse** (**Not Significant**) on the landscape to the east of London Road at Bostock Green. No effect elsewhere.
LCA 13a Peover, LCA 1b Allostock, LCA 6a Rudheath and LCA 4e Stublach	**Medium-Low**	**Barely Perceptible** on the western edge of the LCA. No effect elsewhere.	**Barely Perceptible** on the western edge of the LCA. No effect elsewhere.	**Minor Adverse** (**Not Significant**) on the western edge of the LCA. No effect elsewhere.	**Minor Adverse** (**Not Significant**) on the western edge of the LCA. No effect elsewhere.

11.9 ASSESSMENT OF VISUAL EFFECTS

11.9.1.1 Changes in views may give rise to adverse or beneficial visual effects through obstruction in views, alteration of the components of the view, and through the opening of new views by the removal of landscape elements. Changes in visual amenity relate to effects arising from temporary visibility of construction activity and the permanent views of buildings and other elements of the Proposed Development. Potential visual effects have been identified with reference to interactions between the Proposed Development and visual receptors.

11.9.1.2 Effects on visual receptors have been assessed at construction and operation (and maintenance) stages (effects from decommissioning are anticipated to be the same of less than those at construction and have not been included as a separate assessment). Refer to Section 11.5.2 Scope of Assessment for information on which elements of the Proposed Development have been assessed.

11.9.1.3 Due to project time constraints, viewpoint photography has been taken during summer months when existing planting, with leaves on the trees, will screen and filter views further than during winter months, when leaves are absent. However, the assessment judgements have assumed winter conditions to provide a worst-case scenario.

11.9.1.4 Where a viewpoint has multiple receptor types, the most sensitive receptor has taken precedence within the visual assessment.

11.9.1.5 **Table 11.22 – Effects on Visual** Receptors below sets out effects on visual receptors within the Study Area. Geographical extent is considered within the assessment, by describing which locations would be affected in particular. Effects are considered to be short-term and reversible at construction and long-term and not reversable at operation (and maintenance).

11.9.1.6 Effects experienced by receptors at representative viewpoints are assessed in **Table 11.22** to **Table 11.28** below.

TABLE 11.22 – EFFECTS ON VISUAL RECEPTORS

Visual receptor	Effects	Representative viewpoint
Residents of scattered farms and properties, including Boundary Farm, Drakelow Farm, Halfway House, Brownheyes Farm and Drakelow Hall Farm.	These receptors are of **High** susceptibility. Views are considered to be **Low** value, as they are generally enclosed over relatively indistinctive farmland, although likely to be valued by the local community. The sensitivity is judged to be **Medium**. Construction Receptors would experience middle distance views towards the Proposed Development including the 50m high elevated flare stack, installation of cranes, staged erection of the elevated flare stack and elevated lighting in hours of darkness, particularly from Drakelow Hall Farm which has more open views towards the Proposed Development than other farms. Views towards the shorter elements of construction would be well filtered and screened in places by layers of intervening vegetation along field boundaries and woodland copses. The Proposed Development would be slightly more visible during winter months when trees are not in leaf, through gaps in vegetation. The scale of change would be **Small**, particularly from Drakelow Hall Farm, and the level of effect would be **Minor-Moderate Adverse (Not Significant)**. Operation Receptors would experience middle distance views towards the Proposed Development, including the 50m high elevated flare stack. It is likely that the GPP, including lower-level buildings and structures would be well filtered and screened in places by intervening vegetation along field boundaries and woodland copses. The elevated flare stack would be visible on the skyline, above vegetation. The	Viewpoint 2: View west from the Restricted Byway Byley RB7, near Drakelow Hall Farm

Visual receptor	Effects	Representative viewpoint
	magnitude of change would be **Small**. The level of effect would be **Minor-Moderate Adverse (Not Significant).**	
Residents of Lach Dennis	These receptors are of **High** susceptibility. Views are considered to be **Low** value, as they are generally enclosed over relatively indistinctive farmland, although likely to be valued by the local community. The sensitivity is judged to be **Medium**. <u>Construction</u> Receptors would experience middle distance views towards the construction of the 50m high elevated flare stack, including towards the installation of cranes, staged erection of the elevated flare stack and elevated lighting in hours of darkness, to the south of the settlement. Views towards shorter elements of construction would be well filtered and screened in places by the dense layers of intervening vegetation, including during winter months when trees are not in leaf. Glimpsed views towards construction activity above this vegetation, on the skyline, would be afforded. The magnitude of change would be **Small** particularly from the southern edge of the village. The level of effect would be **Minor Adverse (Not Significant).** <u>Operation</u> Receptors would experience middle distance views towards the 50m high elevated flare stack, to the south of the settlement. It is likely that the GPP, including lower-level buildings and structures, would be screened or heavily filtered. The elevated flare stack would be visible above intervening vegetation on the skyline in glimpsed views. The magnitude of change would be Small, particularly from the southern	Viewpoint 1: View south from the junction of Penny's Lane and Crowder's Lane, Lach Dennis

