Intermodal Logistics Park North Ltd

INTERMODAL LOGISTICS PARK NORTH (ILPN)

Intermodal Logistics Park North (ILPN) Strategic Rail Freight Interchange (SRFI)

Project reference TR510001

Preliminary Environmental Information Report (PEIR)

Appendix 10.5: Effects on Visual Receptors

October 2025

Planning Act 2008

The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017

This document forms a part of a Preliminary Environmental Information Report (PEIR) for the Intermodal Logistics Park North (ILPN) project.

A PEIR presents environmental information to assist consultees to form an informed view of the likely significant environmental effects of a proposed development and provide feedback.

This PEIR has been prepared by the project promoter, Intermodal Logistics Park North Ltd. The Proposed Development is described in Chapter 3 of the PEIR and is the subject of a public consultation.

Details of how to respond to the public consultation are provided at the end of Chapter 1 of the PEIR and on the project website:

https://www.tritaxbigbox.co.uk/our-spaces/intermodal-logistics-park-north/

This feedback will be taken into account by Intermodal Logistics Park North Ltd in the preparation of its application for a Development Consent Order for the project.

Appendix 10.5 ◆Landscape and Visual Impact Assessment Methodology

1.0 EFFECTS ON VISUAL RECEPTORS

1.1 PEIR Appendix 10.4: Effects at Viewpoints provides a thorough assessment of visual effects from 30 viewpoint locations within the Study Area of the Scheme. The representative viewpoint assessment therefore provides the basis upon which the overall visual effects of the Scheme have been assessed.

1.2 This document, PEIR Appendix 10.5, builds on the work carried out in PEIR Appendix 10.4 by providing a comprehensive schedule of visual receptors within the Study Area. The visual receptors are set out into the following main categories:

- people in residential properties. Within the study area this comprises towns, villages, small groups of properties and individual properties;
- users of public rights of way. Within the study area this comprises footpaths and a designated trail (the Sankey Valley Trail);
- people in employment sites, i.e. at their places of work; and
- people in vehicles when travelling along roads. Within the study area this comprises 'B-roads' or minor roads which connect settlements throughout the study area.

1.3 Each receptor, or group of receptors, identified is supported with the following information:

- name, location and details (e.g. number of properties and type);
- a description of the existing view; and
- an assessment of effect, including: susceptibility; value; scale of effect; extent of effect; duration of effect; and reversibility. Summary judgements regarding sensitivity and magnitude of effect are presented, and the level of effect resulting from the Scheme, and its significance on each assessed receptor.

1.4 The visual effects are presented during construction and operation of the Scheme.

1.5 Refer to PEIR Figures 10.5.2 and 10.5.3 which illustrates the location of the visual receptors.

2.0 VISUAL RECEPTORS

People in Residential Properties

Table 1.1 People in Residential Properties

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
R1	Hilbre, Hillcrest and Hollow Dene, Winwick Lane, WA3 7EW	3 detached houses	Adjacent to south-eastern boundary	High (**High** susceptibility and **Low** value)	Direct views of the A579 Winwick Lane in the foreground and new Parkside Link Road. The majority of the existing view comprises large arable fields to the north of A579, which are bound by wooden fencing and gapped hedgerows in poor condition. Existing views also include transport infrastructure the A579 - Winwick lane and the M6 motorway Winwick Interchange. The woodland belt on the west side of the M6 makes up the horizon to the west with further pockets of woodland visible on the horizon to the north at the former Parkside colliery, adjacent to the railway and around Highfield Moss SSI. Electrical pylons are visible. Long distance views extend to Winter Hill in the north east.	This receptor location would benefit from the screening effect of tree planting located within the proposed 'green corridor' along Winwick Lane.	Construction activity would be visible at close-distance. The construction of buildings within Zones A, B, D and Eon the eastern boundary would be most evident. The visual changes associated with the construction of the Proposed Development would result in substantial change to the quality and character of the available view to the north and north-west, with the change limited by the existing presence of a busy road interchange. The scale of visual effect would therefore be **Medium to High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium to Large**. Level of visual effect: **Major Adverse (Significant)**	At Year 0, buildings within Zones A, B, D and E would be most evident at close-range. The proposed earth bund on the eastern boundary of the Site would limit the view of truck movements within internal roads within the Proposed Development, however they may be glimpsed. The addition of the Proposed Development to the existing view, would result in substantial change to the quality and character of the available view at close-distance. The scale of visual effect would therefore be **Medium to High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Medium to Large**. Level of visual effect: **Major Adverse (Significant)**	By Year 15, proposed woodland planting on the eastern boundary would have reached an average of 8m in height and would further screen lower level activity within the Proposed Development, such as truck movements, particularly during summer months. The scale of visual effect would be **Medium** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Medium**. Level of visual effect: **Moderate to Major Adverse (Significant)**
R2	Sherbrooke, Winwick Lane WA3 7EW	1 detached house	Adjacent to eastern boundary	High (**High** susceptibility and **Low** value)	Direct views of the A579 Winwick Lane in the foreground and new Parkside Link Road. The majority of the existing view comprises large arable fields to the north of A579, which are bound by wooden fencing and gapped	This receptor location would benefit from the screening effect of tree planting located	Construction activity would be visible at close-distance. The construction of buildings within Zones A, B, D and E on the eastern boundary, would be most evident. The visual changes associated	At Year 0, buildings within Zones A, B, D and E would be most evident at close-range. The proposed earth bund on the eastern boundary of the Site would limit the view of truck movements within internal roads within the	By Year 15, proposed woodland planting on the eastern boundary would have reached an average of 8m in height and would further screen lower level activity within the Proposed Development,

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
					hedgerows in poor condition. A newly created drainage pond is visible with immature tree planting. Existing views also include transport infrastructure the A579 - Winwick lane, the M6 motorway Winwick Interchange and the roundabout connecting Winwick Lane with Parkside Road. The woodland belt on the west side of the M6 makes up the horizon to the west with further pockets of woodland visible on the horizon to the north at the former Parkside colliery, adjacent to the railway and around Highfield Moss SSI. Electrical pylons are visible. Long distance views extend to Winter Hill in the north east.	within the proposed 'green corridor' along Winwick Lane.	with the construction of the Proposed Development would result in substantial change to the quality and character of the available view to the north and north-west, with the change limited by the existing presence of a busy road interchange. The scale of visual effect would therefore be **Medium to High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium to Large**. Level of visual effect: **Major Adverse (Significant)**	Proposed Development, however they may be glimpsed. The addition of the Proposed Development to the existing view, would result in substantial change to the quality and character of the available view at close-distance. The scale of visual effect would therefore be **Medium to High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Medium to Large**. Level of visual effect: **Major Adverse (Significant)**	such as truck movements, particularly during summer months. The scale of visual effect would be **Medium** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Medium**. Level of visual effect: **Moderate to Major Adverse (Significant)**
R3	Oven Back Farm, Winwick Lane	1 detached house	Adjacent to eastern boundary	High (**High** susceptibility and **Low** value)	Direct views of the A579 Winwick Lane in the foreground. The majority of the existing view comprises large arable fields to the west of the A579, which are bound by wooden fencing and gapped hedgerows in poor condition. Existing views also include transport infrastructure the A579 - Winwick lane, the M6 motorway Winwick Interchange and the roundabout connecting Winwick Lane with Parkside Road. The woodland belt on the west side of the M6	This receptor location would benefit from the screening effect of tree planting located within the proposed 'green corridor' along Winwick Lane.	Construction activity would be visible at close-distance. The construction of buildings within Zones A, B, D and E on the eastern boundary, would be most evident. The visual changes associated with the construction of the Proposed Development would result in substantial change to the quality and character of the available view to the north and north-west, with the change limited by the existing presence of a busy road interchange. The scale of visual effect would therefore be **Medium to High**.	At Year 0, buildings within Zones A, B, D and E would be most evident at close-range. The proposed earth bund on the eastern boundary of the Site would limit the view of truck movements within internal roads within the Proposed Development, however they may be glimpsed. The addition of the Proposed Development to the existing view, would result in substantial change to the quality and character of the available view at close-	By Year 15, proposed woodland planting on the eastern boundary would have reached an average of 8m in height and would further screen lower level activity within the Proposed Development, such as truck movements, particularly during summer months. The scale of visual effect would be **Medium** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
					makes up the horizon to the west with further pockets of woodland visible on the horizon to the north at the former Parkside colliery, adjacent to the railway and around Highfield Moss SSI. Electrical pylons are visible. Long distance views extend to Winter Hill in the north east.		The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium to Large**. Level of visual effect: **Major Adverse (Significant)**	distance. The scale of visual effect would therefore be **Medium to High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Medium to Large**. Level of visual effect: **Major Adverse (Significant)**	landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Medium**. Level of visual effect: **Moderate to Major Adverse (Significant)**
R4	Oven Back Cottage, Winwick Lane	1 detached house	Adjacent to eastern boundary	High (**High** susceptibility and **Low** value)	Direct views of the A579 Winwick Lane, bound by hedgerow to the north, in the foreground. A single mature tree is visible growing in the field to the north of the hedgerow. The majority of the existing view comprises large arable fields to the north of A579, which are bound by gapped hedgerows in poor condition. The woodland belt on the west side of the M6 makes up the horizon to the west with further pockets of woodland visible on the horizon to the north at the former Parkside colliery, adjacent to the railway and around Highfield Moss SSI. Electrical pylons are visible. Long distance views extend to Winter Hill in the north east.	This receptor location would benefit from the screening effect of tree planting located within the proposed 'green corridor' along Winwick Lane.	Construction activity would be visible at close-distance. The construction of buildings within Zones A, B, D and Eon the eastern boundary, would be most evident. The visual changes associated with the construction of the Proposed Development would result in substantial change to the quality and character of the available view to the north and north-west, with the change limited by the existing presence of a busy road interchange. The scale of visual effect would therefore be **Medium to High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium to Large**. Level of visual effect: **Major Adverse (Significant)**	At Year 0, buildings within Zones A, B, D and E would be most evident at close-range. The proposed earth bund on the eastern boundary of the Site would limit the view of truck movements within internal roads within the Proposed Development, however they may be glimpsed. The addition of the Proposed Development to the existing view, would result in substantial change to the quality and character of the available view at close-distance. The scale of visual effect would therefore be **Medium to High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Medium to Large**. Level of visual effect: **Major Adverse (Significant)**	By Year 15, proposed woodland planting on the eastern boundary would have reached an average of 8m in height and would further screen lower level activity within the Proposed Development, such as truck movements, particularly during summer months. The scale of visual effect would be **Medium** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Medium**. Level of visual effect: **Moderate to Major Adverse (Significant)**
R5	Kenyon Hall	Multiple	Adjacent	High	Site and desk observations	This receptor	**No change** to the view from the	**No change** to the view from	**No change** to the view

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
	Farm, Winwick Lane	residential and commercial properties	to eastern boundary	(**High** susceptibility and **Low** value)	indicate that the residential property is located to the east of farm buildings and therefore there would be no direct views to the west and towards the Main Site. Kenyon Hall Farm is assessed again within the Employment Receptors, which considers the views from the wider property.	location would benefit from the screening effect of tree planting located within the proposed 'green corridor' along Winwick Lane.	residential property.	the residential property.	from the residential property.
R6	Morris's Farm and adjacent bungalow, Main Lane	Detached farm houses	Close to the eastern boundary	High (**High** susceptibility and **Low** value)	Oblique upper storey views from Morris's Farm and ground floor views from the adjacent bungalow. Views of the Site from the ground floor of Morris's Farm are obscured by existing vegetation directly to the west of the farm buildings. Views are across arable fields bound by hedgerows. Vehicles on the A579 Winwick Lane are evident to the south-west. The majority of the existing view comprises large arable fields to the west of A579, which are bound by gapped hedgerows in poor condition and a small block of woodland within one of the fields to the south-west and a lone Oak tree to the north-west. Existing views include transport infrastructure the A579 - Winwick lane,	This receptor location would benefit from the screening effect of tree planting located within the proposed 'green corridor' along Winwick Lane.	Construction activity would be visible at close-distance. The construction of buildings within Zones A, B, D and E on the eastern boundary, would be most evident. The visual changes associated with the construction of the Proposed Development would result in substantial change to the quality and character of the available view to the west, with the change limited by the existing presence of a busy road interchange. The scale of visual effect would therefore be **Medium to High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium to Large**. Level of visual effect: **Major Adverse (Significant)**	At Year 0, buildings within Zones A, B, D and E would be most evident at close-range. The proposed earth bund on the eastern boundary of the Site would limit the view of truck movements within internal roads within the Proposed Development, however they may be glimpsed. The addition of the Proposed Development to the existing view, would result in substantial change to the quality and character of the available view at close-distance. The scale of visual effect would therefore be **Medium to High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Medium to Large**. Level of visual effect: **Major**	By Year 15, proposed woodland planting on the eastern boundary, and on a field boundary to the west of this viewpoint, would have reached an average of 8m in height and would further screen lower level activity within the Proposed Development, such as truck movements, and the lower parts of buildings, with only the tops of buildings potentially visible, particularly during winter months when trees aren't in leaf. The scale of visual effect would reduce to **Medium** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall

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					Electrical pylons are visible.			**Adverse (Significant)**	magnitude of effect would be **Medium**. Level of visual effect: **Moderate Adverse (Not Significant)**
R7	14 Winwick Lane	1 Detached house	Approx 0.5km north of north-eastern boundary	High (**High** susceptibility and **Low** value)	The front of the property faces to the east, away from the Main Site and towards Winwick Lane. From the rear of the property there would be oblique views to the south-west towards the Main Site across open, expansive arable fields bound by wooden fencing and gapped hedgerows interspersed with taller shrubs. Woodland alongside the railway line and at Highfield Moss is evident in the centre of the view, with more distant tree cover alongside the M6 and at the former Parkside Colliery visible on the horizon to the west. The view also includes other man-made components visible within the landscape such as wind turbines, electrical pylons and telecommunications masts.	Linear belts of tree planting on the northern boundary, close to Newton Road	Construction activity would be visible at close-distance. The construction of buildings within Zones A, B, D and E on the eastern boundary, would be most evident. Considering that the view is oblique and from the rear of the property, the visual changes associated with the construction of the Proposed Development would result in minor change to the quality and character of the available view from this receptor. The scale of visual effect would therefore be **Low**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Small**. Level of visual effect: **Minor to Moderate Adverse (Not Significant)**	At Year 0, buildings within Zones A, B, D and E would be most evident at close-range. The addition of the Proposed Development to the existing view, would result in minor change to the quality and character of the available view at close-distance. The scale of visual effect would therefore be **Low**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Small**. Level of visual effect: **Minor to Moderate Adverse (Not Significant)**	By Year 15, proposed woodland planting on the northern boundary, close to Lane Head, would have reached an average of 8m in height and would further screen lower level activity within the western extent of the Proposed Development, such as rail movements, particularly during summer months. Based on a worst-case assessment that there would remain an oblique view of the Proposed Development from the receptor, the scale of visual effect would be **Low** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Small**. Level of visual effect: **Minor to Moderate Adverse (Not Significant)**
R8	2-12 Winwick	Terraced	Approx 0.6km	High	The front of the properties face to the east, away from	Linear belts of tree	Construction activity would be visible at close-distance. The	At Year 0, buildings within Zone E would be most	By Year 15, proposed woodland planting on the

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
	Lane	houses	north of north-eastern boundary	(**High** susceptibility and **Low** value)	the Main Site and towards Winwick Lane. Adjacent buildings and tree planting on the rear boundary of the property would limit views out, however particularly during winter months, from the rear of the properties there would be glimpsed, oblique views to the south-west. Views towards the Main Site would be across open, expansive arable fields bound by wooden fencing and gapped hedgerows interspersed with taller shrubs. Woodland alongside the railway line and at Highfield Moss is evident in the centre of the view, with more distant tree cover alongside the M6 and at the former Parkside Colliery visible on the horizon to the west. The view also includes other man-made components visible within the landscape such as wind turbines, electrical pylons and telecommunications masts.	planting on the northern boundary, close to Newton Road	construction of buildings within Zone E on the eastern boundary, would be most evident. Considering that the view is oblique and from the rear of the property, with trees to the rear and adjacent buildings providing screening of much of the Main Site, the visual changes associated with the construction of the Proposed Development would result in a visible but minor change to the quality and character of the available view to the south-west. The scale of visual effect would therefore be **Low**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Small**. Level of visual effect: **Minor to Moderate Adverse (Not Significant)**	evident at close-range. The addition of the Proposed Development to the existing view, would result in a visible but minor change to the quality and character of the available view to the south-west. The scale of visual effect would therefore be **Low**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Small**. Level of visual effect: **Minor to Moderate Adverse (Not Significant)**	northern boundary, close to Lane Head, would have reached an average of 8m in height and would further screen lower level activity within the western extent of the Proposed Development, such as rail movements, particularly during summer months. Based on a worst-case assessment that there would remain an oblique view of the Proposed Development from the receptor, the scale of visual effect would be **Low** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Small**. Level of visual effect: **Minor to Moderate Adverse (Not Significant)**
R9	307-319 Newton Road	Terraced houses	Approx 0.6km north of north-eastern boundary	High (**High** susceptibility and **Low** value)	The front of the properties face to the north, away from the Main Site and towards Newton Road. Tree planting on the rear boundary of the properties would limit views out, however particularly during winter months, from the rear of the properties there would be glimpsed, oblique views to the south-	Linear belts of tree planting on the northern boundary, close to Newton Road	Construction activity would be visible at close-distance. The construction of buildings within Zone E on the eastern boundarywould be most evident. Considering that the view is oblique and from the rear of the properties, with trees to the rear providing screening of much of	At Year 0, buildings within Zone E would be most evident at close-range. The addition of the Proposed Development to the existing view, would result in a visible but minor change to the quality and character of the available view to the south. The scale of visual effect	By Year 15, proposed woodland planting on the northern boundary, close to Lane Head, would have reached an average of 8m in height and would further screen lower level activity within the western extent of the Proposed Development, such as rail movements, particularly

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					west. Views towards the Main Site would be across open, expansive arable fields bound by wooden fencing and gapped hedgerows interspersed with taller shrubs. Woodland alongside the railway line and at Highfield Moss is evident in the centre of the view, with more distant tree cover alongside the M6 and at the former Parkside Colliery visible on the horizon to the west. The view also includes other man-made components visible within the landscape such as wind turbines, electrical pylons and telecommunications masts.		the Main Site, the visual changes associated with the construction of the Proposed Development would result in a visible but minor change to the quality and character of the available view to the south. The scale of visual effect would therefore be **Low to Medium**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Small to Medium**. Level of visual effect: **Moderate Adverse (Not Significant)**	would therefore be **Low to Medium**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Small to Medium**. Level of visual effect: **Moderate Adverse (Not Significant)**	during summer months. The scale of visual effect would be **Low** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Small**. Level of visual effect: **Minor to Moderate Adverse (Not Significant)**
R10	345 Newton Road	Detached house	Approx 0.6km north of north-eastern boundary	High (**High** susceptibility and **Low** value)	The front of the property faces to the north, away from the Main Site and towards Newton Road. Tree planting on the rear boundary of the property would limit views out, however particularly during winter months, from the rear of the properties there would be glimpsed, oblique views to the south-west. Views towards the Main Site would be across open, expansive arable fields bound by wooden fencing and gapped hedgerows interspersed with taller shrubs. Woodland alongside the railway line and at Highfield Moss is evident to the south, with more distant tree cover alongside the M6	Linear belts of tree planting on the northern boundary, close to Newton Road	Construction activity would be visible at close-distance. The construction of buildings within Zone E on the eastern boundarywould be most evident. Considering that the view is from the rear of the property, the visual changes associated with the construction of the Proposed Development would result in noticeable change to the quality and character of the available view to the south, with the change limited by the existing presence of a busy road interchange. The scale of visual effect would therefore be **Medium to High**. The construction period would be for ten years which is **Medium-**	At Year 0, buildings within Zone E would be most evident at close-range. The addition of the Proposed Development to the existing view, would result in noticeable change to the quality and character of the available view at close-distance. The scale of visual effect would therefore be **Medium to High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Medium to Large**. Level of visual effect: **Moderate to Major Adverse (Significant)**	By Year 15, proposed woodland planting just to the south of this receptor would have reached an average of 8m in height and would further screen lower level activity within the northern extent of the Proposed Development, particularly during summer months. The scale of visual effect would be **Low to Medium** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
					and at the former Parkside Colliery visible on the horizon to the west. The view also includes other man-made components visible within the landscape such as wind turbines, electrical pylons and telecommunications masts.		**term**. The overall magnitude of effect would be **Medium to Large**. Level of visual effect: **Moderate to Major Adverse (Significant)**		be **Small to Medium**. Level of visual effect: **Minor to Medium Adverse (Not Significant)**
R11	356-368 Newton Road	Detached houses (north side of road)	Approx 0.7km north of northern boundary	High (**High** susceptibility and **Low** value)	Direct views south towards the Main Site across Newton Road and a low hedgerow, then across open, expansive arable fields bound by gapped hedgerows interspersed with taller shrubs. The visible horizon is made up of woodland alongside the railway line and at Highfield Moss. Woodland alongside the railway line and at Highfield Moss is evident to the south, with more distant tree cover alongside the M6 and at the former Parkside Colliery visible on the horizon to the west. The view also includes other man-made components visible within the landscape such as wind turbines, electrical pylons and telecommunications masts.	Linear belts of tree planting on the northern boundary, close to Newton Road	Construction activity would be visible at close-distance. The construction of buildings within Zone E on the eastern boundarywould be most evident. The visual changes associated with the construction of the Proposed Development would result in highly prominent change to the quality and character of the available view to the south, with the change limited by the existing presence of a busy road interchange. The scale of visual effect would therefore be **High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Large**. Level of visual effect: **Major Adverse (Significant)**	At Year 0, buildings within Zone E would be most evident at close-range. The addition of the Proposed Development to the existing view, would result in a highly prominent change to the quality and character of the available view at close-distance. The scale of visual effect would therefore be **High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Large**. Level of visual effect: **Major Adverse (Significant)**	By Year 15, proposed woodland planting just to the south of these receptors would have reached an average of 8m in height and would further screen lower level activity within the northern extent of the Proposed Development, particularly during summer months. The scale of visual effect would be **Low to Medium** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Small to Medium**. Level of visual effect: **Minor to Moderate Adverse (Not Significant)**
R12	367-383 Newton Road	Semi-detached houses (south side of	Approx 0.6km north of northern	High (**High** susceptibility and	Direct views south from rear elevations towards the Main Site across open, expansive arable fields bound by gapped hedgerows	Linear belts of tree planting on the northern boundary,	Construction activity would be visible at close-distance. The construction of buildings within Zone E on the eastern boundary	At Year 0, buildings within Zone E would be most evident at close-range. The addition of the Proposed	By Year 15, proposed woodland planting just to the south of this receptor would have reached an average of 8m in height