Visual receptor	Effects	Representative viewpoint
	edge of the settlement. The level of effect would be Minor Adverse (Not Significant).	
Residents of Byley	These receptors are of **High** susceptibility. Views are considered to be **Low** value, as they are generally enclosed over relatively indistinctive farmland, although likely to be valued by the local community. The sensitivity is judged to be **Medium**. <u>Construction</u> Receptors would experience well filtered glimpsed views towards construction of the 50m high elevated flare stack, including towards the installation of cranes, staged erection of the elevated flare stack and elevated lighting in hours of darkness, to the north-west of the settlement. Views towards the shorter elements of the construction would also be screened by intervening layers of vegetation, including during winter months when trees are not in leaf. Views would be experienced by receptors on the western edge of the Byley and the Proposed Development is unlikely to be perceptible from the north, east and south of the settlement. The magnitude of change would be **Barely Perceptible**. The level of effect would be **minor (Not Significant).** <u>Operation</u> Receptors would experience well filtered glimpsed views towards the 50m high elevated flare stack. Views towards the GPP, including lower-level buildings and structures would be screened by layers of intervening vegetation. This would also apply during the winter months when trees are not in leaf. Development is unlikely to be perceptible from the north, east and south of the settlement. The	Viewpoint 3: View north-west from Drakelow Lane, Byley

Visual receptor	Effects	Representative viewpoint
	magnitude of change would be Barely Perceptible. The level of effect would be minor (Not Significant).	
Residents of Yatehouse Green	These receptors are of **High** susceptibility. Views are considered to be **Low** value, as they are generally enclosed over relatively indistinctive farmland, although likely to be valued by the local community. The sensitivity is judged to be **Medium**. <u>Construction</u> Receptors would experience middle distance views towards the construction of the 50m high elevated flare stack, including towards the installation of cranes, staged erection of the elevated flare stack and elevated lighting in hours of darkness, to the north of the settlement. Views towards shorter elements of construction would be well filtered and screened in places by the dense layers of intervening vegetation, including during winter months when trees are not in leaf. Glimpsed views towards construction activity above this vegetation on the skyline would be afforded. The magnitude of change would be **Small**. The level of effect would be **Minor Adverse (Not Significant).** <u>Operation</u> Receptors would experience middle distance views towards the 50m high elevated flare stack on the skyline above vegetation, to the north of the settlement. It is likely that the GPP, including lower-level buildings and structures, would be screened or heavily filtered. In winter months, the tops of taller structures within the GPP may be glimpsed above the vegetation. The magnitude of change would be Small. The level of effect would be Minor Adverse (Not Significant).	Viewpoint 4; View north from Yatehouse Lane, Yatehouse Green

Visual receptor	Effects	Representative viewpoint
Residents of Bostock Green	These receptors are of **High** susceptibility. Views are considered to be **Medium** value, as they are elevated views across a distinctive river valley. The sensitivity is judged to be **Medium**-**High**. <u>Construction</u> Receptors would experience middle to long distance views towards the construction of the 50m high elevated flare stack, including towards the installation of cranes, staged erection of the elevated flare stack and elevated lighting in hours of darkness, to the east of the settlement. Views towards shorter elements of construction would be screened by dense layers of intervening vegetation within the valley, including during winter months when trees are not in leaf. Glimpsed views towards construction activity above this vegetation within the valley would be afforded, particularly from receptors to the east of London Road who experience more open, elevated views across the valley, affecting a very small proportion of the view. The magnitude of change would be **Barely Perceptible**. The level of effect would be **Minor Adverse (Not Significant).** <u>Operation</u> Receptors would experience middle to long distance views towards the 50m high elevated flare stack, to the east of the settlement. It is likely that the GPP, including lower-level buildings and structures, would be screened or heavily filtered by vegetation within the valley bottom. The elevated flare stack would be visible above intervening vegetation in the middle distance, particularly from receptors to the east of London Road who experience more open, elevated views across the valley. The stack would affect a very small proportion of the view, which combined with the narrow width of the stack, would	Viewpoint 6: Views east from London Road, Bostock Green

Visual receptor	Effects	Representative viewpoint
	result in a **Barely Perceptible** magnitude of change. The level of effect would be **Minor Adverse (Not Significant).**	
Recreational receptors along the Trent and Mersey Canal, including along the Cheshire Ring Canal Walk	These receptors are of High susceptibility. Views are considered to be Medium value, as they are from a promoted long-distance footpath. The sensitivity is judged to be **Medium**-**High**. <u>Construction</u> Receptors would experience views towards construction of the 50m high elevated flare stack, including towards the installation of cranes, staged erection of the elevated flare stack and elevated lighting in hours of darkness. Views would be afforded from a small section of canal, east of the junction where the Middlewich - Northwich railway line and the canal cross. Elsewhere the Proposed Development would be unlikely to be perceptible, due to screening by vegetation along the canal and by the oblique angle of views. Views towards the shorter elements of the construction would also be screened by intervening layers of vegetation and vegetation along the canal, including during wither months when trees are not in leaf. The magnitude of change would be **Barely Perceptible**. The level of effect would be **minor (Not Significant).** <u>Operation</u> Receptors would experience views towards the 50m high elevated flare stack in the middle distance to the east. Views would be afforded from a small section of canal, east of the junction where the Middlewich - Northwich railway line and the canal cross. Elsewhere the Proposed Development would be unlikely to be perceptible, due to screening by vegetation along the canal and by the oblique angle	No representative viewpoints