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
		road)	boundary	**Low** value)	interspersed with taller shrubs to the east. The visible horizon is made up of woodland alongside the railway line and at Highfield Moss. The view also includes other man-made components visible within the landscape such as wind turbine, telecommunications masts, and the Manchester to Liverpool railway. Vegetation and trees to the rear of the properties and a group of trees to the rear of neighbouring properties to the west provides some limited screening of views south-west towards the Main Site.	close to Newton Road	would be most evident. Considering that the view is from the rear of the properties, the visual changes associated with the construction of the Proposed Development would result in noticeable change to the quality and character of the available view to the south, with the change limited by the existing presence of a busy road interchange. The scale of visual effect would therefore be **Medium**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium**. Level of visual effect: **Moderate to Major Adverse (Significant)**	Development to the existing view, would result in noticeable change to the quality and character of the available view at close-distance. The scale of visual effect would therefore be **Medium to High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Medium to Large**. Level of visual effect: **Moderate to Major Adverse (Significant)**	and would further screen lower level activity within the northern extent of the Proposed Development, particularly during summer months. The scale of visual effect would be **Low to Medium** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Small to Medium**. Level of visual effect: **Minor to Moderate Adverse (Not Significant)**
R13	The Old Stables, 397 Newton Road	Detached house	Approx 0.6km north of northern boundary	High (**High** susceptibility and **Low** value)	Direct views south from rear elevations towards the Main Site across open, expansive arable fields bound by gapped hedgerows interspersed with taller shrubs to the east. The visible horizon is made up of woodland alongside the railway line and at Highfield Moss. The view also includes other man-made components visible within the landscape such as the farm buildings at Highfield Farm, telecommunications masts, and the Manchester to Liverpool railway. The property is single storey and trees and vegetation to the	Linear belts of tree planting on the northern boundary, close to Newton Road	Construction activity would be visible at close-distance. The construction of buildings within Zone E on the eastern boundary would be most evident. Considering that the view is from the rear of the properties, the visual changes associated with the construction of the Proposed Development would result in noticeable change to the quality and character of the available view to the south, with the change limited by the existing presence of a busy road interchange. The scale of visual effect would therefore be **Medium to High**. The construction period would be	At Year 0, buildings within Zone E would be most evident at close-range. The addition of the Proposed Development to the existing view, would result in noticeable change to the quality and character of the available view at close-distance. The scale of visual effect would therefore be **Medium to High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Medium to Large**. Level of visual effect: **Moderate to Major Adverse**	By Year 15, proposed woodland planting just to the south of this receptor would have reached an average of 8m in height and would further screen lower level activity within the northern extent of the Proposed Development, particularly during summer months. The scale of visual effect would be **Low to Medium** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
					rear reduces visibility of the Site to the south and south-west.		for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium to Large**. Level of visual effect: **Moderate to Major Adverse (Significant)**	**(Significant)**	Development. The overall magnitude of effect would be **Small to Medium**. Level of visual effect: **Minor to Moderate Adverse (Not Significant)**
R14	Highfield Farm, Highfield Lane	Detached farm	Approx 0.5km north of northern boundary	High (**High** susceptibility and **Low** value)	It is assumed that the residential property is located at the south-western extent of the farm compound. Direct views south and south-west from rear elevations towards the Main Site across open, expansive arable fields bound to the south by the railway line. Woodland to the north of the railway and at Highfield Moss makes up the visible horizon. The view also includes other man-made components visible within the landscape such as a wind turbine, telecommunications masts, electrical pylons, the stack at the former Fiddlers Ferry power station and the Manchester to Liverpool railway. A small pocket of woodland to the rear of the property reduces visibility of the Site to the south.	Linear belts of tree planting just to the south of this receptor	Construction activity would be visible at close-distance. The construction of buildings within Zones C, D and E on the eastern boundary would be most evident. The visual changes associated with the construction of the Proposed Development would result in a substantial change to the quality and character of the available view to the south, with the change limited by the existing presence of a busy road interchange. The scale of visual effect would therefore be **High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Large**. Level of visual effect: **Major Adverse (Significant)**	At Year 0, buildings within Zones C, D and E would be most evident at close-range. The addition of the Proposed Development to the existing view, would result in substantial change to the quality and character of the available view at close-distance. The scale of visual effect would therefore be **High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Large**. Level of visual effect: **Major Adverse (Significant)**	By Year 15, proposed woodland planting just to the south of this receptor would have reached an average of 8m in height and would further screen lower level activity within the northern extent of the Proposed Development, particularly during summer months. The scale of visual effect would be **Low to Medium** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Small to Medium**. Level of visual effect: **Minor to Moderate Adverse (Not Significant)**
R15	Highfield Lane, WA3 1NX	Detached house	Approx 0.7km north of northern boundary	High (**High** susceptibility and **Low** value)	Direct views south towards the Main Site from rear elevations across open, expansive arable fields bound by gapped hedgerows interspersed with taller shrubs to the east. The	Linear belts of tree planting on the northern boundary, close to	Construction activity would be visible at close-distance. The construction of buildings within Zone E on the eastern boundary would be most evident. Considering that the view is	At Year 0, buildings within Zone Ewould be most evident at close-range. The addition of the Proposed Development to the existing view, would result in a visible	By Year 15, proposed woodland planting just to the south of this receptor would have reached an average of 8m in height and would further screen lower level activity within

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
					property is surrounded by tree cover which would limit views during summer months in particular. The visible horizon is made up of woodland alongside the railway line and at Highfield Moss. The view also includes other man-made components visible within the landscape such as the farm buildings at Highfield Farm, telecommunications masts, and the Manchester to Liverpool railway. The property is surrounded by trees and vegetation to the rear which reduces visibility of the Site to the south and south-west.	Newton Road	from the rear of the property, with trees to the rear providing screening of much of the Main Site, the visual changes associated with the construction of the Proposed Development would result in a visible but minor change to the quality and character of the available view to the south. The scale of visual effect would therefore be **Low to Medium**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Small to Medium**. Level of visual effect: **Moderate Adverse (Not Significant)**	but minor change to the quality and character of the available view to the south. The scale of visual effect would therefore be **Low to Medium**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Small to Medium**. Level of visual effect: **Moderate Adverse (Not Significant)**	the northern extent of the Proposed Development, particularly during summer months. The scale of visual effect would be **Low to Medium** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Small to Medium**. Level of visual effect: **Minor to Moderate Adverse (Not Significant)**
R16	430-450 Newton Road	Semi-detached houses	Approx 0.7km north of northern boundary	High (**High** susceptibility and **Low** value)	Direct views towards the Main Site across Newton Road, then across open arable fields rising gently to the south which are bound to the south by woodland alongside the railway line, the upper reaches of this woodland and at Highfield Moss make up the visible horizon. The view also includes other man-made components visible within the landscape such as agricultural buildings at Highfield Farm, telecommunications masts, and the Manchester to Liverpool railway. Tree cover in the vicinity of Highfield farm and a dense block of	Linear belts of tree planting on the northern boundary, close to Newton Road	Construction activity would be visible at close-distance. The construction of buildings within Zone E on the eastern boundary would be most evident. The visual changes associated with the construction of the Proposed Development would result in highly prominent change to the quality and character of the available view to the south, with the change limited by the existing presence of a busy road interchange. The scale of visual effect would therefore be **High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of	At Year 0, buildings within Zone Ewould be most evident at close-range. The addition of the Proposed Development to the existing view, would result in a highly prominent change to the quality and character of the available view at close-distance. The scale of visual effect would therefore be **High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Large**. Level of visual effect: **Major Adverse (Significant)**	By Year 15, proposed woodland planting just to the south of these receptors would have reached an average of 8m in height and would further screen lower level activity within the northern extent of the Proposed Development, particularly during summer months. The scale of visual effect would be **Low to Medium** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
					woodland to the south-west provide screening of views south-east and south-west towards the Main Site.		effect would be **Large**. Level of visual effect: **Major Adverse (Significant)**		Development. The overall magnitude of effect would be **Small to Medium**. Level of visual effect: **Minor to Moderate Adverse (Not Significant)**
R17	455-473 Newton Road	Detached houses	Approx 0.5km north of northern boundary	High (**High** susceptibility and **Low** value)	Direct views towards the Main Site from rear elevations across open, expansive arable fields bound by woodland to the south with further woodland at Highfield Moss make up the visible horizon. The view also includes other man-made components visible within the landscape such as electricity pylons, and the Manchester to Liverpool railway. Tree cover to the rear of neighbouring properties to the west and a dense block of woodland to the south-east provide screening of views south-east and south-west towards the Main Site.	Linear belts of tree planting on the northern boundary, close to Newton Road	Construction activity would be visible at close-distance. The construction of buildings within Zone E on the eastern boundarywould be most evident. Considering that the view is from the rear of the properties, the visual changes associated with the construction of the Proposed Development would result in noticeable change to the quality and character of the available view to the south, with the change limited by the existing presence of a busy road interchange. The scale of visual effect would therefore be **Medium to High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium to Large**. Level of visual effect: **Moderate to Major Adverse (Significant)**	At Year 0, buildings within Zone E would be most evident at close-range. The addition of the Proposed Development to the existing view, would result in noticeable change to the quality and character of the available view at close-distance. The scale of visual effect would therefore be **Medium to High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Medium to Large**. Level of visual effect: **Moderate to Major Adverse (Significant)**	By Year 15, proposed woodland planting just to the south of this receptor would have reached an average of 8m in height and would further screen lower level activity within the northern extent of the Proposed Development, particularly during summer months. The scale of visual effect would be **Low to Medium** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Small to Medium**. Level of visual effect: **Minor to Moderate Adverse (Not Significant)**
R18	Banks Farm, 473 Newton Road	Detached houses	Approx 0.5km north of northern boundary	High (**High** susceptibility and	Direct views from rear elevations towards the Main Site across flat, open and expansive arable fields which are bound to the south by woodland alongside the	Linear belts of tree planting on the northern boundary, close to	Construction activity would be visible at close-distance. The construction of buildings within Zone E on the eastern boundary would be most evident.	At Year 0, buildings within Zone Ewould be most evident at close-range. The addition of the Proposed Development to the existing	By Year 15, proposed woodland planting just to the south of this receptor would have reached an average of 8m in height and would further screen

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
				Low value)	railway line, the upper reaches of this woodland and further woodland at Highfield Moss make up the visible horizon. The view also includes other man-made components visible within the landscape such as Parkside Farm, electricity pylons and the Manchester to Liverpool railway. Tree and vegetation cover to the rear of the property as well as a dense block of woodland to the south-east, and a further smaller block of woodland to the south-west provide screening of views south-east and south-west towards the Main Site.	Newton Road	Considering that the view is from the rear of the properties, the visual changes associated with the construction of the Proposed Development would result in noticeable change to the quality and character of the available view to the south, with the change limited by the existing presence of a busy road interchange. The scale of visual effect would therefore be **Medium to High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium to Large**. Level of visual effect: **Moderate to Major Adverse (Significant)**	view, would result in noticeable change to the quality and character of the available view at close-distance. The scale of visual effect would therefore be **Medium to High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Medium to Large**. Level of visual effect: **Moderate to Major Adverse (Significant)**	lower level activity within the northern extent of the Proposed Development, particularly during summer months. The scale of visual effect would be **Low to Medium** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Small to Medium**. Level of visual effect: **Minor to Moderate Adverse (Not Significant)**
R19	Sandup Farm, Newton Road	Detached farm	Approx 0.4km north east of northern boundary	High (**High** susceptibility and **Low** value)	Direct views towards the Main Site across flat, open and expansive arable fields which are bound to the south by woodland alongside the railway line, the upper reaches of this woodland and further woodland at Highfield Moss make up the visible horizon. A block of woodland to the south of the farm is prominent in the foreground and restricts long-range views south. The view also includes other man-made components visible within the landscape such as electricity pylons and the Manchester to Liverpool railway. Tree and vegetation cover to the rear of the property as well as the dense	Linear belts of tree planting on the northern boundary, close to Newton Road	Construction activity would be visible at close-distance. The construction of buildings within Zone E on the eastern boundary would be most evident. Considering that the view is from the rear of the property, with trees to the rear providing screening of much of the Main Site, the visual changes associated with the construction of the Proposed Development would result in a visible but minor change to the quality and character of the available view to the south. The scale of visual effect would therefore be **Low to Medium**. The construction period would be for ten years which is **Medium-term**. The	At Year 0, buildings within Zone Ewould be most evident at close-range. The addition of the Proposed Development to the existing view, would result in a visible but minor change to the quality and character of the available view to the south. The scale of visual effect would therefore be **Low to Medium**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Small to Medium**. Level of visual effect: **Moderate Adverse (Not**	By Year 15, whilst long range views would be restricted, proposed woodland planting located to the south, south-east of this viewpoint, just to the north of the Main Site and the Liverpool-Manchester railway line, would have reached an average of 8m in height and would effectively screen much of the Proposed Development during both summer and winter months with only the very top levels potentially visible, particularly during winter months. The scale of visual effect

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					block of woodland to the south provide screening of views towards the Main Site however, glimpsed views are likely during winter months when trees are not in leaf, from upper storey windows.		overall magnitude of effect would be **Small to Medium**. Level of visual effect: **Moderate Adverse (Not Significant)**	**Significant)**	would be **Low to Medium** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Small to Medium**. Level of visual effect: **Minor to Medium Adverse (Not Significant)**
R20	524-562 Newton Road	Detached and semi-detached houses	Approx 0.3km north east of northern boundary	High (**High** susceptibility and **Low** value)	Direct views towards the Main Site across Newton Road and a low hedgerow, then across flat, open arable fields which are bound to the south by woodland alongside the railway line, the upper reaches of the woodland and further woodland at Highfield Moss make up the visible horizon. A block of woodland to the rear of Sandup Farm is prominent in the foreground and restricts long-range views south-east. A second block of woodland to the south-west encroaches in to the arable fields and further restricts long-range views in that direction. Also visible are other man-made components within the landscape such as agricultural buildings, electricity pylons, and the Manchester to Liverpool railway. Tree cover in the vicinity of Sandup farm and the dense blocks of woodland	Linear belts of tree planting on the northern boundary, close to Newton Road	Construction activity would be visible at close-distance. The construction of buildings within Zones C, D and E on the eastern boundarywould be most evident. The visual changes associated with the construction of the Proposed Development would result in highly prominent change to the quality and character of the available view to the south, with the change limited by the existing presence of a busy road interchange. The scale of visual effect would therefore be **High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Large**. Level of visual effect: **Major Adverse (Significant)**	At Year 0, buildings within Zones C, D and Ewould be most evident at close-range. The addition of the Proposed Development to the existing view, would result in a highly prominent change to the quality and character of the available view at close-distance. The scale of visual effect would therefore be **High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Large**. Level of visual effect: **Major Adverse (Significant)**	By Year 15, whilst long range views would be restricted, proposed woodland planting located to the south, south-east of this viewpoint, just to the north of the Main Site and the Liverpool-Manchester railway line, would have reached an average of 8m in height and would effectively screen much of the Proposed Development during both summer and winter months with only the very top levels potentially visible, particularly during winter months. The scale of visual effect would be **Low to Medium** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
					to the south-west and south-east provide screening of views south-east and south-west towards the Main Site, although glimpsed views are likely during winter months when trees are not in leaf, from upper storey windows.				Development. The overall magnitude of effect would be **Small to Medium**. Level of visual effect: **Minor to Moderate Adverse (Not Significant)**
R21	Banastre Drive, WA12 8BE	Detached and semi-detached houses	Approx 0.9km west of western boundary	High (**High** susceptibility and **Low** value)	Receptor 21 represents properties located directly to the west of the West Coast Mainline. Generally oblique views from upper storey windows to the east, in the direction of the allocated Parkside West site, which occupies the former Parkside Colliery and, prior to site clearance for the Parkside West development, comprises unmanaged scrub and tree cover. The Western Rail Chord part of the DCO Site is separated from the receptors by the West Coast Main Line and a Network Rail access track. Tree located directly beside the properties, to the west of the West Coast Mainline screen much of the view of the DCO Site. Also visible are other man-made components within the landscape such as the infrastructure associated with railway.	Linear belt of tree planting between the West Coast Mainline and the proposed Western Rail Chord	Construction activity related to the Western Rail Chord would be glimpsed at close-distance. Whilst there would be clearance of trees and scrub vegetation within the Site, trees located to the east of the properties, beside the properties and also the West Coast Mainline, would limit views into the construction activity, even during winter months. The visual changes associated with the construction of the Proposed Development would comprise a visible, but only minor element within the view, without materially affecting the overall quality and/or character of the available view. The scale of visual effect would therefore be **Low**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Small**. Level of visual effect: **Minor Adverse (Not Significant)**	Trains and gantries within the proposed Western Rail Chord would be glimpsed at close-distance. Whilst there would be clearance of trees and scrub vegetation within the Site, trees located to the east of the properties, beside the properties and also the West Coast Mainline, would limit views into the Site, even during winter months. The visual changes associated with the construction of the Proposed Development would comprise a visible, but only minor element within the view, without materially affecting the overall quality and/or character of the available view. The scale of visual effect would therefore be **Low**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Small**. Level of visual effect: **Minor Adverse (Not Significant)**	By Year 15, proposed native tree planting located to the west of the proposed Western Rail Chord would have matured to the extent that it would provide additional screening. However, based on a worst-case assessment of effects during winter months, the scale of visual effect would remain **Low** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Small**. Level of visual effect: **Minor Adverse (Not Significant)**
R22	Whitefield	Terraced	0.1km of	High	Receptor 51 represents	Linear belt of	Upper storey rear views towards	There would likely be views	Whilst mitigation planting

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	Avenue	houses	the western boundary	(**High** susceptibility and **Low** value)	properties located directly to the west of the West Coast Mainline. Generally views from rear upper storey windows to the east, in the direction of the allocated Parkside West site, which occupies the former Parkside Colliery and, prior to site clearance for the Parkside West development, comprises unmanaged scrub and tree cover. The Western Rail Chord part of the DCO Site is separated from the receptors by the West Coast Main Line and a Network Rail access track. Tree located directly beside the properties, to the west of the West Coast Mainline screen much of the view of the DCO Site. Also visible are other man-made components within the landscape such as the infrastructure associated with railway.	tree planting between the West Coast Mainline and the proposed Western Rail Chord	construction activity within the Western Rail Chord part of the DCO Site would be evident at close range. This would involve vegetation clearance and earthworks. Glimpsed views of construction activity within the Main Site would be possible, above the intervening tree line. Crane activity and the construction of the warehouses would be glimpsed. The proposed Parkside West development will also be evident in views, reducing the change due to the Proposed Development. The visual changes associated with the construction of the Proposed Development would form a noticeable element within the view from the rear of properties. The change is limited by the presence of the West Coast Mainline in the immediate foreground. The scale of visual effect would therefore be **Medium** at most. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium**. Combining all of these considerations, the level of visual effect on this receptor during construction is considered to be **Moderate Adverse (Not Significant)**	of the tops of freight trains and associated OHLE gantries within the Western Rail Chord part of the DCO Site would be evident at close range. Glimpsed views of the tops of warehouses would be possible from this location. The proposed Parkside West development will also be evident in views, reducing the change due to the Proposed Development. The visual changes associated with the operation of the Proposed Development would form a noticeable element within the view from the rear of properties. The change is limited by the presence of the West Coast Mainline in the immediate foreground. The scale of visual effect would therefore be **Medium** at most. The operational period would be **Long-term**. The overall magnitude of effect would be **Medium**. Level of visual effect: **Moderate Adverse (Not Significant)**	may reduce the visual influence of the Western Rail Chord, it would not alter the view of the tops of the maximum 30m high warehouse buildings, the Year 0 assessment also applies at Year 15. The overall magnitude of effect would remain as **Medium** and the level of visual effect would remain as **Minor to Moderate Adverse (Not Significant).**
R23	New Hey	Detached	Approx	High	Both of these farms are	No mitigation	Glimpsed views of construction	Glimpsed views of the tops of	Given that mitigation

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
	Farm (WA12 8DT) and Cop Holt Farm (WA2 8SH)	Farms	0.7km south of southern boundary	(**High** susceptibility and **Low** value)	understood to have the residential property located at the eastern extent of the farm compounds and the slightly elevated position of the farm is assumed to afford views out to the east and north-east, in the direction of the Site. Views initially would be to the north-east and of Parkside West which occupies the former Parkside Colliery. Intervening trees and vegetation restrict views of the Site to the north-east. Other man-made features which are visible include electricity pylons, properties on Winwick Road and Cop Holt Wood Stables. Tree and vegetation cover to the south of the site feature prominently in the view.	proposed for this view.	activity would be possible, above the intervening tree line. Crane activity and the construction of the warehouses would be glimpsed. The proposed Parkside West development will also be evident in views, reducing the change due to the Proposed Development. The visual changes associated with the construction of the Proposed Development would form a visible, but only minor element within the view and not result in notable change to the quality and character of the available view. The scale of visual effect would therefore be **Low** at most. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Small**. Combining all of these considerations, the level of visual effect on this receptor during construction is considered to be **Minor Adverse (Not Significant)**	warehouses would be possible from this location. The proposed Parkside West development will also be evident in views, reducing the change due to the Proposed Development. The visual changes associated with the Proposed Development would form a visible, but only minor element within the view and not result in notable change to the quality and character of the available view. The scale of visual effect would therefore be **Low** at most. The operational period would be **Long-term**. The overall magnitude of effect would be **Small**. Level of visual effect: **Minor Adverse (Not Significant)**	planting would not alter the view of the tops of the maximum 30m high warehouse buildings, at both Year 15, the Year 0 assessment also applies at Year 15. The overall magnitude of effect would remain as **Small** and the level of visual effect would remain as **Minor Adverse (Not Significant)**
R24	Hermitage Farm, Hermitage Green Lane	Detached houses	Approx 0.7km south-east of southern boundary	High (**High** susceptibility and **Low** value)	Direct views towards the Site to the east and indirect views to the north of Parkside West which occupies the former Parkside Colliery. Intervening trees and vegetation restrict views of the Site to the north. Other man-made features which are visible include electricity pylons, and	No mitigation proposed for this view.	Glimpsed views of construction activity would be possible, above the intervening tree line. Crane activity and the construction of the warehouses would be glimpsed. The proposed Parkside West development will also be evident in views, reducing the change due to the Proposed	Glimpsed views of the tops of warehouses would be possible from this location. The proposed Parkside West development will also be evident in views, reducing the change due to the Proposed Development. The visual changes associated	Given that mitigation planting would not alter the view of the tops of the maximum 30m high warehouse buildings, the Year 0 assessment also applies at Year 15. The overall magnitude of effect would remain as **Low** and the level of visual effect

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
					agricultural buildings at Woodhead Farm. Tree and vegetation cover to the south of the Parkside West feature prominently in the view. Possible glimpsed views from upper storeys in winter when trees are not in leaf. The relatively elevated position of this receptor enables views of the eastern part of the Site, especially during winter.		Development. The visual changes associated with the construction of the Proposed Development would form a visible, but only minor element within the view and not result in notable change to the quality and character of the available view. The scale of visual effect would therefore be **Low** at most. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Small**. Combining all of these considerations, the level of visual effect on this receptor during construction is considered to be **Minor Adverse (Not Significant)**	with the Proposed Development would form a visible, but only minor element within the view and not result in notable change to the quality and character of the available view. The scale of visual effect would therefore be **Low** at most. The operational period would be **Long-term**. The overall magnitude of effect would be **Small**. Level of visual effect: **Minor Adverse (Not Significant)**	would remain as **Minor Adverse (Not Significant)**
R25	Woodhead Farm, Sycamore Lodge	Detached Farm	Approx 0.2km south-west of southern boundary	High (**High** susceptibility and **Low** value)	Direct views towards the Site to the north, north-east and east across grass fields and the M6 motorway, which is in cutting. Intervening trees to the east provide some screening of views of the Site. Indirect views to the north-west of Parkside West which occupies the former Parkside Colliery. Intervening trees and vegetation restrict views of the Site to the north-west. Vegetation and tree cover in the vicinity of the receptor and around Woodhead Farm and Parkside Road filter views to the north and north-east. Properties on the east side of	No mitigation proposed for this view.	Construction activity would be visible at close-distance, albeit all ground level activity would be screened by intervening tree and hedgerow cover. The construction of buildings within Zones A and F on the western boundary of the Main Sitewould be most evident. Whilst the construction activity would be evident within a relatively wide view to the east and north-east, it would not disrupt existing views to the south and west. The visual changes associated with the construction of the Proposed Development would form a	At Year 0, buildings within Zones A and Fwould be most evident. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape. The design of the Proposed Development, with warehouses located beside the M6, would limit the view of internal activity, such as the rail freight terminal and truck movements. The addition of the Proposed Development to the existing view, would form a dominant	By Year 15, proposed woodland planting on the western boundary would have reached an average of 8m in height, however it would not alter the view of the tops of proposed warehouse buildings. At Year 15 of operation and beyond, the scale of visual effect would remain as **High** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
					Parkside Road experience more open and expansive views of the Site. Other man-made features which are visible include the M6 motorway, new Parkside Road junction, electricity pylons, and agricultural buildings. Tree and vegetation cover to the south of the Parkside West feature prominently in views to the north-west.		dominant element within the view and result in noticeable change to the quality and character of the available view to the west. The scale of visual effect would therefore be **High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Large**. Combining all of these considerations, including the Low sensitivity of the receptors, the level of visual effect on this receptor during construction is considered to be **Major Adverse (Significant)**.	element within the view to the east and north-east and result in noticeable change to the quality and character of the available view. Whilst the lower extent of the Proposed Development, including the base of the proposed 30 m high buildings, would be screened by tree cover to the east of the viewpoint, close to the M6 motorway, the tops of buildings would remain evident above the tree line during all seasons. The scale of visual effect would therefore be **High**. The duration of effect, up to Year 15, would be Long-term. The overall magnitude of effect would be **Large**. Considering the High sensitivity of the receptors, the level of effect at Year 0 is considered to be **Major Adverse (Significant)**.	Development. The worst-case magnitude of effect would remain as **Large** and the level of effect at Year 15 would remain as **Major Adverse (Significant)**.
R26	Golborne Road, WA2 8SP	Detached house	Approx 0.5km south-west of southern boundary	High (**High** susceptibility and **Low** value)	Direct views from the rear of the properties towards the Site to the north-east and east across agricultural land and the M6 motorway, which is in cutting. Indirect views to the north-west of Parkside West, which occupies the former Parkside Colliery. Vegetation and tree cover in the vicinity of the receptor and around Rosemount Farm as well as the topography of the relatively lower lying ground limit direct views of the site to the east and north-east. Other man-made	No mitigation proposed for this view.	Construction activity would be visible at close-distance, albeit all ground level activity would be screened by intervening tree and hedgerow cover. The construction of buildings within Zones A and F on the western boundary of the Main Sitewould be most evident, albeit nearby landform undulations and tree cover would limit this. Whilst the construction activity would be evident within a relatively wide view to the east and north-east, it would not disrupt existing views to the	At Year 0, buildings within Zones A and F would be most evident. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape, including nearby landform undulations and tree cover would limit this. The design of the Proposed Development, with warehouses located beside the M6, would limit the view of internal activity, such as the rail freight terminal and	By Year 15, proposed woodland planting on the western boundary would have reached an average of 8m in height, however it would not alter the view of the tops of proposed warehouse buildings. At Year 15 of operation and beyond, the scale of visual effect would remain as **Medium** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
					features which are visible include the M6 motorway, electricity pylons, and agricultural buildings at Woodhead Farm. Tree and vegetation cover to the south of the Parkside West feature prominently in views to the north-west with possible glimpsed views from upper storeys of Parkside West in winter when trees are not in leaf.		south and west. The visual changes associated with the construction of the Proposed Development would form an obvious element within the view at medium-distance and result in notable change to the quality and character of the available view to the west. The scale of visual effect would therefore be **Medium**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium**. Combining all of these considerations, including the Low sensitivity of the receptors, the level of visual effect on this receptor during construction is considered to be **Moderate Adverse (Not Significant)**.	truck movements. The addition of the Proposed Development to the existing view, would form a conspicuous element within part of the view to the east and result in notable change to the quality and character of the available view, albeit at long-distance. Whilst the lower extent of the Proposed Development, including the base of the proposed 30 m high buildings, would be screened by tree cover to the east of the receptor, close to the M6 motorway, the tops of buildings would remain evident above the tree line during all seasons. The scale of visual effect would therefore be **Medium**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Medium**. The level of effect at Year 0 is considered to be **Moderate Adverse (Not Significant)**.	landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Medium** and the worst-case level of effect at Year 15 would remain as **Moderate Adverse (Not Significant)**.
R27	Rosemount Farm, Golborne Road	Detached Farm	Approx 0.5km south-west of southern boundary	High (**High** susceptibility and **Low** value)	Direct views towards the Main Site to the east and north-east across open, agricultural land and the M6 motorway, which is in cutting. Indirect views to the north-west of Parkside West which occupies the former Parkside Colliery with the intervening trees and vegetation restricting views of that Site. Vegetation in the	No mitigation proposed for this view.	Construction activity would be visible at close-distance, albeit all ground level activity would be screened by intervening tree and hedgerow cover. The construction of buildings within Zones A and F on the western boundary of the Main Sitewould be most evident, albeit nearby landform undulations and tree cover would limit this.	At Year 0, buildings within Zones A and F would be most evident. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape, including nearby landform undulations and tree cover would limit this. The design of the Proposed	By Year 15, proposed woodland planting on the western boundary would have reached an average of 8m in height, however it would not alter the view of the tops of proposed warehouse buildings. At Year 15 of operation and beyond, the scale of visual effect would remain

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
					vicinity of the receptor around Rosemount Farm and alongside the M6 filters views to the east and north-east, with the low-lying topography limiting direct views of the Site. Other man-made features which are visible include the M6 motorway, electricity pylons, and agricultural buildings at Woodhead Farm.		Whilst the construction activity would be evident within a relatively wide view to the east and north-east, it would not disrupt existing views to the south and west. The visual changes associated with the construction of the Proposed Development would form an obvious element within the view at medium-distance and result in notable change to the quality and character of the available view to the west. The scale of visual effect would therefore be **Medium**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium**. Combining all of these considerations, including the Low sensitivity of the receptors, the level of visual effect on this receptor during construction is considered to be **Moderate Adverse (Not Significant)**.	Development, with warehouses located beside the M6, would limit the view of internal activity, such as the rail freight terminal and truck movements. The addition of the Proposed Development to the existing view, would form a conspicuous element within part of the view to the east and result in notable change to the quality and character of the available view, albeit at long-distance. Whilst the lower extent of the Proposed Development, including the base of the proposed 30 m high buildings, would be screened by tree cover to the east of the receptor, close to the M6 motorway, the tops of buildings would remain evident above the tree line during all seasons. The scale of visual effect would therefore be **Medium**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Medium**. The level of effect at Year 0 is considered to be **Moderate Adverse (Not Significant)**.	as **Medium** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Medium**. The worst-case level of effect at Year 15 would remain as **Moderate Adverse (Not Significant)**.
R28	Highfields, Waterworks Lane	Detached Farm	Approx 0.5km south-west of southern	High (**High** susceptibility and	Direct views towards the Main Site to the east across flat, open and expansive agricultural fields with gapped hedgerows and trees and the M6 motorway, which	No mitigation proposed for this view.	Construction activity would be visible at close-distance, albeit all ground level activity would be screened by intervening tree and hedgerow cover. The construction of buildings within	At Year 0, buildings within Zones A and Fwould be most evident. The lower parts of the Proposed Development would be screened by existing tree and hedgerow	By Year 15, proposed woodland planting on the western boundary would have reached an average of 8m in height, however it would not alter the view of

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
			boundary	**Low** value)	is in cutting. Indirect views to the north-west of Parkside West which occupies the former Parkside Colliery with the intervening trees and vegetation restricting views of that Site. Other man-made features which are visible include the M6 motorway, electricity pylons, and telecommunications masts. Limited screening of the Site from intervening vegetation along field boundaries and parallel to the M6 to the north. Vegetation in the vicinity of Highfields will provide some filtering of views.		Zones A and F on the western boundary of the Main Sitewould be most evident, albeit tree beside the property would limit this. Whilst the construction activity would be evident within a relatively wide view to the east and north-east, it would not disrupt existing views to the south and west. The visual changes associated with the construction of the Proposed Development would form an obvious element within the view at medium-distance and result in notable change to the quality and character of the available view to the west. The scale of visual effect would therefore be **Medium**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium**. Combining all of these considerations, including the Low sensitivity of the receptors, the level of visual effect on this receptor during construction is considered to be **Moderate Adverse (Not Significant)**.	cover in the intervening landscape, including nearby landform undulations and tree cover would limit this. The design of the Proposed Development, with warehouses located beside the M6, would limit the view of internal activity, such as the rail freight terminal and truck movements. The addition of the Proposed Development to the existing view, would form a conspicuous element within part of the view to the east and result in notable change to the quality and character of the available view, albeit at long-distance. Whilst the lower extent of the Proposed Development, including the base of the proposed 30 m high buildings, would be screened by tree cover to the east of the receptor, close to the M6 motorway, the tops of buildings would remain evident above the tree line during all seasons. The scale of visual effect would therefore be **Medium**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Medium**. The level of effect at Year 0 is considered to be **Moderate Adverse (Not Significant)**.	the tops of proposed warehouse buildings. At Year 15 of operation and beyond, the scale of visual effect would remain as **Medium** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Medium**. The worst-case level of effect at Year 15 would remain as **Moderate Adverse** (Not Significant).

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
R29	Southworth Hall and Farm	Detached houses and farm	Approx 0.9km south-east of southern boundary	High (**High** susceptibility and **Low** value)	Direct, longer-range views to the north-west across open, expansive arable fields bound by hedgerows. Mature tree cover in the vicinity of Southworth Hall is assumed to provide some screening of views to the west and north-west. The land rises gently to the north, with a partially wooded horizon. Intervening vegetation and pockets of woodland along field boundaries and woodland near the new junction of Winwick Lane and Parkside Road limits visibility of the site with the topography further reducing the availability of direct views. Other man-made features which are visible include the M6 motorway, properties along Winwick Lane, a sand quarry, electricity pylons, and telecommunications masts. Vegetation in the vicinity of Southworth Hall will provide some filtering of views.	This receptor would benefit from the screening effect of tree planting located within the proposed 'green corridor' along Winwick Lane.	Construction activity would be visible at long-distance, partially screened by adjacent and intervening tree and hedgerow cover. The construction of buildings within Zones A, B, D and E on the eastern boundary would be most evident, as would the eastern extent of the rail terminal and gantries. The visual changes associated with the construction of the Proposed Development would form a prominent element within the view and result in notable change to the quality and character of the available view to the west. The scale of visual effect would therefore be **Medium**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium**. Combining all of these considerations, the level of visual effect on this receptor during construction is considered to be **Moderate Adverse (Not Significant).**	At Year 0, buildings within Zones A, B, D and E would be most evident, as would the eastern extent of the rail terminal and gantries. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape. The proposed earth bund on the eastern boundary of the Site would limit the view of truck movements within internal roads within the Proposed Development, however they may be glimpsed, particularly during winter months when trees aren't in leaf. The addition of the Proposed Development to the existing view, would form a prominent element within the view to the west and result in notable change to the quality and character of the available view, albeit at long-distance. At Year 0, there would likely be greater screening of the lower levels of the Proposed Development during summer months, however this assessment assesses the worst-case scenario, during winter months, and the 30 m high buildings would remain evident above the tree line during all seasons. The scale of visual effect would	By Year 15, proposed woodland planting on the eastern boundary would have reached an average of 8m in height and would further screen lower level activity within the Proposed Development, such as truck movements. At Year 15 of operation and beyond, the scale of visual effect would be **Medium** and it is considered to be **Long-term.** The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Medium**. The worst-case level of effect at Year 15 would remain as **Moderate Adverse (Not Significant)**.

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
								therefore be **Medium**. The duration of effect, up to Year 15, would be Long-term. The overall magnitude of effect would be **Medium**. The level of effect at Year 0 is considered to be **Moderate Adverse (Not Significant).**	
R30	245-251 Southworth Lane	Semi-detached houses	Approx 1km south-east of southern boundary	High (**High** susceptibility and **Low** value)	Direct, longer-range views of the south of the Site to the north across arable fields bound by hedgerows. The land rises gently to the north, with a block of woodland to the north near to the Sand Quarry prominent in the middle of the view. Intervening vegetation and the block of woodland north to the north limits visibility of the site with the topography further reducing the availability of direct views. Other man-made features which are visible include the M6 motorway, Southworth Hall and Farm, a sand quarry, and electricity pylons. Vegetation in the vicinity of vicinity of the receptor will provide some filtering of views.	This receptor would benefit from the screening effect of tree planting located within the proposed 'green corridor' along Winwick Lane.	Construction activity would be visible at long-distance, partially screened by intervening tree and hedgerow cover. The construction of buildings within Zones A, B, D and E on the eastern boundary would be most evident, as would the eastern extent of the rail terminal and gantries. Whilst the construction activity would be evident within a relatively wide view to the west, it would not disrupt existing views to the north, south and east. The visual changes associated with the construction of the Proposed Development would form a prominent element within the view and result in notable change to the quality and character of the available view to the west. The scale of visual effect would therefore be **Medium**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium**. Combining all of these considerations, the level of	At Year 0, buildings within Zones A, B, D and E would be most evident, as would the eastern extent of the rail terminal and gantries. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape. The proposed earth bund on the eastern boundary of the Site would limit the view of truck movements within internal roads within the Proposed Development, however they may be glimpsed, particularly during winter months when trees aren't in leaf. The addition of the Proposed Development to the existing view, would form a prominent element within the view to the west and result in notable change to the quality and character of the available view, albeit at long-distance. At Year 0, there would likely be greater screening of the lower levels	By Year 15, proposed woodland planting on the eastern boundary would have reached an average of 8m in height and would further screen lower level activity within the Proposed Development, such as truck movements. At Year 15 of operation and beyond, the scale of visual effect would be **Medium** and it is considered to be Long-term. The effect is considered to be Irreversible due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Medium**. The worst-case level of effect at Year 15 would remain as **Moderate Adverse (Not Significant)**.