Visual receptor	Effects	Representative viewpoint
	of views. The GPP, including lower-level buildings and structures would also be screened by layers of intervening vegetation and vegetation along the canal. This would also apply during the winter months when trees are not in leaf. The magnitude of change would be **Barely Perceptible**. The level of effect would be **minor (Not Significant).**	
Recreational receptors using the Dane Valley Way long distance footpath	These receptors are of High susceptibility. Views are considered to be Medium value, as they are from along a promoted long-distance footpath. The sensitivity is judged to be **Medium**-**High**. Construction & Operation Due to the dense vegetation along the river corridor, intervening vegetation along field boundaries to the east, low lying landform, and the distance from the Site, the Proposed Development is unlikely to be perceptible in views, including during winter months when trees are not in leaf. The ZTV (Figure 11.2) indicates very limited visibility of the elevated flare stack. It is anticipated there would be no effect on this receptor.	No representative viewpoints
Recreational receptors using the local PRoW network, including Restricted Byway Byley RB7	These receptors are of **High** susceptibility. Views are considered to be **Low** value, as they are generally enclosed over relatively indistinctive farmland, although likely to be valued by the local community. The sensitivity is judged to be **Medium**. Construction Receptors would experience middle distance views towards the construction of the GPP including the 50m high elevated flare stack, the installation of cranes, staged erection of the elevated flare stack, shorter elements, and elevated lighting in hours of darkness, above	Viewpoint 2: View west from the Restricted Byway Byley RB7, near Drakelow Hall Farm

Visual receptor	Effects	Representative viewpoint
	intervening vegetation. This includes during winter months when trees are not in leaf. Views towards the lower part of the elevated flare stack and ground level works would be heavily filtered by the vegetation in the foreground and middle distance. The magnitude of change would be **Small**, particularly from receptors within the Site boundary including Byway Byley RB7. The level of effect would be **Minor Adverse (Not Significant).** <u>Operation</u> Receptors would experience middle distance views towards the 50m high elevated flare stack, visible above intervening vegetation on the skyline. Views towards the GPP, including lower-level buildings and structures, would be screened or heavily filtered by intervening layers of vegetation although occasional glimpses through gaps in the vegetation during winter months may be afforded. The magnitude of change would be Small particularly from receptors within the Site boundary including Byway Byley RB7. The level of effect would be Minor Adverse (Not Significant).	
Road receptors along the A530 King Street	These receptors are of **Low** susceptibility. Views are considered to be **Low** value, as they are generally enclosed over relatively indistinctive farmland, although likely to be valued by the local community. The sensitivity is judged to be **Low**. <u>Construction</u> Receptors would experience middle distance views towards the construction of the 50m high elevated flare stack, including towards the installation of cranes, staged erection of the elevated flare stack and elevated lighting in hours of darkness, to the north-east of the	Viewpoint 5: View north-east from King Street

Visual receptor	Effects	Representative viewpoint
	road. Views towards shorter elements of construction would be filtered by intervening vegetation, although still visible in places, and views would be slightly more open in winter months when trees are not in leaf. Receptors would be moving at a fast speed and views would be fleeting. The magnitude of change would be **Small**, increasing to **Medium** in a localised area west of the Proposed Development where receptors are closer in distance. The level of effect would be **Minor Adverse (Not Significant).** Operation Receptors would experience middle distance views towards the 50m high elevated flare stack, to the north-east of the road, which would be visible above intervening vegetation on the skyline. The GPP, including lower-level buildings and structures, would be filtered by intervening vegetation, although still visible in places and visible through gaps in the vegetation. Views would be slightly more open in winter months when trees are not in leaf. Receptors would be moving at a fast speed and views would be fleeting. The magnitude of change would be Small, increasing to Medium in a localized area west of the Proposed Development where receptors are closer in distance. The level of effect would be Minor Adverse (Not Significant).	
Road receptors along local roads, including Whatcroft Hall Road, Yatehouse Lane,	These receptors are of **Medium** susceptibility. Views are considered to be **Low** value, as they are generally enclosed over relatively indistinctive farmland, although likely to be valued by the local community. The sensitivity is judged to be **Medium**-**Low**. Construction	No representative viewpoints

Visual receptor	Effects	Representative viewpoint
Drakelow Lane and Crowders Lane.	Receptors would experience middle to long distance views towards the construction of the 50m high elevated flare stack, including towards the installation of cranes, staged erection of the elevated flare stack and elevated lighting in hours of darkness. Views towards shorter elements of construction would be well filtered and screened in places by the dense layers of intervening vegetation, including during winter months when trees are not in leaf. Local roads have dense hedgerows lining the roads and restricting views out, however views would be glimpsed through field gates. Receptors would be moving at speed and views would be fleeting. The magnitude of change would be **Small**, particularly from Crowders Lane and Yatehouse Lane. The level of effect would be **Minor Adverse (Not Significant).** <u>Operation</u> Receptors would experience middle to long distance views towards the 50m high elevated flare stack, visible above intervening vegetation on the skyline. It is likely that the GPP, including lower-level buildings and structures, would be screened or heavily filtered by intervening layers of vegetation, including in winter months when trees are not in leaf. Local roads have dense hedgerows lining the roads and restricting views out, however views would be glimpsed through field gates. Receptors would be moving at speed and views would be fleeting. The magnitude of change would be **Small**, particularly from Crowders Lane and Yatehouse Lane. The level of effect would be **Minor Adverse (Not Significant).**	

TABLE 11.23 – VIEWPOINT 1

Viewpoint 1: South from the junction of Penny's Lane and Crowder's Lane, Lach Dennis		
Receptor type: Residential / Community / Road	Direction of view: South	Distance from the site: 1,142 m

Description of baseline view

Located at the junction of Crowder's Lane and Penny's Lane (B5082), on the western edge of Lach Dennis. There are views through a gap in roadside hedgerows south across flat pasture, which is bounded by a network of strong hedgerows and mature hedgerow trees. Views are enclosed in nature. In the middle distance, layers of vegetation filter longer distance views, although during winter months glimpsed views through middle distance vegetation towards farmland are afforded. An existing overhead line is visible on the skyline above this vegetation.

Nature of receptor (sensitivity)

This viewpoint is representative of people living in and moving within the settlement of Lach Dennis, who are considered to be of **High** susceptibility to the Proposed Development. Road users are of a **Medium** susceptibility.

The view is of **Low** value, as it is an enclosed view over relatively indistinctive farmland, including existing electrical infrastructure, although likely to be valued by the local community.

Sensitivity is judged to be **Medium**.

Effect during construction

Scale of impact

Construction activity would be visible in the middle distance to the south of the viewpoint. The construction of the 50m high elevated flare stack, including installation of cranes and staged erection of the elevated flare stack, would be visible above the top of the layers of vegetation (including when not in leaf, during winter months) in the middle distance. The lower part of the elevated flare stack, and other ground level works, would be heavily filtered by this vegetation. Elevated construction lighting would be perceptible if used during hours of darkness. Construction activity is likely to form a perceptible change in the view at this location. It would affect a small proportion of the view. The scale of change is judged to be **Small**.

Geographical extent of view affected

This view would be experienced by relatively few people across a **Small** geographical extent, due to the enclosed nature of views in this location.

Viewpoint 1: South from the junction of Penny's Lane and Crowder's Lane, Lach Dennis

Duration / reversibility

The change in the view would be **short-term** in duration and **reversible**.

Magnitude

Magnitude is judged to be **Small.**

Level of effect

An impact of **Small** magnitude upon **Medium** sensitivity receptors, is anticipated during construction, resulting in a **Minor Adverse (Not Significant)** effect.

Effect during operation (and maintenance)

Scale of impact

The Proposed Development would be visible in the middle distance to the south of the viewpoint. The 50m high elevated flare stack would be visible on the skyline, above the layers of vegetation in the middle distance. The elevated flare stack would appear much smaller than the existing electricity pylons, which it would be seen alongside. The GPP, including lower level buildings and structures, would be screened by intervening vegetation, although occasional glimpses through gaps in vegetation during winter months may be afforded. The Proposed Development is likely to form a perceptible change in the view at this location; however, it would affect a small proportion of the view. The scale of change is judged to be **Small.**

Geographical extent of view affected

This view would be experienced by relatively few people across a **Small** geographical extent, due to the enclosed nature of views in this location.

Duration / reversibility

The change in the view is considered to be **long-term** and **not reversible.**

Magnitude

Magnitude is judged to be **Small.**

Level of effect

An impact of **Small** magnitude upon a **Medium** sensitivity receptor, is anticipated during operation (and maintenance), resulting in a **Minor Adverse (Not Significant)** effect.

TABLE 11.24 – VIEWPOINT 2

Viewpoint 2: View west from the Restricted Byway Byley RB7, near Drakelow Hall Farm		
Receptor type: Recreational / Community	Direction of view: West	Distance from the site: Within Site Boundary

Description of baseline view

Located on the Restricted Byway Drakelow Lane (RB7) to the north-west of Byley near Drakelow Hall Farm. There are views west through a gap in the hedgerows, which line the track, across flat pasture. Vegetation in the foreground screens views west; however, views will be more open in winter months due to the loss of leaves. The views are enclosed in nature. In the middle distance, layers of vegetation such as hedgerows and hedgerow trees filter longer distance views although during winter months glimpsed views through middle distance vegetation towards farmland are afforded. An existing wood pole line is visible on the skyline above hedgerows in the distance.

Nature of receptor (sensitivity)

This viewpoint is representative of people living in and moving around scattered farmsteads who are considered to be of **High** susceptibility to the Proposed Development. Footpath users are of a **High** susceptibility.

The view is of **Low** value, as it is an enclosed view over relatively indistinctive farmland although it is likely to be valued by the local community. Sensitivity is judged to be **Medium.**

Effect during construction

Scale of impact

Construction activity would be visible in the middle distance to the west of the viewpoint. The construction of the 50m high elevated flare stack, including installation of cranes and staged erection of the elevated flare stack, would be visible above the top of layers of vegetation, particularly in winter months when trees are not in leaf. The lower part of the elevated flare stack, and other ground level works, would be heavily filtered by the vegetation in the foreground and middle distance. Elevated construction lighting would pe perceptible if used during hours of darkness. Construction activity is likely to form a perceptible change in the view at this location. It would affect a small proportion of the view. The scale of change is judged to be **Small**.