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
							visual effect on this receptor during construction is considered to be **Moderate Adverse (Not Significant).**	of the Proposed Development during summer months, however this assessment assesses the worst-case scenario, during winter months, and the 30 m high buildings would remain evident above the tree line during all seasons. The scale of visual effect would therefore be **Medium**. The duration of effect, up to Year 15, would be Long-term. The overall magnitude of effect would be **Medium**. The level of effect at Year 0 is considered to be **Moderate Adverse (Not Significant)**.	
R31	Cockshot Farm and houses, Smithy Brow	Detached farm and houses	Approx 1.3km south-east of southern boundary	High (**High** susceptibility and **Low** value)	Direct, long-range views of the south of the Site to the north across open, expansive arable fields bound by hedgerows. The land rises gently to the north, with a partially wooded horizon. Intervening vegetation and pockets of woodland along field boundaries and woodland near the new junction of Winwick Lane and Parkside Road limits visibility of the site with the topography further reducing the availability of direct views. Other man-made features which are visible include the M6 motorway, properties along Winwick Lane, and a Sand Quarry. Vegetation in the vicinity of Southworth Lane will provide	This receptor would benefit from the screening effect of tree planting located within the proposed 'green corridor' along Winwick Lane.	Whilst there would be possible screening by stable buildings adjacent, construction activity would be visible at long-distance, partially screened by intervening tree and hedgerow cover. The construction of buildings within Zones A, B, D and E on the eastern boundary would be most evident, as would the eastern extent of the rail terminal and gantries. Whilst the construction activity would be evident to the west, it would be partly screened by adjacent farm buildings. The visual changes associated with the construction of the Proposed Development would form a prominent element within the view and result in notable change to the quality	At Year 0, buildings within Zones A, B, D and E would be most evident, as would the eastern extent of the rail terminal and gantries. However, it would be partly screened by adjacent farm buildings and the lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape. The proposed earth bund on the eastern boundary of the Site would further limit the view of truck movements within internal roads within the Proposed Development, however they may be glimpsed, particularly during winter months when trees	By Year 15, proposed woodland planting on the eastern boundary would have reached an average of 8m in height and would further screen lower level activity within the Proposed Development, such as truck movements. At Year 15 of operation and beyond, the scale of visual effect would be **Medium** and it is considered to be Long-term. The effect is considered to be Irreversible due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
					some filtering of views.		and character of the available view to the west. The scale of visual effect would therefore be **Medium**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium**. Combining all of these considerations, the level of visual effect on this receptor during construction is considered to be **Moderate Adverse (Not Significant).**	aren't in leaf. The addition of the Proposed Development to the existing view, would form a prominent element within the view to the west and result in notable change to the quality and character of the available view, albeit at long-distance. At Year 0, there would likely be greater screening of the lower levels of the Proposed Development during summer months, however this assessment assesses the worst-case scenario, during winter months, and the 30 m high buildings would remain evident above the tree line during all seasons. The scale of visual effect would therefore be **Medium**. The duration of effect, up to Year 15, would be Long-term. The overall magnitude of effect would be **Medium**. The level of effect at Year 0 is considered to be **Moderate Adverse (Not Significant).**	be **Medium**. The worst-case level of effect at Year 15 would remain as **Moderate Adverse (Not Significant).**
R32	52 Smithy Brow	Semi-detached houses	Approx 1.4km south-east of southern boundary	High (**High** susceptibility and **Low** value)	Direct, long-range views of the south and east of the Site to the north across open, arable fields bound by hedgerows. The land rises gently to the north, with a partially wooded horizon. Trees to the rear of the property and vegetation along field boundaries and	This receptor would benefit from the screening effect of tree planting located within the proposed 'green	Construction activity would be visible at long-distance, partially screened by intervening tree and hedgerow cover. The construction of buildings within Zones A, B, D and E on the eastern boundarywould be most evident, as would the eastern extent of the rail terminal and	At Year 0, buildings within Zones A, B, D and E would be most evident, as would the eastern extent of the rail terminal and gantries. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the	By Year 15, the proposed linear belt of woodland and understorey planting proposed to the west of Croft would have reached an average of 8m in height and would effectively screen lower level activity within the Proposed Development, such as

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
					pockets of woodland near the Sand Quarry and woodland near the new junction of Winwick Lane and Parkside Road limits visibility of the Site. Other man-made features which are visible include the M6 motorway, properties along Winwick Lane, and a Sand Quarry.	corridor' along Winwick Lane.	gantries. Whilst the construction activity would be evident within a relatively wide view to the west, it would not disrupt existing views to the north, south and east. The visual changes associated with the construction of the Proposed Development would form a prominent element within the view and result in notable change to the quality and character of the available view to the west. The scale of visual effect would therefore be **Medium**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium**. Combining all of these considerations, the level of visual effect on this receptor during construction is considered to be **Moderate to Major Adverse (Significant).**	intervening landscape. The proposed earth bund on the eastern boundary of the Site would limit the view of truck movements within internal roads within the Proposed Development, however they may be glimpsed, particularly during winter months when trees aren't in leaf. The addition of the Proposed Development to the existing view, would form a prominent element within the view to the west and result in notable change to the quality and character of the available view, albeit at long-distance. At Year 0, there would likely be greater screening of the lower levels of the Proposed Development during summer months, however this assessment assesses the worst-case scenario, during winter months, and the 30 m high buildings would remain evident above the tree line during all seasons. The scale of visual effect would therefore be Medium. The duration of effect, up to Year 15, would be Long-term. The overall magnitude of effect would be **Medium**. The level of effect at Year 0 is considered to be **Moderate to Major Adverse**	truck movements, and the majority of buildings, with only the very top levels potentially visible, particularly during winter months. At Year 15 of operation and beyond, the scale of visual effect would reduce to **Low** and it is considered to be Long-term. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The worst-case magnitude of effect would reduce to **Small** and the level of effect at Year 15 would reduce to **Minor Adverse (Not Significant)**.

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
								(Significant).	
R33	54 Smithy Brow	Detached house	Approx 1.4km south-east of southern boundary	High (**High** susceptibility and **Low** value)	Direct, long-range views from rear elevations towards the Main Site to the north-west across open, arable fields bound by hedgerows. Evergreen tree cover to the rear of properties is assumed to provide effective screening of views to the west and north-west. The land rises gently to the north, with a partially wooded horizon. Intervening vegetation along field boundaries and pockets of woodland near the Sand Quarry limits visibility of the site with the topography further reducing the availability of direct views. Other man-made features which are visible include a Sand Quarry and equestrian stables.	This receptor would benefit from the screening effect of tree planting located within the proposed 'green corridor' along Winwick Lane.	Whilst there would be screening by evergreen trees located adjacent, construction activity may be visible at long-distance, albeit largely screened by intervening tree and hedgerow cover. A worst-case assessment has been carried out here. The construction of buildings within Zones A, B, D and E on the eastern boundary would be most evident, as would the eastern extent of the rail terminal and gantries. Whilst the construction activity would be evident within a relatively wide view to the west, it would not disrupt existing views to the north, south and east. The visual changes associated with the construction of the Proposed Development would form a prominent element within the view and result in notable change to the quality and character of the available view to the west. The scale of visual effect would therefore be **Medium**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium**. Combining all of these considerations, the level of visual effect on this receptor during construction is considered to be **Moderate**	At Year 0, whilst there would be screening by evergreen trees located adjacent, construction activity may be visible at long-distance, albeit largely screened by intervening tree and hedgerow cover. A worst-case assessment has been carried out here buildings within Zones A, B, D and E would be most evident, as would the eastern extent of the rail terminal and gantries. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape. The proposed earth bund on the eastern boundary of the Site would limit the view of truck movements within internal roads within the Proposed Development, however they may be glimpsed, particularly during winter months when trees aren't in leaf. The addition of the Proposed Development to the existing view, would form a prominent element within the view to the west and result in notable change to the quality and character of the available view, albeit at long-distance. At Year 0,	By Year 15, the proposed linear belt of woodland and understorey planting proposed to the west of Croft would have reached an average of 8m in height and would effectively screen lower level activity within the Proposed Development, such as truck movements, and the majority of buildings, with only the very top levels potentially visible, particularly during winter months. At Year 15 of operation and beyond, the scale of visual effect would reduce to **Low** and it is considered to be Long-term. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The worst-case magnitude of effect would reduce to **Small** and the level of effect at Year 15 would reduce to **Minor Adverse (Not Significant)**.

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
							Adverse (Not Significant).	there would likely be greater screening of the lower levels of the Proposed Development during summer months, however this assessment assesses the worst-case scenario, during winter months, and the 30 m high buildings would remain evident above the tree line during all seasons. The scale of visual effect would therefore be **Medium**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Medium**. The level of effect at Year 0 is considered to be **Moderate Adverse (Not Significant)**.	
R34	2-32 Smithy Brow	Detached houses	Approx. 1.6km south-east of southern boundary	High (**High** susceptibility and **Low** value)	Oblique, long-range views from rear elevations towards the Main Site to the north-west across open, arable fields bound by hedgerows. Intermittent tree cover to the rear of properties, and the oblique angle of view is assumed to provide effective screening of views to the west and north-west. The land rises gently to the north, with a partially wooded horizon. Intervening vegetation along field boundaries and pockets of woodland near the Sand Quarry limits visibility of the site with the topography further reducing the	This receptor would benefit from the screening effect of tree planting located within the proposed 'green corridor' along Winwick Lane.	Whilst there would be possible screening by trees located adjacent, construction activity would be visible at long-distance, partially screened by intervening tree and hedgerow cover. The construction of buildings within Zones A, B, D and E on the eastern boundary, would be most evident, as would the eastern extent of the rail terminal and gantries. Whilst the construction activity would be evident within a relatively wide view to the west, it would not disrupt existing views to the north, south and east. The visual changes associated with the construction of the Proposed Development	At Year 0, buildings within Zones A, B, D and E would be most evident, as would the eastern extent of the rail terminal and gantries. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape. The proposed earth bund on the eastern boundary of the Site would limit the view of truck movements within internal roads within the Proposed Development, however they may be glimpsed, particularly during winter months when trees	By Year 15, the proposed linear belt of woodland and understorey planting proposed to the west of Croft would have reached an average of 8m in height and would effectively screen lower level activity within the Proposed Development, such as truck movements, and the majority of buildings, with only the very top levels potentially visible, particularly during winter months. At Year 15 of operation and beyond, the scale of visual effect would reduce to **Low** and it is considered

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
					availability of direct views. Other man-made features which are visible include a Sand Quarry and equestrian stables.		would form a prominent element within the view and result in notable change to the quality and character of the available view to the west. The scale of visual effect would therefore be **Medium**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium**. Combining all of these considerations, the level of visual effect on this receptor during construction is considered to be **Moderate to Major Adverse (Significant).**	aren't in leaf. The addition of the Proposed Development to the existing view, would form a prominent element within the view to the west and result in notable change to the quality and character of the available view, albeit at long-distance. At Year 0, there would likely be greater screening of the lower levels of the Proposed Development during summer months, however this assessment assesses the worst-case scenario, during winter months, and the 30 m high buildings would remain evident above the tree line during all seasons. The scale of visual effect would therefore be **Medium**. The duration of effect, up to Year 15, would be Long-term. The overall magnitude of effect would be **Medium**. The level of effect at Year 0 is considered to be **Moderate to Major Adverse (Significant).**	to be Long-term. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Small**. The worst-case magnitude of effect would reduce to **Small** and the level of effect at Year 15 would reduce to **Minor Adverse (Not Significant)**.
R35	11-21 Heath Lane, Orchard Court	Detached houses	Approx 1.7km east of eastern boundary	High (**High** susceptibility and **Low** value)	Direct, long-range views from rear elevations of the Site to the north-west across open, arable fields bound by hedgerows. Intervening vegetation along field boundaries and pockets of woodland near the Sand Quarry and along Sandy Brow	This receptor would benefit from the screening effect of tree planting located within the proposed	Construction activity would be visible at long-distance, partially screened by intervening tree and hedgerow cover. The construction of buildings within Zones A, B, D and E on the eastern boundarywould be most evident, as would the eastern extent of the rail terminal and	At Year 0, buildings within Zones A, B, D and E would be most evident, as would the eastern extent of the rail terminal and gantries. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the	By Year 15, the proposed linear belt of woodland and understorey planting proposed to the west of Croft would have reached an average of 8m in height and would effectively screen lower level activity within the Proposed

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
					Lane limits visibility of the site. Other man-made features which are visible include a Sand Quarry, agricultural buildings on Stone Pit Lane and property on Wildings Old Lane. Vegetation to the rear of properties along Heath Lane will provide some filtering of views.	'green corridor' along Winwick Lane.	gantries. Whilst the construction activity would be evident within a relatively wide view to the west, it would not disrupt existing views to the north, south and east. The visual changes associated with the construction of the Proposed Development would form a prominent element within the view and result in notable change to the quality and character of the available view to the west. The scale of visual effect would therefore be **Medium to High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium to Large**. Combining all of these considerations, the level of visual effect on this receptor during construction is considered to be **Moderate to Major Adverse (Significant).**	intervening landscape. The proposed earth bund on the eastern boundary of the Site would limit the view of truck movements within internal roads within the Proposed Development, however they may be glimpsed, particularly during winter months when trees aren't in leaf. The addition of the Proposed Development to the existing view, would form a prominent element within the view to the west and result in notable change to the quality and character of the available view, albeit at long-distance. At Year 0, there would likely be greater screening of the lower levels of the Proposed Development during summer months, however this assessment assesses the worst-case scenario, during winter months, and the 30 m high buildings would remain evident above the tree line during all seasons. The scale of visual effect would therefore be **Medium to High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Medium to Large**. The level of effect at Year 0 is considered to be **Moderate to Major Adverse**	Development, such as truck movements, and the majority of buildings, with only the very top levels potentially visible, particularly during winter months. At Year 15 of operation and beyond, the scale of visual effect would reduce to **Low** and it is considered to be Long-term. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The worst-case magnitude of effect would reduce to **Small** and the level of effect at Year 15 would reduce to **Minor Adverse (Not Significant)**.

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
								(Significant).	
R36	29 and 44 Heath Lane	Detached houses	Approx 1.6km east of eastern boundary	High (**High** susceptibility and **Low** value)	Glimpsed, long-range views from rear elevation of 29 Heath Lane and from the front of 44 Heath Lane towards the Site, across open and expansive arable fields bound by gapped hedgerows. Intervening vegetation along field boundaries and pockets of woodland near the Sand Quarry and along Sandy Brow Lane is assumed to limit visibility of the site. Other man-made features which are visible include a Sand Quarry, agricultural buildings on Stone Pit Lane and property on Wildings Old Lane. Vegetation and trees to the rear of the 29 Heath Lane will provide some filtering of views.	This receptor would benefit from the screening effect of tree planting located within the proposed 'green corridor' along Winwick Lane.	Whilst there would be possible screening by trees located adjacent, construction activity would be visible at long-distance, partially screened by intervening tree and hedgerow cover. The construction of buildings within Zones A, B, D and E on the eastern boundary would be most evident, as would the eastern extent of the rail terminal and gantries. Whilst the construction activity would be evident within a relatively wide view to the west, it would not disrupt existing views to the north, south and east. The visual changes associated with the construction of the Proposed Development would form a prominent element within the view and result in notable change to the quality and character of the available view to the west. The scale of visual effect would therefore be **Medium**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium**. Combining all of these considerations, the level of visual effect on this receptor during construction is considered to be **Moderate to Major Adverse (Significant).**	At Year 0, buildings within Zones A, B, D and E would be most evident, as would the eastern extent of the rail terminal and gantries. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape. The proposed earth bund on the eastern boundary of the Site would limit the view of truck movements within internal roads within the Proposed Development, however they may be glimpsed, particularly during winter months when trees aren't in leaf. The addition of the Proposed Development to the existing view, would form a prominent element within the view to the west and result in notable change to the quality and character of the available view, albeit at long-distance. At Year 0, there would likely be greater screening of the lower levels of the Proposed Development during summer months, however this assessment assesses the worst-case scenario, during winter months, and the 30 m	By Year 15, the proposed linear belt of woodland and understorey planting proposed to the west of Croft would have reached an average of 8m in height and would effectively screen lower level activity within the Proposed Development, such as truck movements, and the majority of buildings, with only the very top levels potentially visible, particularly during winter months. At Year 15 of operation and beyond, the scale of visual effect would reduce to **Low** and it is considered to be Long-term. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The worst-case magnitude of effect would reduce to **Small** and the level of effect at Year 15 would reduce to **Minor Adverse (Not Significant)**.

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
								high buildings would remain evident above the tree line during all seasons. The scale of visual effect would therefore be **Medium**. The duration of effect, up to Year 15, would be Long-term. The overall magnitude of effect would be **Medium**. The level of effect at Year 0 is considered to be **Moderate to Major Adverse (Significant).**	
R37	43-45 Heath Lane	Detached houses	Approx 1.5km east of eastern boundary	High (**High** susceptibility and **Low** value)	Direct, long-range views from rear elevations of the Site to the west across open and expansive arable fields bound by gapped hedgerows. Intervening vegetation along field boundaries and pockets of woodland near the Sand Quarry and along Sandy Brow Lane limits visibility of the site. Other man-made features which are visible include a Sand Quarry, agricultural buildings on Stone Pit Lane and property on Wildings Old Lane. Vegetation and trees to the rear of the receptor will provide some filtering of views.	This receptor would benefit from the screening effect of tree planting located within the proposed 'green corridor' along Winwick Lane.	Whilst there would be possible screening by trees located adjacent, construction activity would be visible at long-distance, partially screened by intervening tree and hedgerow cover. The construction of buildings within Zones A, B, D and E on the eastern boundary would be most evident, as would the eastern extent of the rail terminal and gantries. Whilst the construction activity would be evident within a relatively wide view to the west, it would not disrupt existing views to the north, south and east. The visual changes associated with the construction of the Proposed Development would form a prominent element within the view and result in notable change to the quality and character of the available view to the west. The scale of visual effect would therefore be **Medium**. The	At Year 0, buildings within Zones A, B, D and E would be most evident, as would the eastern extent of the rail terminal and gantries. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape. The proposed earth bund on the eastern boundary of the Site would limit the view of truck movements within internal roads within the Proposed Development, however they may be glimpsed, particularly during winter months when trees aren't in leaf. The addition of the Proposed Development to the existing view, would form a prominent element within the view to the west and result in notable change to	By Year 15, the proposed linear belt of woodland and understorey planting proposed to the west of Croft would have reached an average of 8m in height and would effectively screen lower level activity within the majority of the Proposed Development, such as truck movements, and the majority of buildings, albeit with a possible oblique view to the north-eastern part of the Proposed Development from the grounds of the property. At Year 15 of operation and beyond, the scale of visual effect would reduce to **Low** and it is considered to be Long-term. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
							construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium**. Combining all of these considerations, the level of visual effect on this receptor during construction is considered to be **Moderate to Major Adverse (Significant).**	the quality and character of the available view, albeit at long-distance. At Year 0, there would likely be greater screening of the lower levels of the Proposed Development during summer months, however this assessment assesses the worst-case scenario, during winter months, and the 30 m high buildings would remain evident above the tree line during all seasons. The scale of visual effect would therefore be **Medium**. The duration of effect, up to Year 15, would be Long-term. The overall magnitude of effect would be **Medium**. The level of effect at Year 0 is considered to be **Moderate to Major Adverse (Significant).**	Development. The worst-case magnitude of effect would reduce to **Small** and the level of effect at Year 15 would reduce to **Minor Adverse (Not Significant)**.
R38	64-70 Heath Lane	Semi-detached houses, detached house and farm	Approx 1.5km east of eastern boundary	High (**High** susceptibility and **Low** value)	Most properties are orientated away from the direction of the Site, however there would be direct, long-range views from the front elevation of 70 Heath Lane in particular, across the road and towards the Main Site to the west, over open and expansive arable fields bound by gapped hedgerows. Intervening vegetation along field boundaries and pockets of woodland near the Sand Quarry and along Sandy Brow Lane limits visibility of the site. Other man-made	This receptor would benefit from the screening effect of tree planting located within the proposed 'green corridor' along Winwick Lane.	Construction activity would be visible from the front of properties, partially screened by intervening tree and hedgerow cover. The construction of buildings within Zones A, B, D and E on the eastern boundary would be most evident, as would the eastern extent of the rail terminal and gantries. Whilst the construction activity would be evident within a relatively wide view to the west, it would not disrupt existing views to the north, south and east. The visual changes	At Year 0, buildings within Zones A, B, D and E would be most evident from the front of properties, as would the eastern extent of the rail terminal and gantries. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape. The proposed earth bund on the eastern boundary of the Site would limit the view of truck movements within internal roads within the	By Year 15, the proposed linear belt of woodland and understorey planting proposed to the west of Croft and proposed woodland planting on the eastern boundary would have reached an average of 8m in height and would further screen lower level activity within the Proposed Development, such as truck movements. However, there would remain a view through gaps in planting towards the Proposed