Viewpoint 2: View west from the Restricted Byway Byley RB7, near Drakelow Hall Farm

Geographical extent of view affected

The view would be experienced by relatively few people across a **Small** geographical extent, due to the enclosed nature of views in this location.

Duration / reversibility

The change in the view would be **short-term** in duration and **reversible**.

Magnitude

Magnitude is judged to be **Small.**

Level of effect

An impact of small magnitude upon **Medium** sensitivity receptor, is anticipated during construction, resulting in a **Minor Adverse (Not Significant)** effect.

Effect during operation (and maintenance)

Scale of impact

The Proposed Development would be visible in the middle distance to the west of the viewpoint. The 50m high elevated flare stack would be visible above layers of vegetation in the middle distance. The GPP, including lower-level buildings and structures would be screened by intervening vegetation, although occasional glimpses through gaps in the vegetation during winter months may be afforded. The Proposed Development is likely to form a perceptible change in the view at this location; however, it would affect a small proportion of the view. The scale of change is judged to be **Small**.

Geographical extent of view affected

This view would be experienced by relatively few people across a **Small** geographical extent, due to the enclosed nature of views in this location.

Duration / reversibility

The change in the view is considered to be **long-term** and **not reversible**.

Magnitude

Magnitude is judged to be **Small**.

Viewpoint 2: View west from the Restricted Byway Byley RB7, near Drakelow Hall Farm
Level of effect An impact of **Small** magnitude upon **Medium** sensitivity receptor is anticipated during operation (and maintenance), resulting in a **Minor Adverse (Not Significant)** effect.

TABLE 11.25 – VIEWPOINT 3

Viewpoint 3: View north-west from Drakelow Lane, Byley		
Receptor type: Residential /Community / Road	Direction of view: North-west	Distance from the site: 44 m
Description of baseline view Located along Drakelow Lane on the western edge of Byley. There are views through a gap of roadside hedgerows west across Drakelow Lane and equestrian infrastructure. In the foreground are roadside hedgerows and hedgerow trees and a wood pole line. The views are enclosed in nature. In the middle distance, hedgerows and mature trees continue, with an overhead line visible on the skyline. Layers of vegetation filter longer distance views although during winter months, and if the hedgerow was to be cut, glimpsed views through middle distance vegetation towards farmland are afforded.		
Nature of receptor (sensitivity) The viewpoint is representative of people living in and moving within the settlement of Byley, who are considered to be of **High** susceptibility to the Proposed Development. Road users are of **Medium** susceptibility. The view is of **Low** value, as it is an enclosed view over relatively indistinctive roads and equestrian infrastructure, although likely to be valued by the local community. Sensitivity is judged to be **Medium.**		
Effect during construction		
Scale of impact The viewpoint photography shows that in current summer conditions, construction activity would not be visible from this viewpoint due the presence of hedgerows in the foreground screening views. In winter, or if the hedgerow was to be cut, construction activity would be visible in		

Viewpoint 3: View north-west from Drakelow Lane, Byley

filtered views in the middle to long distance, to the north-west of the viewpoint. The construction of the 50m high elevated flare stack, including installation of cranes and staged erection of the elevated flare stack, would be visible above the top of the layers of vegetation. The lower part of the elevated flare stack, and other ground level works, would be heavily filtered by vegetation in the middle distance. Elevated construction lighting would be perceptible if used during hours of darkness. Construction activity is likely to form a perceptible change in the view at this location and would affect a very small proportion of the view. The scale of change would be **Barely Perceptible**.

Geographical extent of view affected

This view would be experienced by relatively few people across a **Small** geographical extent, due to the enclosed nature of views in this location.

Duration / reversibility

The change in the view would be **short-term** in duration and reversible.

Magnitude

Magnitude is judged to be **Barely Perceptible.**

Level of effect

An impact of **Barely Perceptible** magnitude upon **Medium** sensitivity receptor, is anticipated during construction, resulting in a **minor (Not Significant)** effect.

Effect during operation (and maintenance)

Scale of impact

The viewpoint photography shows that in current summer conditions, the Proposed Development would not be visible from this viewpoint due the presence of hedgerows in the foreground screening views. In winter, or if the hedgerow was to be cut, the Proposed Development would be visible in middle to long distance views to the north-west of the viewpoint. The 50m high elevated flare stack would be visible on the skyline, above but well filtered by the middle-distance vegetation. The GPP, including lower-level buildings and structures, would be screened by intervening vegetation. The Proposed Development is likely to form a perceptible change in the view at this location and would affect a very small proportion of the view. The scale of change is judged to be **Barely Perceptible**.

Viewpoint 3: View north-west from Drakelow Lane, Byley
Geographical extent of view affected This view would be experienced by relatively few people across a **Small** geographical extent, due to the enclosed nature of views in this location.
Duration / reversibility The change in the view is considered to be **long-term** and **not reversible**.
Magnitude Magnitude is judged to be **Barely Perceptible**.
Level of effect An impact of **Barely Perceptible** magnitude upon **Medium** sensitivity receptor, is anticipated during operation (and maintenance), resulting in a **minor (Not Significant)** effect.