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
					features which are visible include a Sand Quarry, agricultural buildings on Stone Pit Lane and property on Wildings Old Lane. Vegetation and trees to the rear of the receptor will provide some filtering of views.		associated with the construction of the Proposed Development would form a prominent element within the view and result in notable change to the quality and character of the available view to the west. The scale of visual effect would therefore be **Medium to High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium to Large**. Combining all of these considerations, the level of visual effect on this receptor during construction is considered to be **Moderate to Major Adverse (Significant).**	Proposed Development, however they may be glimpsed, particularly during winter months when trees aren't in leaf. The addition of the Proposed Development to the existing view, would form a prominent element within the view to the west and result in notable change to the quality and character of the available view, albeit at long-distance. At Year 0, there would likely be greater screening of the lower levels of the Proposed Development during summer months, however this assessment assesses the worst-case scenario, during winter months, and the 30 m high buildings would remain evident above the tree line during all seasons. The scale of visual effect would therefore be **Medium to High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Medium to Large**. The level of effect at Year 0 is considered to be **Moderate to Major Adverse (Significant).**	Development, particularly from upper storey windows of the 70 Heath Lane. At Year 15 of operation and beyond, the scale of visual effect would reduce to **Medium** and it is considered to be Long-term. The effect is considered to be Irreversible due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Medium**. The worst-case level of effect at Year 15 would reduce to **Moderate Adverse (Not Significant).**
R39	69-79 Heath Lane	Semi-detached houses	Approx 1.2km east of eastern	High (**High** susceptibil	Direct, long-range views from rear elevations of the Site to the west across open and expansive arable fields bound	This receptor would benefit from the screening	Construction activity would be visible at long-distance, partially screened by intervening tree and hedgerow cover. The	At Year 0, buildings within Zones A and Bwould be most evident, as would the eastern extent of the rail terminal and	By Year 15, proposed woodland planting on the eastern boundary would have reached an average

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
			boundary	ity and **Low** value)	by gapped hedgerows. Intervening vegetation along field boundaries and pockets of woodland along Sandy Brow Lane and trees to the rear of properties at New Lane End limits visibility of the site. Other man-made features which are visible include a Sand Quarry, agricultural buildings on Stone Pit Lane and the stack at the former Fiddlers Ferry power station. The majority of the east of Site is well screened by intervening vegetation, with possible glimpsed views of the south of the Site from upper storeys in winter when trees are not in leaf.	effect of tree planting located within the proposed 'green corridor' along Winwick Lane.	construction of buildings within Zones A and B on the south-eastern boundarywould be most evident, as would the eastern extent of the rail terminal and gantries. Whilst local tree cover and other properties would screen much of the northern extent of the Main Site, construction activity would be evident within the northern extent of the Main Site, and it would not disrupt existing views to the north, south and east. The visual changes associated with the construction of the Proposed Development would form a conspicuous element within the view and result in notable change to the quality and character of the available view to the west, albeit this would be from the rear of properties. The scale of visual effect would therefore be **Medium**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium**. Combining all of these considerations, the level of visual effect on this receptor during construction is considered to be **Moderate Adverse (Not Significant).**	gantries. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape. The proposed earth bund on the eastern boundary of the Site would limit the view of truck movements within internal roads within the Proposed Development, however they may be glimpsed, particularly during winter months when trees aren't in leaf. The addition of the Proposed Development to the existing view, would form a conspicuous element within the view to the west and result in notable change to the quality and character of the available view, albeit at long-distance. At Year 0, there would likely be greater screening of the lower levels of the Proposed Development during summer months, however this assessment assesses the worst-case scenario, during winter months, and the 30 m high buildings would remain evident above the tree line during all seasons. The scale of visual effect would therefore be **Medium**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect	of 8m in height and would further screen lower level activity within the Proposed Development, such as truck movements. At Year 15 of operation and beyond, the scale of visual effect would be **Medium** and it is considered to be Long-term. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Medium**. The worst-case level of effect at Year 15 would remain as **Moderate Adverse (Not Significant)**.

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
								would be **Medium**. The level of effect at Year 0 is considered to be **Moderate Adverse (Not Significant).**	
R40	New Lane End	Detached houses	Approx 1km east of eastern boundary	High (**High** susceptibility and **Low** value)	Direct views towards the Main Site from front elevations of properties on Stone Pit Lane and Kenyon Lane to the south-west, west and north-west from rear elevations of properties on the west side of Sandy Brow lane. Views are partly restricted by adjacent tree cover, however there is potential for some glimpsed views, particular during winter months, across adjacent arable fields bound by gapped hedgerows. Other man-made features which are visible include Morris's Farm and Winwick Lane. Part of the Site is screened by intervening vegetation, with possible glimpsed views of the east of the Site from upper storeys in winter when trees are not in leaf. Properties in the south and east of New Lane End would not have visibility of the Site due to the screening from other properties in the village and vegetation to the north-west.	This receptor would benefit from the screening effect of tree planting located within the proposed 'green corridor' along Winwick Lane.	Whilst there would be possible screening by trees located adjacent, construction activity would be visible at long-distance, partially screened by intervening tree and hedgerow cover. The construction of buildings within Zones A, B, D and E on the eastern boundary would be potentially evident, as would the eastern extent of the rail terminal and gantries, albeit this would be largely above the intervening tree cover. In the most part, views out from New Lane End would be restricted by existing tree and hedgerow cover on nearby road and field boundaries. Whilst the construction activity would be evident to the west, it would not disrupt existing views to the north, south and east. The visual changes associated with the construction of the Proposed Development would form a conspicuous element within the view to the west from a small proportion of properties within New Lane End. The scale of visual effect would therefore be **Medium**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect	At Year 0 buildings within Zones A, B, D and E would be most evident, as would the eastern extent of the rail terminal and gantries. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape. The proposed earth bund on the eastern boundary of the Site would limit the view of truck movements within internal roads within the Proposed Development, however they may be glimpsed, particularly during winter months when trees aren't in leaf. The addition of the Proposed Development to the existing view, would form a conspicuous element within the view to the west, albeit at long-distance. At Year 0, there would likely be greater screening of the lower levels of the Proposed Development during summer months, however this assessment assesses the worst-case scenario, during winter months, and the 30 m high buildings would remain	By Year 15, proposed woodland planting located between Main Lane and New Lane End and on the eastern boundary of the Main Site would have reached an average of 8m in height and would further screen lower level activity within the Proposed Development, such as truck movements, and the majority of buildings within the Main Site. At Year 15 of operation and beyond, the scale of visual effect would be **Low to Medium** and it is considered to be Long-term. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Small to Medium**. The worst-case level of effect at Year 15 would reduce to **Minor to Moderate Adverse (Not Significant).**

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
							would be **Medium**. Combining all of these considerations, the level of visual effect on this receptor during construction is considered to be **Moderate to Major Adverse (Significant).**	evident above the tree line during all seasons. The scale of visual effect would therefore be **Medium**. The duration of effect, up to Year 15, would be Long-term. The overall magnitude of effect would be **Medium**. The level of effect at Year 0 is considered to be **Moderate to Major Adverse (Significant).**	
R41	Sandy Brow Lane	Detached houses	Approx 0.4km east of eastern boundary	High (**High** susceptibility and **Low** value)	Direct views towards the Main Site to the south-west, west and north-west from rear elevations of properties on the west side of Sandy Brow lane. Views are restricted by adjacent tree cover, however there is potential for some glimpsed views, particular during winter months, across adjacent arable fields bound by gapped hedgerows. Intervening vegetation along field boundaries and a pockets of woodland to the east of Kenyon Hall Farm limits visibility of the site. Other man-made features which are visible include a Kenyon Hall Farm and Winwick Lane. Properties on the south and east of Sandy Brow Lane would not have visibility of the Site due to the screening from other properties in and vegetation to the north-west.	This receptor would benefit from the screening effect of tree planting located within the proposed 'green corridor' along Winwick Lane.	Glimpsed views of construction activity may be possible, above the adjacent tree cover. Crane activity and the construction of the warehouses would be glimpsed. The visual changes associated with the construction of the Proposed Development would form a visible, but only minor element within the view and not result in notable change to the quality and character of the available view. The scale of visual effect would therefore be **Low** at most. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Small**. Combining all of these considerations, the level of visual effect on this receptor during construction is considered to be **Minor Adverse (Not Significant)**	Glimpsed views of the tops of warehouses may be possible from this location. The visual changes associated with the Proposed Development would form a visible, but only minor element within the view and not result in notable change to the quality and character of the available view. The scale of visual effect would therefore be **Low** at most. The operational period would be **Long-term**. The overall magnitude of effect would be **Small**. Level of visual effect: **Minor Adverse (Not Significant)**	Given that mitigation planting would not alter the potential for glimpsed views of the tops of the proposed warehouse buildings, the Year 0 assessment also applies at Year 15. The scale of visual effect would therefore be **Low** at most. The operational period would be **Long-term**. The overall magnitude of effect would be **Small**. Level of visual effect: **Minor Adverse (Not Significant)**

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
R42	108-112 Kenyon Lane	Detached houses and farm	Approx 0.8km east of eastern boundary	High (**High** susceptibility and **Low** value)	Direct views towards the Main Site to the west from rear elevations of properties on the west side of Kenyon Lane. Views are across open and expansive arable fields bound by gapped hedgerows. Intervening vegetation along field boundaries and a pocket of woodland to the east of Kenyon Hall Farm limits visibility of the site. Other man-made features which are visible include Morris's Farm, Kenyon Hall Farm and Winwick Lane. Properties east of Sandy Brow Lane would have limited visibility of the Site due to the screening from other properties in and vegetation to the west with possible glimpsed views of the east of the Site from upper storeys in winter when trees are not in leaf.	This receptor would benefit from the screening effect of tree planting located within the proposed 'green corridor' along Winwick Lane.	Construction activity would be visible at medium-distance, partially screened by intervening tree and hedgerow cover. The construction of buildings within Zones A, B, D and E on the eastern boundary would be most evident, as would the eastern extent of the rail terminal and gantries. Whilst the construction activity would be evident within a relatively wide view to the west, it would not disrupt existing views to the north, south and east. The visual changes associated with the construction of the Proposed Development would form a prominent element within the view and result in notable change to the quality and character of the available view to the west. The scale of visual effect would therefore be **Medium to High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium to Large**. Combining all of these considerations, the level of visual effect on this receptor during construction is considered to be **Moderate to Major Adverse (Significant).**	At Year 0, buildings within Zones A, B, D and E would be most evident, as would the eastern extent of the rail terminal and gantries. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape. The proposed earth bund on the eastern boundary of the Site would limit the view of truck movements within internal roads within the Proposed Development, however they may be glimpsed, particularly during winter months when trees aren't in leaf. The addition of the Proposed Development to the existing view, would form a prominent element within the view to the west and result in notable change to the quality and character of the available view, albeit at long-distance. At Year 0, there would likely be greater screening of the lower levels of the Proposed Development during summer months, however this assessment assesses the worst-case scenario, during winter months, and the 30 m high buildings would remain evident above the tree line during all seasons. The scale of visual effect would	By Year 15, proposed woodland planting located between Main Lane and New Lane End and on the eastern boundary of the Main Site would have reached an average of 8m in height and would further screen lower level activity within the Proposed Development, such as truck movements, and the majority of buildings within the Main Site. At Year 15 of operation and beyond, the scale of visual effect would be **Low to Medium** and it is considered to be Long-term. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Small to Medium**. The worst-case level of effect at Year 15 would reduce to **Minor to Moderate Adverse (Not Significant).**

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
								therefore be **Medium to High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Medium to Large**. The level of effect at Year 0 is considered to be **Moderate to Major Adverse (Significant).**	
R43	Main Lane, Kenyon	Detached houses	Approx 0.7km east of eastern boundary	High (**High** susceptibility and **Low** value)	Direct views of the north east of the Site to the west from the side elevations of properties on Main Lane. Views are across open and expansive arable fields bound by gapped hedgerows, to a mainly wooded horizon with distant views to Winter Hill. Intervening vegetation along field boundaries limits visibility of the Main Site. Views of the southern part of the site are restricted by the vegetation and properties in Kenyon. Other man-made features which are visible include Morris's Farm, the Manchester to Liverpool railway and Winwick Lane with Highfield Farm perceptible in the distance. Properties east of Main Lane would have limited visibility of the Site due to the screening from other properties and vegetation to the west with possible glimpsed views of the east of the Site from upper storeys in winter when trees are not in	This receptor would benefit from the screening effect of tree planting located within the proposed 'green corridor' along Winwick Lane.	Construction activity would be visible at medium-distance, partially screened by intervening tree and hedgerow cover. The construction of buildings within Zones A, B, D and E on the eastern boundary would be most evident, as would the eastern extent of the rail terminal and gantries. Whilst the construction activity would be evident within a relatively wide view to the west, it would not disrupt existing views to the north, south and east. The visual changes associated with the construction of the Proposed Development would form a prominent element within the view and result in notable change to the quality and character of the available view to the west. The scale of visual effect would therefore be **Medium to High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be	At Year 0 buildings within Zones A, B, D and Ewould be most evident, as would the eastern extent of the rail terminal and gantries. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape. The proposed earth bund on the eastern boundary of the Site would limit the view of truck movements within internal roads within the Proposed Development, however they may be glimpsed, particularly during winter months when trees aren't in leaf. The addition of the Proposed Development to the existing view, would form a prominent element within the view to the west and result in notable change to the quality and character of the available view, albeit at long-distance. At Year 0,	By Year 15, a linear belt of woodland planting located just to the west of Main Lane and proposed woodland planting on the eastern boundary of the Main Site would have reached an average of 8m in height and would further screen lower level activity within the Proposed Development, such as truck movements, and the majority of buildings within the Main Site. At Year 15 of operation and beyond, the scale of visual effect would be **Low to Medium** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Small to Medium**.

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
					leaf.		**Medium to Large**. Combining all of these considerations, the level of visual effect on this receptor during construction is considered to be **Moderate to Major Adverse (Significant).**	there would likely be greater screening of the lower levels of the Proposed Development during summer months, however this assessment assesses the worst-case scenario, during winter months, and the 30 m high buildings would remain evident above the tree line during all seasons. The scale of visual effect would therefore be **Medium to High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Medium to Large**. The level of effect at Year 0 is considered to be **Moderate to Major Adverse (Significant).**	The worst-case level of effect at Year 15 would remain as **Minor to Moderate Adverse (Not Significant).**
R44	80-92 Kenyon Lane	Detached houses and farm	Approx 0.8km east of eastern boundary	High (**High** susceptibility and **Low** value)	Direct views towards the Main Site to the west from rear elevations of properties on Kenyon Lane. Views are restricted by adjacent tree cover, however there is potential for some glimpsed views, particular during winter months, across adjacent arable fields bound by gapped hedgerows. Views of the southern part of the site are restricted by the vegetation and properties in the vicinity of the receptor and in Kenyon. Other man-made features which are visible include Morris's Farm, the Manchester to Liverpool	This receptor would benefit from the screening effect of tree planting located within the proposed 'green corridor' along Winwick Lane.	Glimpsed views of construction activity may be possible, above the adjacent tree cover. Crane activity and the construction of the warehouses would be glimpsed. The visual changes associated with the construction of the Proposed Development would form a visible, but only minor element within the view and not result in notable change to the quality and character of the available view. The scale of visual effect would therefore be **Low** at most. The construction period would be for ten years which is **Medium-term**. The	Glimpsed views of the tops of warehouses may be possible from this location. The visual changes associated with the Proposed Development would form a visible, but only minor element within the view and not result in notable change to the quality and character of the available view. The scale of visual effect would therefore be **Low** at most. The operational period would be **Long-term**. The overall magnitude of effect would be **Small**.	Whilst additional screen planting to the west of Kenyon Lane would further screen views of the Proposed Development, given that mitigation planting would not alter the view of the tops of the maximum 30m high warehouse buildings, the Year 0 assessment also applies at Year 15. The overall magnitude of effect would be **Small**. Level of visual effect: **Minor Adverse (Not Significant)**

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
					railway and Winwick Lane. Properties east of Kenyon Lane would have limited visibility of the Site due to the screening from other properties and vegetation to the west with possible glimpsed views of the east of the Site from upper storeys in winter when trees are not in leaf.		overall magnitude of effect would be **Small**. Combining all of these considerations, the level of visual effect on this receptor during construction is considered to be **Minor Adverse (Not Significant)**	Level of visual effect: **Minor Adverse (Not Significant)**	
R45	Johnsons Farm and properties adjacent on Kenyon Lane	Detached farm and adjacent detached properties	Approx 0.6km north-east of north-eastern boundary	High (**High** susceptibility and **Low** value)	Direct views of the east of the Site to the south-west from rear elevations of the farm. Views are across open and expansive agricultural land bound by gapped hedgerows, with trees alongside the railway to the south creating a mainly wooded horizon. Intervening vegetation along field boundaries limits visibility of the eastern part of the site. Other man-made features which are visible include a wind turbine, Morris's Farm, the Manchester to Liverpool railway and Winwick Lane. Properties east of Kenyon Lane would have limited visibility of the Site due to the screening from intervening vegetation with partial views of the east of the Site from upper storeys in winter when trees are not in leaf.	This receptor would benefit from the screening effect of tree planting located within the proposed 'green corridor' along Winwick Lane.	Construction activity would be visible at medium-distance, partially screened by intervening tree and hedgerow cover. The construction of buildings within Zones D and E on the north-eastern boundary would be most evident. Whilst the construction activity would be evident within a relatively wide view to the south-west, it would not disrupt existing views to the north, south and east. The visual changes associated with the construction of the Proposed Development would form a prominent element within the view and result in notable change to the quality and character of the available view to the west. The scale of visual effect would therefore be **Medium to High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium to Large**.	At Year 0, buildings within Zones D and Ewould be most evident. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape. The proposed earth bund on the eastern boundary of the Site would limit the view of truck movements within internal roads within the Proposed Development, however they may be glimpsed, particularly during winter months when trees aren't in leaf. The addition of the Proposed Development to the existing view, would form a prominent element within the view to the west and result in notable change to the quality and character of the available view, albeit at long-distance. At Year 0, there would likely be greater screening of the lower levels	By Year 15, proposed woodland planting on the eastern boundary would have reached an average of 8m in height and would further screen lower level activity within the Proposed Development, such as truck movements. At Year 15 of operation and beyond, the scale of visual effect would be **Medium** and it is considered to be Long-term. The effect is considered to be Irreversible due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Medium**. The worst-case level of effect at Year 15 would remain as **Moderate to Major Adverse (Significant).**

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
							Combining all of these considerations, the level of visual effect on this receptor during construction is considered to be **Moderate to Major Adverse (Significant).**	of the Proposed Development during summer months, however this assessment assesses the worst-case scenario, during winter months, and the 30 m high buildings would remain evident above the tree line during all seasons. The scale of visual effect would therefore be **Medium to High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Medium to Large**. The level of effect at Year 0 is considered to be **Moderate to Major Adverse (Significant).**	
R46	34 Kenyon Lane	Detached house	Approx 0.7km north-east of north-eastern boundary	High (**High** susceptibility and **Low** value)	Direct views of the east of the Site to the south-west from rear elevations of the receptor. Views are across open and expansive agricultural land bound by gapped hedgerows, with trees alongside the railway to the south creating a mainly wooded horizon. Intervening vegetation along field boundaries limits visibility of the eastern part of the site. Other man-made features which are visible include a wind turbine, Morris's Farm, the Manchester to Liverpool railway and Winwick Lane. Properties east of Kenyon Lane would have limited visibility of the Site due to the	This receptor would benefit from the screening effect of tree planting located within the proposed 'green corridor' along Winwick Lane.	Glimpsed views of construction activity may be possible, above the adjacent tree cover. Crane activity and the construction of the warehouses would be glimpsed. The visual changes associated with the construction of the Proposed Development would form a visible, but only minor element within the view and not result in notable change to the quality and character of the available view. The scale of visual effect would therefore be **Low** at most. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect	Glimpsed views of the tops of warehouses may be possible from this location. The visual changes associated with the Proposed Development would form a visible, but only minor element within the view and not result in notable change to the quality and character of the available view. The scale of visual effect would therefore be **Low** at most. The operational period would be **Long-term**. The overall magnitude of effect would be **Small**. Level of visual effect: **Minor**	Given that mitigation planting would not alter the view of the tops of the maximum 30m high warehouse buildings, the Year 0 assessment also applies at Year 15. The overall magnitude of effect would be **Small**. Level of visual effect: **Minor Adverse (Not Significant)**

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
					screening from intervening vegetation with partial views of the east of the Site from upper storeys in winter when trees are not in leaf.		would be **Small**. Combining all of these considerations, the level of visual effect on this receptor during construction is considered to be **Minor Adverse (Not Significant)**	**Adverse (Not Significant)**	
R47	The Orchard and adjacent properties, Parkside Road	Detached houses	Close to the northern boundary	High (**High** susceptibility and **Low** value)	Direct views towards the Main Site to the south and west across Parkside Road which is bordered by hedgerow and some individual mature trees, including two large oak. Beyond this are open arable fields beyond that are bound to the south by woodland alongside the railway line. The horizon is mainly wooded with distant views to the Pennines in the south-east The view also includes other man-made components visible within the landscape such as electricity pylons and the Manchester to Liverpool and the West Coast Main Line Railways.	This receptor would benefit from the screening effect of tree planting located within the proposed 'community land' located opposite.	Construction activity would be visible at close-distance, partially screened by intervening tree and hedgerow cover. The construction of buildings within Zone C on the north-western boundary would be most evident. Whilst the construction activity would be evident within a relatively wide view to the east and south-east, it would not disrupt existing views to the north, south and east. The visual changes associated with the construction of the Proposed Development would form a dominant element within the view and result in substantial change to the quality and character of the available view to the west. The scale of visual effect would therefore be **High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Large**. Combining all of these considerations, the level of visual effect on this receptor during construction is	At Year 0, the view would initially comprise the 'community land' which would have been landscaped during construction. No buildings are proposed in the land directly opposite, however improved footpath and cycle provision would be evident on the eastern side of Parkside Road. Buildings within Zone Cwould be most evident within the Main Site. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape. The addition of the Proposed Development to the existing view, would form a prominent element within the view to the east and result in notable change to the quality and character of the available view at close-distance. The scale of visual effect would therefore be **Medium to High**. The duration of effect, up to Year 15, would be **Long-term**. The	By Year 15, proposed woodland planting on the western boundary of the Site directly opposite the properties would have reached an average of 8m in height and would effectively screen the majority of the Proposed Development, albeit with glimpsed views during winter months when trees aren't in leaf. At Year 15 of operation and beyond, the scale of visual effect would be **Low** and it is considered to be **Long-term**. The effect is considered to be Irreversible due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Small**. The worst-case level of effect at Year 15 would remain as **Minor to Moderate Adverse (Not Significant).**

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
							considered to be **Major Adverse (Significant).**	overall magnitude of effect would be **Medium to Large**. The level of effect at Year 0 is considered to be **Moderate to Major Adverse (Significant).**	
R48	Properties at the northern extent of Golborne Road, Squires Gardens, Winwick	Detached houses	Approx 1.1km south-west of southern boundary	High (**High** susceptibility and **Low** value)	This group of properties includes a new build housing estate, St Oswald's Place, located on the northern edge of Winwick. Typically oblique views from upper elevations to the north across flat, open and expansive agricultural fields with gapped hedgerows and trees and the M6 motorway, which is in cutting. Vegetation and built form on the northern edge of the settlement restrict views out and St Oswald's Place includes tree planting on its northern boundary. Other man-made features which are visible include the M6 motorway, electricity pylons, and telecommunications masts. Limited screening of the Site from intervening vegetation along field boundaries and parallel to the M6 to the north. Vegetation to the rear of properties will provide some filtering of views.	No mitigation proposed for this receptor.	Glimpsed views of construction activity may be possible from upper storey windows, above the adjacent tree cover and new housing estate. Crane activity and the construction of the warehouses would be glimpsed. The visual changes associated with the construction of the Proposed Development would form a visible, but only minor element within the view and not result in notable change to the quality and character of the available view. The scale of visual effect would therefore be **Low** at most. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Small**. Combining all of these considerations, the level of visual effect on this receptor during construction is considered to be **Minor Adverse (Not Significant)**	Glimpsed views of the tops of warehouses may be possible from this location, with planting associated with St Oswald's Place likely to screen much of the view. The visual changes associated with the Proposed Development would form a visible, but only minor element within the view and not result in notable change to the quality and character of the available view. The scale of visual effect would therefore be **Low** at most. The operational period would be **Long-term**. The overall magnitude of effect would be **Small**. Level of visual effect: **Minor Adverse (Not Significant)**	Given that mitigation planting would not alter the view of the tops of the maximum 30m high warehouse buildings, the Year 0 assessment also applies at Year 15. The overall magnitude of effect would be **Small**. Level of visual effect: **Minor Adverse (Not Significant)**
R49	26-38 Ilex Avenue, 67-	Detached houses	Approx 1.1km	High (**High**	Typically oblique views from upper elevations to the north	No mitigation proposed for	Construction activity would be visible at medium-distance,	At Year 0, buildings within Zone Awould be most	By Year 15, proposed woodland planting on the

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
	113 Myddleton Lane		south-west of southern boundary	susceptibility and **Low** value)	across flat, open and expansive agricultural fields with gapped hedgerows and trees and the M6 motorway, which is in cutting. The view of the Site is restricted by planting beside Winwick Link Road and other properties within Winwick, such as the new housing estate (St Oswald's Place). Direct, long-range views from upper-rear elevations of the Site to the north across flat, open and expansive agricultural fields with gapped hedgerows and trees and the M6 motorway, which is in cutting. Other man-made features which are visible include Highfields Farm, the A49 Link Road, the M6 motorway, electricity pylons, and telecommunications masts. Limited screening of the Site from intervening vegetation in the vicinity of Highfields, along field boundaries and parallel to the A49 and M6 to the north. Vegetation to the rear of properties will provide some filtering of views.	this receptor.	albeit all ground level activity would be screened by intervening tree and hedgerow cover. The construction of buildings within Zone A on the south-western boundary of the Main Site would be most evident, albeit nearby landform undulations and tree cover would limit this. This would comprise a narrow view through screening features such as tree belts and other housing, such as the new development at St Oswald's Place. Whilst the construction activity would be evident within a relatively wide view to the east and north-east, it would not disrupt existing views to the south and west. The visual changes associated with the construction of the Proposed Development would form an obvious element within the view at medium-distance and result in notable change to the quality and character of the available view to the west. The scale of visual effect would therefore be **Medium**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium**. Combining all of these considerations, including the Low sensitivity of the receptors, the level of visual effect on this receptor during construction is considered to be **Moderate**	evident. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape, including nearby landform undulations and tree cover would limit this. The addition of the Proposed Development to the existing view, would form a conspicuous element within part of the view to the east and result in notable change to the quality and character of the available view, albeit at long-distance. Whilst the lower extent of the Proposed Development, including the base of the proposed 30 m high buildings, would be screened by tree cover to the east of the receptor, close to the M6 motorway, the tops of buildings would remain evident above the tree line during all seasons. The scale of visual effect would therefore be **Medium**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Medium**. The level of effect at Year 0 is considered to be **Moderate Adverse (Not Significant)**.	western boundary would have reached an average of 8m in height, however it would not alter the view of the tops of proposed warehouse buildings. At Year 15 of operation and beyond, the scale of visual effect would remain as **Medium** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Medium**. The worst-case level of effect at Year 15 would remain as **Moderate Adverse (Not Significant)**.

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
							Adverse (Not Significant).		
R50	187-209 Myddleton Lane	Semi-detached houses	Approx 0.9km south-west of southern boundary	High (**High** susceptibility and **Low** value)	Direct, long-range views from upper-rear elevations of the Site to the north across flat, open and expansive agricultural fields with gapped hedgerows and trees and the M6 motorway, which is in cutting. Other man-made features which are visible include Highfields Farm, the A49 Link Road, the M6 motorway, electricity pylons, and telecommunications masts. Limited screening of the Site from intervening vegetation and trees along Highfield Lane, along field boundaries and parallel to the A49 and M6 to the north. Vegetation to the rear of properties will provide some filtering of views.	No mitigation proposed for this receptor.	Construction activity would be visible at medium-distance, albeit all ground level activity would be screened by intervening tree and hedgerow cover. The construction of buildings within Zone A on the south-western boundary of the Main Site would be most evident, albeit nearby landform undulations and tree cover would limit this. This would comprise a narrow view through screening features such as tree belts and other housing, such as the new development at St Oswald's Place. Whilst the construction activity would be evident within a relatively wide view to the east and north-east, it would not disrupt existing views to the south and west. The visual changes associated with the construction of the Proposed Development would form an obvious element within the view at medium-distance and result in notable change to the quality and character of the available view to the west. The scale of visual effect would therefore be **Medium**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium**. Combining all of these considerations, including the	At Year 0, buildings within Zone Awould be most evident. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape, including nearby landform undulations and tree cover would limit this. The addition of the Proposed Development to the existing view, would form a conspicuous element within part of the view to the east and result in notable change to the quality and character of the available view, albeit at long-distance. Whilst the lower extent of the Proposed Development, including the base of the proposed 30 m high buildings, would be screened by tree cover to the east of the receptor, close to the M6 motorway, the tops of buildings would remain evident above the tree line during all seasons. The scale of visual effect would therefore be **Medium**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Medium**. The level of effect at Year 0 is considered to be **Moderate Adverse (Not Significant)**.	By Year 15, proposed woodland planting on the western boundary would have reached an average of 8m in height, however it would not alter the view of the tops of proposed warehouse buildings. At Year 15 of operation and beyond, the scale of visual effect would remain as **Medium** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Medium**. The worst-case level of effect at Year 15 would remain as **Moderate Adverse (Not Significant)**.

Ref. No.	Receptor details	No. of properties & type	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
							Low sensitivity of the receptors, the level of visual effect on this receptor during construction is considered to be **Moderate Adverse (Not Significant)**.		

People on Public Rights of Way

Table 1.2 People on Public Rights of Way

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
P1	Wigan 006/85/10	Adjacent to the northern boundary	**Medium** (**Medium** susceptibility and **Low** value)	A relatively close-range view of the Main Site which is located directly to the south of this north-south oriented footpath. The view from the footpath takes in the expansive agricultural land to the south. Evident in the foreground view is a large, open arable field with poorly maintained filed boundaries and few hedgerow trees. The field is bound to the south by the Liverpool to Manchester railway, with woodland alongside the railway restricting views further south. Pylons are visible, oversailing the Site from north to south.	Proposed woodland planting in fields around this footpath would provide screening of the some of the view of the Proposed Development.	Construction activity would be visible at close-distance within the Main Site, partially screened by intervening tree and hedgerow cover. The construction of buildings within Zones C, D and E on the northern boundarywould be most evident, as would the northern extent of the rail terminal and gantries. The construction activity would be evident within a relatively wide view to the south. The visual changes associated with the construction of the Proposed Development would form a dominant element within the view and result in substantial change to the quality and character of the available view to the south. The scale of visual effect would therefore be **High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Large**. Combining all of these considerations, the level of visual effect on this footpath during construction is considered to be **Major Adverse (Significant)**.	At Year 0, buildings within Zones C, D and E would be most evident, as would the northern extent of the rail terminal and gantries. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape. The intervening tree cover, particularly the trees beside the Liverpool-Manchester railway line, would limit the view of truck movements within internal roads within the Proposed Development. The Proposed Development would be better screened during summer months, with views slightly more open during winter months when trees aren't in leaf. The addition of the Proposed Development to the existing view, would form a dominant element within the view to the west and result in substantial change to the quality and character of the available view, albeit at medium-distance. The scale of visual effect would therefore be **High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect	By Year 15, proposed woodland planting located in close proximity to the south and east of this footpath would have reached an average of 8m in height and would effectively screen much of the Proposed Development during both summer and winter months. Whilst this would alter the view and screen some of the existing view across open fields, it would screen the built form within part of the Proposed Development and will create a wooded area which will limit the influence of warehouses on this receptor. The mitigation planting would limit the extent to which the Proposed Development would affect the quality of the view, albeit there would remain less restricted views from parts of the footpath. At Year 15 of operation and beyond, the scale of visual effect would be **Low to Medium** and it is considered to be Long-term. The effect is considered to be Irreversible due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Small to**

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
							would be **Large**. The level of effect at Year 0 is considered to be **Major Adverse (Significant)**.	**Medium**. The level of effect at Year 15 would reduce to **Moderate Adverse (Not Significant)**.
P2	Wigan 006/86/10	Adjacent to the northern boundary	**Medium** (**Medium** susceptibility and **Low** value)	A relatively close-range view of the Main Site which is located directly to the south of this north-south oriented footpath. The view from the footpath takes in the expansive agricultural land to the south. Evident in the foreground view is a large, open arable field with poorly maintained filed boundaries and few hedgerow trees. The field is bound to the south by the Liverpool to Manchester railway, with woodland alongside the railway restricting views further south. Pylons are visible, oversailing the Site from north to south.	Proposed woodland planting in fields around this footpath would provide screening of the some of the view of the Proposed Development.	Construction activity would be visible at close-distance within the Main Site, partially screened by intervening tree and hedgerow cover. The construction of buildings within Zones C, D and E on the northern boundarywould be most evident, as would the northern extent of the rail terminal and gantries. The construction activity would be evident within a relatively wide view to the south. The visual changes associated with the construction of the Proposed Development would form a dominant element within the view and result in substantial change to the quality and character of the available view to the south. The scale of visual effect would therefore be **High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Large**. Combining all of these considerations, the level of visual effect on this footpath during construction is considered to be **Major Adverse** which is **Significant**.	At Year 0, buildings within Zones C, D and E would be most evident, as would the northern extent of the rail terminal and gantries. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape. The intervening tree cover, particularly the trees beside the Liverpool-Manchester railway line, would limit the view of truck movements within internal roads within the Proposed Development. The Proposed Development would be better screened during summer months, with views slightly more open during winter months when trees aren't in leaf. The addition of the Proposed Development to the existing view, would form a dominant element within the view to the west and result in substantial change to the quality and character of the available view, albeit at medium-distance. The scale of visual effect would therefore be **High**. The overall magnitude of effect would be **Large**.	By Year 15, proposed woodland planting located in close proximity to the south and west of this footpath would have reached an average of 8m in height and would effectively screen much of the Proposed Development during both summer and winter months. Whilst this would alter the view and screen some of the existing view across open fields, it would screen the built form within part of the Proposed Development and will create a wooded area which will limit the influence of warehouses on this receptor. The mitigation planting would limit the extent to which the Proposed Development would affect the quality of the view, albeit there would remain less restricted views from parts of the footpath. At Year 15 of operation and beyond, the scale of visual effect would be **Low to Medium** and it is considered to be Long-term. The effect is considered to be Irreversible due mainly to landform changes within the design of the Proposed Development. The overall magnitude of

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
							The duration of effect, up to Year 15, would be **Long-term**. The level of effect at Year 0 is considered to be **Major Adverse** which is **Significant**.	effect would be **Small to Medium**. The level of effect at Year 15 would reduce to **Moderate Adverse** which is **Not Significant**.
P3	Wigan 006/87/10	Adjacent to the northern boundary	**Medium** (**Medium** susceptibility and **Low** value)	A relatively close-range view of the Main Site which is located directly to the south of this north-south oriented footpath. The view from the footpath takes in the expansive agricultural land to the south. Evident in the foreground view is a large, open arable field with poorly maintained filed boundaries and few hedgerow trees. The field is bound to the south by the Liverpool to Manchester railway, with woodland alongside the railway restricting views further south. Pylons are visible, oversailing the Site from north to south.	Proposed woodland planting in fields around this footpath would provide screening of the some of the view of the Proposed Development.	Construction activity would be visible at close-distance within the Main Site, partially screened by intervening tree and hedgerow cover. The construction of buildings within Zones C, D and E on the northern boundary would be most evident, as would the northern extent of the rail terminal and gantries. The construction activity would be evident within a relatively wide view to the south. The visual changes associated with the construction of the Proposed Development would form a dominant element within the view and result in substantial change to the quality and character of the available view to the south. The scale of visual effect would therefore be **High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Large**. Combining all of these considerations, the level of visual effect on this footpath during construction is considered to be **Major**	At Year 0, buildings within Zones C, D and E would be most evident, as would the northern extent of the rail terminal and gantries. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape. The intervening tree cover, particularly the trees beside the Liverpool-Manchester railway line, would limit the view of truck movements within internal roads within the Proposed Development. The Proposed Development would be better screened during summer months, with views slightly more open during winter months when trees aren't in leaf. The addition of the Proposed Development to the existing view, would form a dominant element within the view to the west and result in substantial change to the quality and character of the available view, albeit at medium-distance. The scale of visual effect would therefore be **High**. The	By Year 15, proposed woodland planting located in close proximity to the south and west of this footpath would have reached an average of 8m in height and would effectively screen much of the Proposed Development during both summer and winter months. Whilst this would alter the view and screen some of the existing view across open fields, it would screen the built form within part of the Proposed Development and will create a wooded area which will limit the influence of warehouses on this receptor. The mitigation planting would limit the extent to which the Proposed Development would affect the quality of the view, albeit there would remain less restricted views from parts of the footpath. At Year 15 of operation and beyond, the scale of visual effect would be **Low to Medium** and it is considered to be Long-term. The effect is considered to be Irreversible due mainly to landform changes within the design of

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
						Adverse which is **Significant**.	duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Large**. The level of effect at Year 0 is considered to be **Major Adverse** which is **Significant**.	the Proposed Development. The overall magnitude of effect would be **Small to Medium**. The level of effect at Year 15 would reduce to **Moderate Adverse** which is **Not Significant**.
P4	Wigan 006/92/10	Adjacent to the northern boundary	**Medium** (**Medium** susceptibility and **Low** value)	A relatively close-range view of the Main Site which is located directly to the south of this east-west oriented footpath. The view from the footpath takes in the expansive agricultural land to the south. Evident in the foreground view is a large, open arable field with poorly maintained filed boundaries and few hedgerow trees. The field is bound to the south by the Liverpool to Manchester railway, with woodland alongside the railway restricting views further south. Pylons are visible, oversailing the Site from north to south.	Proposed woodland planting in fields around this footpath would provide screening of the some of the view of the Proposed Development.	Construction activity would be visible at close-distance within the Main Site, partially screened by intervening tree and hedgerow cover. The construction of buildings within Zones C, D and E on the northern boundary would be most evident, as would the northern extent of the rail terminal and gantries. The construction activity would be evident within a relatively wide view to the south. The visual changes associated with the construction of the Proposed Development would form a dominant element within the view and result in substantial change to the quality and character of the available view to the south. The scale of visual effect would therefore be **High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Large**. Combining all of these considerations, the level of visual effect on this footpath during construction is	At Year 0, buildings within Zones C, D and E would be most evident, as would the northern extent of the rail terminal and gantries. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape. The intervening tree cover, particularly the trees beside the Liverpool-Manchester railway line, would limit the view of truck movements within internal roads within the Proposed Development. The Proposed Development would be better screened during summer months, with views slightly more open during winter months when trees aren't in leaf. The addition of the Proposed Development to the existing view, would form a dominant element within the view to the west and result in substantial change to the quality and character of the available view, albeit at medium-distance. The scale	By Year 15, proposed woodland planting located in close proximity to the south of this footpath would have reached an average of 8m in height and would effectively screen some of the Proposed Development during both summer and winter months from the western extent of the footpath. Whilst this would alter the view and screen some of the existing view across open fields, it would screen the built form within part of the Proposed Development and will create a wooded area which will limit the influence of warehouses on this receptor. The eastern extent of the footpath would retain views of the Proposed Development. At Year 15 of operation and beyond, the scale of visual effect would be **Medium** and it is considered to be Long-term. The effect is considered to be Irreversible due mainly to landform changes within the design of the Proposed Development. The overall