TABLE 11.26 – VIEWPOINT 4

Viewpoint 4: View north from Yatehouse Lane, Yatehouse Green		
Receptor type: Residential / Community / Road	Direction of view: North	Distance from the site: 356 m
Description of baseline view Located along Yatehouse Lane on the western edge of Yatehouse Green. There are views through a field gate between roadside hedgerows, north across flat pasture. A mixture of gappy field boundaries and intact hedgerows surround the field. The views are enclosed in nature. In the middle distance, layers of vegetation filter longer distance views although during winter months glimpsed views through middle distance vegetation towards farmland are afforded. A wood pole line is visible on the skyline above this vegetation.		
Nature of receptor (sensitivity) This viewpoint is representative of people living in and moving around the settlement of Yatehouse Green who are considered to be of **High** susceptibility. Road users are of a **Medium** susceptibility. The view is of **Low** value, as it is relatively enclosed over indistinctive farmland, although likely to be valued by the local community. Sensitivity is judged to be **Medium.**		

Viewpoint 4: View north from Yatehouse Lane, Yatehouse Green

Effect during construction

Scale of impact

Construction activity would be visible in the middle distance to the north of the viewpoint. The construction of the 50m high elevated flare stack, including installation of cranes and staged erection of the elevated flare stack, would be visible above the top of the layers of vegetation (including when not in leaf, during winter months) in the middle distance. The lower part of the elevated flare stack, and other ground level works, would be heavily filtered by this vegetation. Elevated construction lighting would be perceptible if used during hours of darkness. Construction activity is likely to form a perceptible change in the view at this location. It would affect a small proportion of the view. The scale of change is judged to be **Small**.

Geographical extent of view affected

This view would be experienced by relatively few people across a **Small** geographical extent, due to the enclosed nature of views in this location.

Duration / reversibility

The change in the view would be **short-term** in duration and **reversible**.

Magnitude

Magnitude is judged to be **Small.**

Level of effect

An impact of **Small** magnitude upon **Medium** sensitivity receptor, is anticipated during construction, resulting in a **Minor Adverse (Not Significant)** effect.

Effect during operation (and maintenance)

Scale of impact

The Proposed Development would be visible in the middle distance to the north of the viewpoint. The 50m high elevated flare stack and the tops of some of the taller structures within the GPP would be visible above the vegetation in the middle distance. The lower-level structures within the GPP would be heavily filtered by middle distance vegetation, with glimpsed views through gaps in vegetation during winter months. The Proposed Development is likely to form a perceptible change in the view at this location; however, it would affect a small proportion of the view. The scale of change will be **Small**.

Viewpoint 4: View north from Yatehouse Lane, Yatehouse Green
Geographical extent of view affected This view would be experienced by relatively few people across a **Small** geographical area, due to the enclosed nature of views in this location.
Duration / reversibility The change in the view is considered to be **long-term** and **not reversible.**
Magnitude Magnitude is judged to be **Small**.
Level of effect An impact of **Small** magnitude upon a **Medium** sensitivity receptor, is anticipated during operation (and maintenance), resulting in a **Minor Adverse (significant)** effect.

TABLE 11.27 – VIEWPOINT 5

Viewpoint 5: View north-east from King Street		
Receptor type: Road	Direction of view: North-east	Distance from the site: 217 m
Description of baseline view Located along the A530 between Halfway House and Yewtree House. There are views through a field gate between roadside hedgerows north-east across flat pasture with trees and hedgerows surrounding the field. The views are generally enclosed in nature, with some more open areas where there are gaps in vegetation. In the middle distance, layers of vegetation filter any longer distance views although during winter months glimpsed views through middle distance vegetation towards farmland are afforded.		
Nature of receptor (sensitivity) This viewpoint is representative of people moving along the A530. Road users are of **Low** susceptibility. This view is of **Low** value, as it is an enclosed view over relatively indistinctive farmland, although likely to be valued by the local community. Sensitivity is judged to be **Low.**		

Viewpoint 5: View north-east from King Street

Effect during construction

Scale of impact

Construction activity would be visible in the middle distance to the north-east of the viewpoint. The construction of the 50m high elevated flare stack, including installation of cranes and staged erection of the elevated flare stack, would be visible in relatively open views on the skyline, including the lower portions of the stack, through a gap in middle distance vegetation. Elevated construction lighting would be perceptible if used during hours of darkness. Construction activity is likely to form a noticeable change in the view at this location. It would affect a small proportion of the view. The scale of change is judged to be **Medium**.

Geographical extent of view affected

This view would be experienced by relatively few people across a **Small** geographical extent, due to the enclosed nature of views in this location.

Duration / reversibility

The change in the view would be **short-term** in duration and **reversible**.

Magnitude

Magnitude is judged to be **Medium.**

Level of effect

An impact of **Medium** magnitude upon a **Low** sensitivity receptor, is anticipated during construction, resulting in a **Minor-Moderate Adverse (Not Significant)** effect.