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
						considered to be **Major Adverse** which is **Significant**.	of visual effect would therefore be **High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Large**. The level of effect at Year 0 is considered to be **Major Adverse** which is **Significant**.	magnitude of effect would be **Medium**. The level of effect at Year 15 would reduce to **Moderate to Major Adverse** which is **Significant**.
P5	Wigan 006/97/10	Adjacent to the northern boundary	**Medium** (**Medium** susceptibility and **Low** value)	A relatively close-range view of the Main Site which is located directly to the south of this north-south oriented footpath. The view from the footpath takes in the expansive agricultural land to the south. Evident in the foreground view is a large, open arable field with poorly maintained filed boundaries and few hedgerow trees. The field is bound to the south by the Liverpool to Manchester railway, with woodland alongside the railway restricting views further south. Pylons are visible, oversailing the Site from north to south.	Proposed woodland planting in fields around this footpath would provide screening of the some of the view of the Proposed Development.	Construction activity would be visible at close-distance within the Main Site, partially screened by intervening tree and hedgerow cover. The construction of buildings within Zones C, D and E on the northern boundarywould be most evident, as would the northern extent of the rail terminal and gantries. The construction activity would be evident within a relatively wide view to the south. The visual changes associated with the construction of the Proposed Development would form a dominant element within the view and result in substantial change to the quality and character of the available view to the south. The scale of visual effect would therefore be **High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Large**. Combining all of these considerations, the level of visual effect on this footpath	At Year 0, buildings within Zones C, D and E would be most evident, as would the northern extent of the rail terminal and gantries. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape. The intervening tree cover, particularly the trees beside the Liverpool-Manchester railway line, would limit the view of truck movements within internal roads within the Proposed Development. The Proposed Development would be better screened during summer months, with views slightly more open during winter months when trees aren't in leaf. The addition of the Proposed Development to the existing view, would form a dominant element within the view to the west and result in substantial change to the quality and character of the available view, albeit at	By Year 15, proposed woodland planting located in close proximity to the west of this footpath would have reached an average of 8m in height and would effectively screen some of the Proposed Development during both summer and winter months from the northern extent of the footpath. Whilst this would alter the view and screen some of the existing view across open fields, it would screen the built form within part of the Proposed Development and will create a wooded area which will limit the influence of warehouses on this receptor. The eastern extent of the footpath would retain views of the Proposed Development. At Year 15 of operation and beyond, the scale of visual effect would be **Medium** and it is considered to be Long-term. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
						during construction is considered to be **Major Adverse** which is **Significant**.	medium-distance. The scale of visual effect would therefore be **High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Large**. The level of effect at Year 0 is considered to be **Major Adverse** which is **Significant**.	Development. The overall magnitude of effect would be **Medium**. The level of effect at Year 15 would reduce slightly to **Moderate to Major Adverse** which is **Significant**.
P6	Wigan 006/98/10	Adjacent to the northern boundary	**Medium** (**Medium** susceptibility and **Low** value)	A relatively close-range view of the Main Site which is located directly to the south of this east-west oriented footpath which connects to Winwick Lane to the east. The view from the footpath takes in the expansive agricultural land to the south. Evident in the foreground view is a large, open arable field with poorly maintained filed boundaries and few hedgerow trees. The field is bound to the south by the Liverpool to Manchester railway, with woodland alongside the railway restricting views further south. Pylons are visible, oversailing the Site from north to south.	Proposed woodland planting in fields around this footpath would provide screening of the some of the view of the Proposed Development.	Construction activity would be visible at close-distance within the Main Site, partially screened by intervening tree and hedgerow cover. The construction of buildings within Zones C, D and E on the northern boundary would be most evident, as would the northern extent of the rail terminal and gantries. The construction activity would be evident within a relatively wide view to the south. The visual changes associated with the construction of the Proposed Development would form a dominant element within the view and result in substantial change to the quality and character of the available view to the south. The scale of visual effect would therefore be **High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Large**. Combining all of these considerations, the level of	At Year 0, buildings within Zones C, D and E would be most evident, as would the northern extent of the rail terminal and gantries. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape. The intervening tree cover, particularly the trees beside the Liverpool-Manchester railway line, would limit the view of truck movements within internal roads within the Proposed Development. The Proposed Development would be better screened during summer months, with views slightly more open during winter months when trees aren't in leaf. The addition of the Proposed Development to the existing view, would form a dominant element within the view to the west and result in substantial change to the quality and character of the	By Year 15, proposed woodland planting located in close proximity to the south of this footpath would have reached an average of 8m in height and would effectively screen some of the Proposed Development during both summer and winter months from the western extent of the footpath. Whilst this would alter the view and screen some of the existing view across open fields, it would screen the built form within part of the Proposed Development and will create a wooded area which will limit the influence of warehouses on this receptor. The eastern extent of the footpath would retain views of the Proposed Development. At Year 15 of operation and beyond, the scale of visual effect would reduce to **Medium to High** and it is considered to be Long-term. The effect is considered to be Irreversible due mainly to

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
						visual effect on this footpath during construction is considered to be **Major Adverse** which is **Significant**.	available view, albeit at medium-distance. The scale of visual effect would therefore be **High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Large**. The level of effect at Year 0 is considered to be **Major Adverse** which is **Significant**.	landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Medium to Large**. The level of effect at Year 15 would reduce to **Moderate to Major Adverse** which is **Significant**.
P7	Wigan 006/95/10	Adjacent to the northern boundary	**Medium** (**Medium** susceptibility and **Low** value)	A relatively close-range view of the Main Site which is located directly to the south of this north-south oriented footpath. The view from the footpath takes in the expansive agricultural land to the south. Evident in the foreground view is a large, open arable field with poorly maintained filed boundaries and few hedgerow trees. The field is bound to the south by the Liverpool to Manchester railway, with woodland alongside the railway restricting views further south. Pylons are visible, oversailing the Site from north to south.	No mitigation proposed beside this footpath.	Construction activity would be visible at close-distance within the Main Site, partially screened by intervening tree and hedgerow cover. The construction of buildings within Zones C, D and E on the northern boundary would be most evident, as would the northern extent of the rail terminal and gantries. The construction activity would be evident within a relatively wide view to the south. The visual changes associated with the construction of the Proposed Development would form a dominant element within the view and result in substantial change to the quality and character of the available view to the south. The scale of visual effect would therefore be **High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Large**. Combining all of these	At Year 0, buildings within Zones C, D and E would be most evident, as would the northern extent of the rail terminal and gantries. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape. The intervening tree cover, particularly the trees beside the Liverpool-Manchester railway line, would limit the view of truck movements within internal roads within the Proposed Development. The Proposed Development would be better screened during summer months, with views slightly more open during winter months when trees aren't in leaf. The addition of the Proposed Development to the existing view, would form a dominant element within the view to the west and result in substantial change to the	By Year 15, proposed woodland to the west of this footpath would have reached an average of 8m in height, however it would not screen views from this footpath which would remain in a relatively open position. At Year 15 of operation and beyond, the scale of visual effect would remain as **High** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Large**. The worst-case level of effect at Year 15 would remain as **Major Adverse (Significant)**.

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
						considerations, the level of visual effect on this footpath during construction is considered to be **Major Adverse** which is **Significant**.	quality and character of the available view, albeit at medium-distance. The scale of visual effect would therefore be **High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Large**. The level of effect at Year 0 is considered to be **Major Adverse** which is **Significant**.	
P8	Wigan 006/88/10	Adjacent to the northern boundary	**Medium** (**Medium** susceptibility and **Low** value)	A relatively close-range view of the Main Site which is located directly to the south of this east-west oriented footpath within the northern extent of Highfield Moss. The view from the footpath takes in the expansive agricultural land to the north. Evident in the foreground view is a large, open arable field with poorly maintained filed boundaries and few hedgerow trees. The footpath is adjacent to the Liverpool to Manchester railway to the south, with woodland alongside the railway restricting views further south. Pylons are visible, oversailing the Site from north to south.	No mitigation proposed beside this footpath.	Construction activity would be visible at close-distance within the Main Site, partially screened by intervening tree and hedgerow cover. The construction of buildings within Zones C, D and E on the northern boundary would be most evident, as would the northern extent of the rail terminal and gantries. The construction activity would be evident within a relatively wide view to the south. The visual changes associated with the construction of the Proposed Development would form a dominant element within the view and result in substantial change to the quality and character of the available view to the south. The scale of visual effect would therefore be **High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Large**.	At Year 0, buildings within Zones C, D and E would be most evident, as would the northern extent of the rail terminal and gantries. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape. The intervening tree cover, particularly the trees beside the Liverpool-Manchester railway line, would limit the view of truck movements within internal roads within the Proposed Development. The Proposed Development would be better screened during summer months, with views slightly more open during winter months when trees aren't in leaf. The addition of the Proposed Development to the existing view, would form a dominant element within the view to the west and result in	By Year 15, proposed woodland to the north of this footpath would have reached an average of 8m in height, however it would not screen views from this footpath which would retain views of the Proposed Development to the south. At Year 15 of operation and beyond, the scale of visual effect would remain as **High** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Large**. The worst-case level of effect at Year 15 would remain as **Major Adverse (Significant)**.

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
						Combining all of these considerations, the level of visual effect on this footpath during construction is considered to be **Major Adverse** which is **Significant**.	substantial change to the quality and character of the available view, albeit at medium-distance. The scale of visual effect would therefore be **High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Large**. The level of effect at Year 0 is considered to be **Major Adverse** which is **Significant**.	
P9	Wigan 006/90/10	Adjacent to the northern boundary	**Medium** (**Medium** susceptibility and **Low** value)	A relatively close-range view of the Main Site which is located directly to the south of this east-west oriented footpath within Highfield Moss. The view from the footpath takes in the expansive agricultural land to the north. Evident in the foreground view is a large, open arable field with poorly maintained filed boundaries and few hedgerow trees. The footpath is adjacent to the Liverpool to Manchester railway to the south, with woodland alongside the railway restricting views further south. Pylons are visible, oversailing the Site from north to south.	No mitigation proposed beside this footpath.	Construction activity would be visible at close-distance within the Main Site, partially screened by intervening tree and hedgerow cover. The construction of buildings within Zones C, D and E on the northern boundarywould be most evident, as would the northern extent of the rail terminal and gantries. The construction activity would be evident within a relatively wide view to the south. The visual changes associated with the construction of the Proposed Development would form a dominant element within the view and result in substantial change to the quality and character of the available view to the south. The scale of visual effect would therefore be **High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of	At Year 0, buildings within Zones C, D and E would be most evident, as would the northern extent of the rail terminal and gantries. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape. The intervening tree cover, particularly the trees beside the Liverpool-Manchester railway line, would limit the view of low level activity within the Proposed Development. The Proposed Development would be better screened during summer months, with views slightly more open during winter months when trees aren't in leaf. The addition of the Proposed Development to the existing view, would form a dominant element within the view to	By Year 15, intermittent tree planting within the buffer around Highfield Moss, to the south of this footpath, would have reached an average of 8m in height, however it would not screen views from this footpath which would retain views of the Proposed Development to the south. At Year 15 of operation and beyond, the scale of visual effect would remain as **High** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Large**. The worst-case level of effect at Year 15 would remain as **Major Adverse (Significant)**.

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
						effect would be **Large**. Combining all of these considerations, the level of visual effect on this footpath during construction is considered to be **Major Adverse** which is **Significant**.	the west and result in substantial change to the quality and character of the available view, albeit at medium-distance. The scale of visual effect would therefore be **High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Large**. The level of effect at Year 0 is considered to be **Major Adverse** which is **Significant**.	
P10	Wigan 006/91/10	Adjacent to the northern boundary	**Medium** (**Medium** susceptibility and **Low** value)	A relatively close-range view of the Main Site which is located directly to the south of this footpath within Highfield Moss. The view from the footpath is largely enclosed by tree cover, which is sufficient to screen views out during summer and winter months.	No mitigation proposed beside this footpath.	Construction activity would be glimpsed at close-distance within the Main Site, heavily screened on most of the footpath by intervening tree and hedgerow cover for the majority of this footpath. However, there are gaps in tree cover and the construction of buildings within Zones C, D and E on the northern boundarywould be evident at close-distance, as would the northern extent of the rail terminal and gantries. The construction activity would be evident within a relatively wide view to the south from more open sections of this footpath. The visual changes associated with the construction of the Proposed Development would form a dominant element within the view and result in substantial change to the quality and character of the available view	At Year 0, buildings within Zones C, D and E would be most evident, as would the northern extent of the rail terminal and gantries. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape. The intervening tree cover, particularly the trees along sections of this footpath, would limit the view of low level activity within the Proposed Development. The Proposed Development would be better screened during summer months, with views slightly more open during winter months when trees aren't in leaf. The addition of the Proposed Development to the existing view, would form a dominant element within the view to	By Year 15, proposed woodland to the north of this footpath would have reached an average of 8m in height, however it would not screen views from this footpath which would retain views of the Proposed Development to the south. At Year 15 of operation and beyond, the scale of visual effect would remain as **High** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Large**. The worst-case level of effect at Year 15 would remain as **Major Adverse (Significant)**.

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
						to the south. The scale of visual effect would therefore be **High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Large**. Combining all of these considerations, the level of visual effect on this footpath during construction is considered to be **Major Adverse** which is **Significant**.	the west and result in substantial change to the quality and character of the available view, albeit at medium-distance. The scale of visual effect would therefore be **High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Large**. The level of effect at Year 0 is considered to be **Major Adverse** which is **Significant**.	
P11	Wigan 006/94/10	Adjacent to the northern boundary	**Medium** (**Medium** susceptibility and **Low** value)	A relatively close-range view of the Main Site which is located directly to the south of this footpath within Highfield Moss. The view from the footpath is largely enclosed by tree cover, which is sufficient to screen views out during summer and winter months.	No mitigation proposed beside this footpath.	Construction activity would be glimpsed at close-distance within the Main Site, heavily screened by intervening tree and hedgerow cover for the majority of this footpath. The construction of buildings within Zones C, D and E on the northern boundarywould be glimpsed, as would the northern extent of the rail terminal and gantries. The visual changes associated with the construction of the Proposed Development would form a visible, but only minor element within the view, due to screening by trees on the footpath. The scale of visual effect would therefore be **Low**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Small**. Combining all of these	At Year 0, buildings within Zones C, D and E would be glimpsed through gaps in the tree cover, as would the northern extent of the rail terminal and gantries. The visual changes associated with the construction of the Proposed Development would form a visible, but only minor element within the view, due to screening by trees on the footpath. The scale of visual effect would therefore be **Low**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Small**. The level of effect at Year 0 is considered to be **Minor Adverse (Not Significant)**.	Given that mitigation planting would not alter the view of the Proposed Development, the Year 0 assessment also applies at Year 15. The overall magnitude of effect would remain as **Small**. Level of visual effect: **Minor Adverse (Not Significant)**

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
						considerations, the level of visual effect on this footpath during construction is considered to be **Minor Adverse (Not Significant)**.		
P12	Wigan 006/93/10	Adjacent to the northern boundary	**Medium** (**Medium** susceptibility and **Low** value)	A relatively close-range view of the Main Site which is located directly to the south of this footpath within Highfield Moss. The view from the footpath is partly enclosed by tree cover, which is sufficient to screen some of the views out during summer and winter months, however there are sections which are less enclosed by trees and which allow for open views south across the Main Site.	No mitigation proposed beside this footpath.	Construction activity would be glimpsed at close-distance within the Main Site, screened by intervening tree and hedgerow cover for the majority of this footpath. However, there are gaps in tree cover and the construction of buildings within Zones C, D and E on the northern boundary would be evident at close-distance, as would the northern extent of the rail terminal and gantries. The construction activity would be evident within a relatively wide view to the south from more open sections of this footpath. The visual changes associated with the construction of the Proposed Development would form a dominant element within the view and result in substantial change to the quality and character of the available view to the south. The scale of visual effect would therefore be **High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Large**. Combining all of these considerations, the level of visual effect on this footpath	At Year 0, buildings within Zones C, D and E would be most evident, as would the northern extent of the rail terminal and gantries. The lower parts of the Proposed Development would be filtered from view by existing tree and hedgerow cover in the intervening landscape. The intervening tree cover, particularly the trees along sections of this footpath, would limit the view of low level activity within the Proposed Development. The Proposed Development would be better screened during summer months, with views slightly more open during winter months when trees aren't in leaf. The addition of the Proposed Development to the existing view, would form a dominant element within the view to the west and result in substantial change to the quality and character of the available view, albeit at medium-distance. The scale of visual effect would therefore be **High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect	By Year 15, proposed woodland to the north of this footpath would have reached an average of 8m in height, however it would not screen views from this footpath which would retain views of the Proposed Development to the south. At Year 15 of operation and beyond, the scale of visual effect would remain as **High** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Large**. The worst-case level of effect at Year 15 would remain as **Major Adverse (Significant)**.

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
						during construction is considered to be **Major Adverse** which is **Significant**.	would be **Large**. The level of effect at Year 0 is considered to be **Major Adverse** which is **Significant**.	
P13	Wigan 006/99/10	Close to the north-eastern boundary	**Medium** (**Medium** susceptibility and **Low** value)	A relatively close-range view of the Main Site which is located directly to the south-west of this east-west oriented footpath which connects to Winwick Lane to the west. The view from the footpath takes in the expansive agricultural land to the south. Evident in the foreground view is a large, open arable field with poorly maintained filed boundaries and few hedgerow trees. The field is bound to the south by the Liverpool to Manchester railway, with woodland alongside the railway restricting views further south. Vehicles on Winwick Lane and pylons are visible in the west, oversailing the Site from north to south.	This receptor would benefit from the screening effect of tree planting located within the proposed 'green corridor' along Winwick Lane.	Construction activity would be visible at close-distance within the Main Site, partially screened by intervening hedgerow cover on Winwick Lane in particular. The construction of buildings within Zones D and E on the north-eastern boundary would be most evident. The construction activity would be evident within a relatively wide view to the south-west. The visual changes associated with the construction of the Proposed Development would result in noticeable change to the quality and character of the available view to the south. The scale of visual effect would therefore be **Medium to High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium to Large**. Combining all of these considerations, the level of visual effect on this footpath during construction is considered to be **Moderate to Major Adverse** (**Significant)**.	At Year 0, buildings within Zones D and E would be most evident, as would the northern extent of the rail terminal and gantries. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape. The addition of the Proposed Development to the existing view, would result in noticeable change to the quality and character of the available view, albeit at medium-distance. The scale of visual effect would therefore be **Medium to High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Medium to Large**. The level of effect at Year 0 is considered to be **Moderate to Major Adverse** (**Significant)**.	By Year 15, proposed woodland planting on the eastern boundary would have reached an average of 8m in height and would further screen lower level activity within the Proposed Development, such as truck movements. At Year 15 of operation and beyond, the scale of visual effect would be **Medium** and it is considered to be Long-term. The effect is considered to be Irreversible due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Medium**. The worst-case level of effect at Year 15 would remain as **Moderate to Major Adverse (Significant).**
P14	Warrington 00097/100/1	Close to the eastern	**Medium to High**	A relatively close-range view of the Main Site which is located directly to the west of this	This receptor would benefit from the	Construction activity would be visible at close-distance within the Main Site, partially	At Year 0, buildings within Zones A, B, D and E would be most evident. The lower parts	By Year 15, proposed woodland planting on the eastern boundary would have

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
		boundary	(**Medium to High** susceptibility and **Low** value)	footpath which connects to Winwick Lane to the west. The view from the footpath takes in the expansive agricultural land surrounding the path. The field is bound to the south by Winwick Lane. Vehicles on Winwick Lane and pylons are visible in the west, oversailing the Site from north to south.	screening effect of tree planting located within the proposed 'green corridor' along Winwick Lane.	screened by intervening hedgerow cover on Winwick Lane in particular. The construction of buildings within Zones D and E on the eastern boundary would be most evident. The construction activity would be evident within a relatively wide view to the west. The visual changes associated with the construction of the Proposed Development would result in noticeable change to the quality and character of the available view to the west. The scale of visual effect would therefore be **Medium to High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium to Large**. Combining all of these considerations, the level of visual effect on this footpath during construction is considered to be **Moderate to Major Adverse** (**Significant)**.	of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape. The addition of the Proposed Development to the existing view, would result in noticeable change to the quality and character of the available view, albeit at medium-distance. The scale of visual effect would therefore be **Medium to High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Medium to Large**. The level of effect at Year 0 is considered to be **Moderate to Major Adverse** (**Significant)**.	reached an average of 8m in height and would further screen lower level activity within the Proposed Development, such as truck movements. At Year 15 of operation and beyond, the scale of visual effect would be **Medium** and it is considered to be Long-term. The effect is considered to be Irreversible due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Medium**. The worst-case level of effect at Year 15 would remain as **Moderate to Major Adverse (Significant).**
P15	Warrington 00097/103/1	Approx 0.6km east of the eastern boundary	**Medium to High** (**Medium to High** susceptibility and **Low** value)	A relatively close-range view of the Main Site which is located directly to the west of this footpath. The view from the footpath takes in the expansive agricultural land surrounding the path. The field is bound to the south by Winwick Lane. Vehicles on Winwick Lane and pylons are visible in the west, oversailing the Site from north to south.	This receptor would benefit from the screening effect of tree planting located directly to the west on field boundaries and within the proposed	Construction activity would be visible at close-distance within the Main Site, partially screened by intervening hedgerow cover on Winwick Lane in particular. The construction of buildings within Zones D and E on the eastern boundary would be most evident. The construction activity would	At Year 0, buildings within Zones A, B, D and E would be most evident. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape. The addition of the Proposed Development to the existing view, would result in	By Year 15, proposed woodland planting directly to the west of the footpath and on the eastern boundary would have reached an average of 8m in height and would further screen much of the Proposed Development, during both summer and winter months given the density of planting at close-