Effect during operation (and maintenance)

Scale of impact

The Proposed Development would be visible in the middle distance to north-east of the viewpoint. The 50m high elevated flare stack would be visible on the skyline, in relatively open views, including the lower sections of the stack, through a gap in middle distance vegetation. The GPP, including lower-level buildings and structures, would be filtered by intervening vegetation, with some structures visible through gaps in the vegetation, particularly in winter months. The Proposed Development is likely to form a noticeable change in the view at this location and would affect a **Small** to **Medium** proportion of the view. The scale of change is judged to be **Medium**.

Viewpoint 5: View north-east from King Street
Geographical extent of view affected This view would be experienced by relatively few people across a **Small** geographical extent, due to the enclosed nature of views in this location.
Duration / reversibility The change in the view is considered to be **long-term** and **not reversible**.
Magnitude Magnitude is judged to be **Medium**.
Level of effect An impact of **Medium** magnitude upon **Low** sensitivity receptor, is anticipated during operation (and maintenance), resulting in a **Minor-Moderate Adverse (Not Significant)** effect.

TABLE 11.28 – VIEWPOINT 6

Viewpoint 6: Views east from London Road, Bostock Green		
Receptor type: Residential / Community / Road	Direction of view: East	Distance from the site: 2,428 m
Description of baseline view Located on London Road to the north-west of Bostock Green. There are views through a field gate between roadside hedgerows east across gently falling pasture towards the valley landscape of the River Dane. A wood pole line is visible cutting across the field in the foreground. In the middle distance, farmland and woodland within the low-lying Dane Valley are visible, with mature hedgerows and trees. Views are open, expansive, and elevated in nature. There are long distance views towards distant hills.		
Nature of receptor (sensitivity) The viewpoint is representative of people living and moving throughout the settlement of Bostock Green who are considered to be of **High** susceptibility to the Proposed Development. Road users are of a **Medium** susceptibility. The view is of **Medium** value, as it is an open view over a valley landscape, although undesignated. Sensitivity is judged to be **Medium**.		

Viewpoint 6: Views east from London Road, Bostock Green

Effect during construction

Scale of impact

Construction activity would be visible in the middle to long distance to the east of the viewpoint. The construction of the 50m high elevated flare stack, including installation of cranes and staged erection of the elevated flare stack would be visible above the woodland swathes particularly when not in leaf, during winter months. The lower part of the elevated flare stack, and other ground level works, would be heavily filtered and screened by this vegetation, including in winter months when trees are not in leaf. Elevated construction lighting would be perceptible if used during hours of darkness. Construction activity is likely be perceptible in the view at this location, although it would be at a distance and form a very small element in the view. It would affect a small proportion of the view, The scale of change is judged to be **Barely Perceptible**.

Geographical extent of view affected

The view would be experienced by an average number of people across a **Medium** geographical extent, due to the open nature of views in this location.

Duration / reversibility

The change in the view would be **short-term** in duration and **reversible**.

Magnitude

Magnitude is judged to be **Small.**

Level of effect

An impact of **Barely Perceptible** magnitude upon a **Medium** sensitivity receptor, is anticipated during construction, resulting in a **Minor Adverse (Not Significant)** effect.

Effect during operation (and maintenance)

Scale of impact

The Proposed Development would be visible in the middle to long distance to the east of the viewpoint. The 50m high elevated flare stack would be visible above the layers of vegetation, against a backdrop of distant hills. The GPP, including lower-level buildings and structures, would be screened by intervening vegetation including during winter months. The Proposed Development is likely to form a perceptible change in the view at this location although, it would be at a distance, affect a small proportion of

Viewpoint 6: Views east from London Road, Bostock Green
the view. This, combined with the narrow width of the stack would result in the scale if change being judged to be **Barely Perceptible.**
Geographical extent of view affected This view would be experienced by an average number of people across a **Medium** geographical extent, due to the open nature of views in this location.
Duration / reversibility The change in the view is considered to be **long-term** and **not reversible**.
Magnitude Magnitude is judged to be **Small.**
Level of effect An impact of **Barely Perceptible** magnitude upon **Medium** sensitivity receptor, is anticipated during operation (and maintenance), resulting in a **Minor Adverse (Not Significant)** effect.

11.9.2 SUMMARY OF RESIDUAL VISUAL EFFECTS

11.9.2.1 A summary of the effects on visual receptors and viewpoints are shown in **Table 11.29** below.

11.9.2.2 The introduction of a 50m tall elevated flare stack and changes to the GPP would increase the effects on views within the Study Area at both construction and operation, however these effects are not anticipated to be significant. There would be no additional significant effects on visual receptors as a result of the Proposed Development at construction or operation (and maintenance), when compared to the Consented Development.

TABLE 11.29 – SUMMARY OF VISUAL EFFECTS

Receptor	Sensitivity	Magnitude		Level of Effect	
		Construction	Operation	Construction	Operation
Residents of scattered farms and properties, including Bounday Farm, Drakelow Farm, Halfway House, Brownheyes Farm and Drakelow Hall Farm.	**Medium**	**Small**	**Small**	**Minor-Moderate Adverse (Not Significant)**	**Minor-Moderate Adverse (Not Significant)**
Residents of Lach Dennis	**Medium**	**Small**	**Small**	**Minor Adverse (Not Significant)**	**Minor Adverse (Not Significant)**
Residents of Byley	**Medium**	**Barely Perceptible**	**Barely Perceptible**	**Minor Adverse (Not Significant)**	**Minor Adverse (Not Significant)**
Residents of Yatehouse Green	**Medium**	**Small**	**Small**	**Minor Adverse (Not Significant)**	**Minor Adverse (Not Significant)**
Residents of Bostock Green	**Medium-High**	**Barely Perceptible**	**Barely Perceptible**	**Minor Adverse (Not Significant)**	**Minor Adverse (Not Significant)**
Recreational receptors along the Trent and Mersey Canal, including along the Cheshire Ring Canal Walk	**Medium-High**	**Barely Perceptible**	**Barely Perceptible**	**Minor Adverse (Not Significant)**	**Minor Adverse (Not Significant)**

Receptor	Sensitivity	Magnitude		Level of Effect	
		Construction	Operation	Construction	Operation
Recreational receptors using the Dane Valley Way long distance footpath	**Medium-High**	No effect	No effect	No effect	No effect
Recreational receptors using the local PRoW network, including Restricted Byway Byley RB7	**Medium**	**Small**	**Small**	**Minor Adverse (Not Significant)**	**Minor Adverse (Not Significant)**
Road receptors along the A530 King Street	**Low**	**Small**, increasing to **Medium** to the west of the Site	**Small**, increasing to **Medium** to the west of the Site	**Minor Adverse (Not Significant)**	**Minor Adverse (Not Significant)**
Road receptors along local roads, including Whatcroft Hall Road, Yatehouse Lane, Drakelow Lane and Crowders Lane.	**Medium-Low**	**Small**	**Small**	**Minor Adverse (Not Significant)**	**Minor Adverse (Not Significant)**
Viewpoint 1	**Medium**	**Small**	**Small**	**Minor Adverse (Not Significant)**	**Minor Adverse (Not Significant)**
Viewpoint 2	**Medium**	**Small**	**Small**	**Minor Adverse (Not Significant)**	**Minor Adverse (Not Significant)**

Receptor	Sensitivity	Magnitude		Level of Effect	
		Construction	Operation	Construction	Operation
Viewpoint 3	**Medium**	**Barely Perceptible**	**Barely Perceptible**	**Minor (Not Significant)**	**Minor (Not Significant)**
Viewpoint 4	**Medium**	**Small**	**Small**	**Minor Adverse (Not Significant)**	**Minor Adverse (Not Significant)**
Viewpoint 5	**Low**	**Medium**	**Medium**	**Minor-Moderate Adverse (Not Significant)**	**Minor-Moderate Adverse (Not Significant)**
Viewpoint 6	**Medium**	**Small**	**Small**	**Minor Adverse (Not Significant)**	**Minor Adverse (Not Significant)**

11.10 SUMMARY OF CUMULATIVE EFFECTS

11.10.1.1 The cumulative effects of impacts from the Proposed Development together with impacts from other planned projects or developments on the same resources and / or receptors are assessed in **Chapter 18, Cumulative Effects Assessment**.

11.10.1.2 The ES will summarise the conclusions of the Cumulative Effects Assessment (CEA) that are relevant to LVIA.

11.11 SUMMARY AND CONCLUSIONS

11.11.1.1 Of the 12 landscape receptors identified, all have been assessed as **Not Significant** at both construction and operation (and maintenance) with the exception of the Site itself. Significant landscape effects (moderate adverse) have been identified on the Site, localised to the north-west corner at the location of the GPP and 50m tall elevated flare stack, at both construction and operation.

11.11.1.2 The Site and LCA 10b Stublach Plain would be directly affected by the Proposed Development during construction and operation. Elsewhere effects on landscape receptors would be indirect and would be limited to glimpsed views. In all cases, the key characteristics of the landscape receptors are not anticipated to be substantially altered as a result of this.

11.11.1.3 No significant landscape effects were identified within the Consented Development application, however the Site was not assessed as a receptor. If the Site had been assessed for the Consented Development, effects would likely have been found to be significant due to the loss of physical landscape features and localised change to character. Otherwise, this assessment has found that there would be no additional significant effects on landscape receptors as a result of the Proposed Development at construction or operation (and maintenance), when compared to the Consented Development.

11.11.1.4 Of the six viewpoints and 10 visual receptor groups identified, effects on all have been assessed as **Not Significant** at both construction and operation (and maintenance).

11.11.1.5 Views within the Study Area, including in close proximity to the Site, are well enclosed by strong existing hedgerows and hedgerow trees which filter views towards the Proposed Development. Generally, views towards the Proposed Development during construction and operation would be well screened or filtered, with glimpses through gaps in vegetation towards the 50m high elevated flare stack and occasionally the GPP, afforded. The most open views would be afforded from the A530 King Street, however, receptors on this main road are of **Low** sensitivity, which results in a **Not Significant** effect. During winter months, views would be slightly more open and the construction activity or Proposed Development would be more

visible when the leaves are not in leaf. Winter conditions have been assumed within the assessments. It is anticipated there would be no additional significant effects on visual receptors as a result of the Proposed Development at construction or operation (and maintenance), when compared to the Consented Development.

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