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
					'green corridor' along Winwick Lane.	be evident within a relatively wide view to the west. The visual changes associated with the construction of the Proposed Development would result in noticeable change to the quality and character of the available view to the west. The scale of visual effect would therefore be **Medium to High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium to Large**. Combining all of these considerations, the level of visual effect on this footpath during construction is considered to be **Moderate to Major Adverse** (**Significant)**.	noticeable change to the quality and character of the available view, albeit at medium-distance. The scale of visual effect would therefore be **Medium to High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Medium to Large**. The level of effect at Year 0 is considered to be **Moderate to Major Adverse (Significant)**.	distance. At Year 15 of operation and beyond, the scale of visual effect would reduce to **Low to Medium** and it is considered to be Long-term. The effect is considered to be Irreversible due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Small to Medium**. The worst-case level of effect at Year 15 would reduce to **Minor to Moderate Adverse (Not Significant).**
P16	Warrington 00097/4/1	Approx 0.8km east of eastern boundary	**Medium to High** (**Medium to High** susceptibility and **Low** value)	The view takes in an open and expansive, large-scale arable landscape with hedgerows and some individual hedgerow trees. Visible to the south in the view are earthworks from the nearby sand quarry with a block of woodland evident to the south and west of the quarry. In the far-distance, to the west, the residential and agricultural properties near Winwick Interchange are visible, with partial views of the associated traffic infrastructure. The topography of the field slopes gently away from the receptor to the north and west and longer-range visibility towards the Site is restricted by the change in topography,	This receptor would benefit from the screening effect of tree planting located within the proposed 'green corridor' along Winwick Lane.	Construction activity would be visible at close-distance within the Main Site, partially screened by intervening hedgerow cover on Winwick Lane in particular. The construction of buildings within Zones D and E on the eastern boundarywould be most evident. The construction activity would be evident within a relatively wide view to the west. The visual changes associated with the construction of the Proposed Development would result in noticeable change to the quality and character of the available view to the west. The scale of visual effect would	At Year 0, buildings within Zones A, B, D and Ewould be most evident. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape. The addition of the Proposed Development to the existing view, would result in noticeable change to the quality and character of the available view, albeit at medium-distance. The scale of visual effect would therefore be **Medium to High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude	By Year 15, proposed woodland planting on the eastern boundary would have reached an average of 8m in height and would further screen lower level activity within the Proposed Development, such as truck movements. At Year 15 of operation and beyond, the scale of visual effect would be **Medium** and it is considered to be Long-term. The effect is considered to be Irreversible due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
				intervening tree cover and the visual obstruction caused by the quarry earthworks.		therefore be **Medium to High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium to Large**. Combining all of these considerations, the level of visual effect on this footpath during construction is considered to be **Moderate to Major Adverse** (**Significant)**.	of effect would be **Medium to Large**. The level of effect at Year 0 is considered to be **Moderate to Major Adverse** (**Significant)**.	**Medium**. The worst-case level of effect at Year 15 would remain as **Moderate to Major Adverse (Significant).**
P17	Warrington 00322/3a/1	Approx 0.4km south of southern boundary	**Medium** (**Medium** susceptibility and **Low** value)	Direct views towards the Main Site to the east across flat, open and expansive agricultural fields with gapped hedgerows and trees and the M6 motorway, which is in cutting. Indirect views to the north-west of Parkside West which occupies the former Parkside Colliery with the intervening trees and vegetation restricting views of that Site. Other man-made features which are visible include the M6 motorway, electricity pylons, and telecommunications masts. Limited screening of the Site from intervening vegetation along field boundaries and parallel to the M6 to the north.	No mitigation proposed for this view.	Construction activity would be visible at close-distance, albeit all ground level activity would be screened by intervening tree and hedgerow cover. The construction of buildings within Zones A and F on the western boundary of the Main Site, would be most evident, albeit tree beside the property would limit this. The visual changes associated with the construction of the Proposed Development would form an obvious element within the view at medium-distance and result in notable change to the quality and character of the available view to the west. The scale of visual effect would therefore be **Medium**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium**. Combining all of these considerations, including the	At Year 0, buildings within Zones A and F would be most evident. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape, including nearby landform undulations and tree cover would limit this. The design of the Proposed Development, with warehouses located beside the M6, would limit the view of internal activity, such as the rail freight terminal and truck movements. The addition of the Proposed Development to the existing view, would form a conspicuous element within part of the view to the east and result in notable change to the quality and character of the available view, albeit at long-distance. Whilst the lower extent of the Proposed Development, including the	By Year 15, proposed woodland planting on the western boundary would have reached an average of 8m in height, however it would not alter the view of the tops of proposed warehouse buildings. At Year 15 of operation and beyond, the scale of visual effect would remain as **Medium** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Medium**. The worst-case level of effect at Year 15 would remain as **Moderate Adverse** (**Not Significant**).

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
						Low sensitivity of the receptors, the level of visual effect on this receptor during construction is considered to be **Moderate Adverse (Not Significant)**.	base of the proposed 30 m high buildings, would be screened by tree cover to the east of the receptor, close to the M6 motorway, the tops of buildings would remain evident above the tree line during all seasons. The scale of visual effect would therefore be **Medium**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Medium**. Considering the medium sensitivity of the receptors, the level of effect at Year 0 is considered to be **Moderate Adverse (Not Significant)**.	
P18	Warrington 00322/1n/1	Approx 0.3km west of western boundary	**Medium** (**Medium** susceptibility and **Low** value)	Direct views towards the Main Site to the east across flat, open and expansive agricultural fields with gapped hedgerows and trees and the M6 motorway, which is in cutting. Indirect views to the north-west of Parkside West which occupies the former Parkside Colliery with the intervening trees and vegetation restricting views of that Site. Other man-made features which are visible include the M6 motorway, electricity pylons, and telecommunications masts. Limited screening of the Site from intervening vegetation along field boundaries and parallel to the M6 to the north.	No mitigation proposed for this view.	Construction activity would be visible at close-distance, albeit all ground level activity would be screened by intervening tree and hedgerow cover. The construction of buildings within Zones A and F on the western boundary of the Main Site, would be most evident, albeit tree beside the property would limit this. The visual changes associated with the construction of the Proposed Development would form an obvious element within the view at medium-distance and result in notable change to the quality and character of the available view to the west. The scale of visual effect would therefore be **Medium to High**. The	At Year 0, buildings within Zones A and Fwould be most evident. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape, including nearby landform undulations and tree cover would limit this. The design of the Proposed Development, with warehouses located beside the M6, would limit the view of internal activity, such as the rail freight terminal and truck movements. The addition of the Proposed Development to the existing view, would form a conspicuous element within	By Year 15, proposed woodland planting on the western boundary would have reached an average of 8m in height, however it would not alter the view of the tops of proposed warehouse buildings. At Year 15 of operation and beyond, the scale of visual effect would remain as **Medium to High** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Medium to Large**. The worst-case level of effect

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
						construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium to Large**. Combining all of these considerations, including the Low sensitivity of the receptors, the level of visual effect on this receptor during construction is considered to be **Moderate to High Adverse (Significant)**.	part of the view to the east and result in notable change to the quality and character of the available view, albeit at long-distance. Whilst the lower extent of the Proposed Development, including the base of the proposed 30 m high buildings, would be screened by tree cover to the east of the receptor, close to the M6 motorway, the tops of buildings would remain evident above the tree line during all seasons. The scale of visual effect would therefore be **Medium to High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Medium to Large**. Considering the medium sensitivity of the receptors, the level of effect at Year 0 is considered to be **Moderate to Major Adverse (Significant)**.	at Year 15 would remain as **Moderate to Major Adverse** (**Not Significant**).
P19	Warrington 00322/30/1	Approx 0.6km west of western boundary	**Medium** (**Medium** susceptibility and **Low** value)	Direct views towards the Main Site to the east across flat, open and expansive agricultural fields with gapped hedgerows and trees and the M6 motorway, which is in cutting. Indirect views to the north-west of Parkside West which occupies the former Parkside Colliery with the intervening trees and vegetation restricting views of that Site. Other man-made features which are visible include the M6 motorway,	No mitigation proposed for this view.	Construction activity would be visible at close-distance, albeit all ground level activity would be screened by intervening tree and hedgerow cover. The construction of buildings within Zones A and F on the western boundary of the Main Sitewould be most evident, albeit tree beside the property would limit this. The visual changes associated with the construction of the	At Year 0, buildings within Zones A and Fwould be most evident. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape, including nearby landform undulations and tree cover would limit this. The design of the Proposed Development, with warehouses located beside	By Year 15, proposed woodland planting on the western boundary would have reached an average of 8m in height, however it would not alter the view of the tops of proposed warehouse buildings. At Year 15 of operation and beyond, the scale of visual effect would remain as **Medium** and it is considered to be **Long-term**. The effect is

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
				electricity pylons, and telecommunications masts. Limited screening of the Site from intervening vegetation along field boundaries and parallel to the M6 to the north.		Proposed Development would form an obvious element within the view at medium-distance and result in notable change to the quality and character of the available view to the west. The scale of visual effect would therefore be **Medium**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium**. Combining all of these considerations, including the Low sensitivity of the receptors, the level of visual effect on this receptor during construction is considered to be **Moderate Adverse (Not Significant)**.	the M6, would limit the view of internal activity, such as the rail freight terminal and truck movements. The addition of the Proposed Development to the existing view, would form a conspicuous element within part of the view to the east and result in notable change to the quality and character of the available view, albeit at long-distance. Whilst the lower extent of the Proposed Development, including the base of the proposed 30 m high buildings, would be screened by tree cover to the east of the receptor, close to the M6 motorway, the tops of buildings would remain evident above the tree line during all seasons. The scale of visual effect would therefore be **Medium**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Medium**. Considering the medium sensitivity of the receptors, the level of effect at Year 0 is considered to be **Moderate Adverse (Not Significant)**.	considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Medium**. The worst-case level of effect at Year 15 would remain as **Moderate Adverse (Not Significant)**.
P20	Warrington 00322/29/1	Approx 1km west of western boundary	**Medium** (**Medium** susceptibility and **Low** value)	Direct views towards the Main Site to the north across flat, open and expansive agricultural fields with gapped hedgerows and trees and the M6 motorway, which is in cutting. Indirect views to the north-west	No mitigation proposed for this view.	Construction activity would be visible at close-distance, albeit all ground level activity would be screened by intervening tree and hedgerow cover. The construction of buildings within Zones A and F on the	At Year 0, buildings within Zones A and F would be most evident. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening	By Year 15, proposed woodland planting on the western boundary would have reached an average of 8m in height, however it would not alter the view of the tops of proposed

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
				of Parkside West which occupies the former Parkside Colliery with the intervening trees and vegetation restricting views of that Site. Other man-made features which are visible include the M6 motorway, electricity pylons, and telecommunications masts. Limited screening of the Site from intervening vegetation along field boundaries and parallel to the M6 to the north.		western boundary of the Main Site would be most evident, albeit tree beside the property would limit this. The visual changes associated with the construction of the Proposed Development would form an obvious element within the view at medium-distance and result in notable change to the quality and character of the available view to the west. The scale of visual effect would therefore be **Low to Medium**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Small to Medium**. Combining all of these considerations, including the Low sensitivity of the receptors, the level of visual effect on this receptor during construction is considered to be **Minor to Moderate Adverse (Not Significant)**.	landscape, including nearby landform undulations and tree cover would limit this. The design of the Proposed Development, with warehouses located beside the M6, would limit the view of internal activity, such as the rail freight terminal and truck movements. The addition of the Proposed Development to the existing view, would form a conspicuous element within part of the view to the east and result in notable change to the quality and character of the available view, albeit at long-distance. Whilst the lower extent of the Proposed Development, including the base of the proposed 30 m high buildings, would be screened by tree cover to the east of the receptor, close to the M6 motorway, the tops of buildings would remain evident above the tree line during all seasons. The scale of visual effect would therefore be **Low to Medium**. The duration of effect, up to Year 15, would be **Long-term**. Considering the Medium sensitivity of the receptors, the level of effect at Year 0 is considered to be **Minor to Moderate Adverse (Not Significant)**.	warehouse buildings. At Year 15 of operation and beyond, the scale of visual effect would remain as **Medium to High** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Medium to Large**. The worst-case level of effect at Year 15 would remain as **Minor to Moderate Adverse (Not Significant)**.
P21	St Helens 606	Approx 0.8km west	**Medium**	Views towards the Site would be screened by intervening tree	No mitigation proposed for	**No Change** to the view.	**No Change** to the view.	**No Change** to the view.

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
		of western boundary	(**Medium** susceptibility and **Low** value)	cover.	this receptor.			
P22	St Helens 658	Approx 0.8km north-west of northern boundary	**Medium** (**Medium** susceptibility and **Low** value)	Views towards the Site would be screened by intervening tree cover.	No mitigation proposed for this receptor.	**No Change** to the view.	**No Change** to the view.	**No Change** to the view.
P23	St Helens 616, 617, 671, 673, 675	Approx 0.1km west of western boundary	**Medium** (**Medium** susceptibility and **Low** value)	Views towards the Site would be screened by intervening tree cover and buildings.	No mitigation proposed for this receptor.	**No Change** to the view.	**No Change** to the view.	**No Change** to the view.
P24	Sankey Valley Trail	Approx 2.5km south-west of south-western boundary	**Medium** (**Medium** susceptibility and **Medium** value)	This is a long-range view towards the Site. Long range views to the north-east in the direction of the Main Site are restricted by the topography and the intervening woodland. The West Coast Main Line is visible running north to south in the centre of view. A church spire in Winwick (St Oswald's Church) is visible on the horizon to the east. Pylons are also evident within a horizon which is mainly tree lined with longer range views to the north and east restricted by the gentle topography and by intervening vegetation.	No mitigation proposed for this receptor.	Glimpsed views of construction activity would be possible, above the intervening tree line. Crane activity and the construction of the warehouses would be glimpsed. The visual changes associated with the construction of the Proposed Development would form a visible, but only minor element within the view at long-distance and not result in notable change to the quality and character of the available view. The scale of visual effect would therefore be **Low** at most. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Small**.	Glimpsed views of the tops of warehouses would be possible from this location. The visual changes associated with the Proposed Development would form a visible, but only minor element within the view at long-distance and not result in notable change to the quality and character of the available view. The scale of visual effect would therefore be **Low** at most. The operational period would be **Long-term.** The overall magnitude of effect would be **Small**. Combining all of these considerations, the level of visual effect at Year 0 on this receptor is considered to be **Minor Adverse** at most,	Given that mitigation planting would not alter the view of the tops of the maximum 30m high warehouse buildings, the Year 0 applies at Year 15. The overall magnitude of effect would be **Small**. Therefore, the level of visual effect at Year 0 on this receptor is considered to be **Minor Adverse** at most, which is **Not Significant**.

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
						Combining all of these considerations, the level of visual effect on this receptor during construction is considered to be **Minor Adverse (Not Significant)**.	which is **Not Significant**.	
P25	Warrington 00097/102/1	Approx 0.6km east of eastern boundary	**Medium to High** (**Medium to High** susceptibility and **Low** value)	A relatively close-range view of the Main Site which is located directly to the west of this footpath. The view from the footpath takes in the expansive agricultural land surrounding the path. The field is bound to the south by Winwick Lane. Vehicles on Winwick Lane and pylons are visible in the west, oversailing the Site from north to south.	This receptor would benefit from the screening effect of tree planting located directly to the west of the footpath and within the proposed 'green corridor' along Winwick Lane.	Construction activity would be visible at close-distance within the Main Site, partially screened by intervening hedgerow cover on Winwick Lane in particular. The construction of buildings within Zones D and E on the eastern boundarywould be most evident. The construction activity would be evident within a relatively wide view to the west. The visual changes associated with the construction of the Proposed Development would result in noticeable change to the quality and character of the available view to the west. The scale of visual effect would therefore be **Medium to High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium to Large**. Combining all of these considerations, the level of visual effect on this footpath during construction is considered to be **Moderate to Major Adverse** (**Significant)**.	At Year 0, buildings within Zones D and Ewould be most evident. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape. The addition of the Proposed Development to the existing view, would result in noticeable change to the quality and character of the available view, albeit at medium-distance. The scale of visual effect would therefore be **Medium to High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Medium to Large**. The level of effect at Year 0 is considered to be **Moderate to Major Adverse** (**Significant)**.	By Year 15, proposed woodland planting directly to the west of the footpath and on the eastern boundary would have reached an average of 8m in height and would further screen much of the Proposed Development, during both summer and winter months given the density of planting at close-distance. At Year 15 of operation and beyond, the scale of visual effect would reduce to **Low to Medium** and it is considered to be Long-term. The effect is considered to be Irreversible due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Small to Medium**. The worst-case level of effect at Year 15 would reduce to **Minor to Moderate Adverse (Not Significant).**
P26	Warrington	Approx 1.3km east	**Medium**	Views towards the Site would be screened by intervening tree	This receptor would benefit	Construction activity would be visible at long-distance,	At Year 0, buildings within Zones A, B, D and E would be	By Year 15, proposed woodland planting on the

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
	00097/106/1	of eastern boundary	**to High** (**Medium to High** susceptibility and **Low** value)	cover.	from the screening effect of tree planting located directly to the west of the footpath and within the proposed 'green corridor' along Winwick Lane.	partially screened by intervening tree and hedgerow cover. The construction of buildings within Zones A, B, D and E on the eastern boundary would be most evident, as would the eastern extent of the rail terminal and gantries.. The visual changes associated with the construction of the Proposed Development would form a prominent element within the view at long-distance and result in notable change to the quality and character of the available view to the west. The scale of visual effect would therefore be **Medium**. The construction period would be for ten years which is Medium-term. The overall magnitude of effect would be **Medium.** The overall magnitude of effect would be **Medium**. **The** level of visual effect on this receptor during construction is therefore considered to be **Moderate to Major (Significant)**.	most evident, as would the eastern extent of the rail terminal and gantries. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape.. The scale of visual effect would therefore be Medium. The duration of effect, up to Year 15, would be Long-term. The overall magnitude of effect would be **Medium**. The level of effect at Year 0 is considered to be **Moderate to Major Adverse (Significant)**..	eastern boundary of the Site and on the western extents of New Lane End and Kenyon would have reached an average of 8m in height and would further screen lower level activity within the Proposed Development, such as truck movements, with only views of the very tops of buildings, particularly during winter months. At Year 15 of operation and beyond, the scale of visual effect would reduce to **Low** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Small**. The worst-case level of effect at Year 15 would reduce to as **Minor to Moderate Adverse (Not Significant)**..
P27	Warrington 00097/105/1	Approx 0.9km east of eastern boundary	**Medium to High** (**Medium to High** susceptibility and **Low** value)	Views towards the Site would be screened by intervening tree cover.	This receptor would benefit from the screening effect of tree planting located directly to the west of the footpath and within the proposed	Construction activity would be visible at long-distance, partially screened by intervening tree and hedgerow cover. The construction of buildings within Zones A, B, D and E on the eastern boundary would be most evident, as would the eastern extent of the rail terminal and gantries..	At Year 0, buildings within Zones A, B, D and E would be most evident, as would the eastern extent of the rail terminal and gantries. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape..	By Year 15, proposed woodland planting on the eastern boundary of the Site and on the western extents of New Lane End and Kenyon would have reached an average of 8m in height and would further screen lower level activity within the Proposed Development, such as truck movements, with

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
					'green corridor' along Winwick Lane.	The visual changes associated with the construction of the Proposed Development would form a prominent element within the view at long-distance and result in notable change to the quality and character of the available view to the west. The scale of visual effect would therefore be **Medium**. The construction period would be for ten years which is Medium-term. The overall magnitude of effect would be **Medium.** The overall magnitude of effect would be **Medium**. **The** level of visual effect on this receptor during construction is therefore considered to be **Moderate to Major (Significant)**.	The scale of visual effect would therefore be **Negligible**. The scale of visual effect would therefore be Medium. The duration of effect, up to Year 15, would be Long-term. The overall magnitude of effect would be **Medium**. The overall magnitude of effect would be **Medium**. The level of effect at Year 0 is considered to be **Moderate to Major Adverse** (**Significant**)..	only views of the very tops of buildings, particularly during winter months. At Year 15 of operation and beyond, the scale of visual effect would reduce to **Low** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Small**. The worst-case level of effect at Year 15 would reduce to as **Minor to Moderate Adverse (Not Significant)**..
P28	Warrington 00097/108/1	Approx 1.6km east of eastern boundary	**Medium to High** (**Medium to High** susceptibility and **Low** value)	Views towards the Site would be screened by intervening tree cover.	No mitigation proposed for this receptor.	Theoretical glimpsed views of construction activity would be possible, above the intervening tree line. However, the majority of the view would likely be screened by intervening vegetation. The visual changes associated with the construction of the Proposed Development would be barely discernible. The scale of visual effect would therefore be **Negligible**. The overall magnitude of effect would be **Negligible**. The level of visual effect on this receptor during construction is therefore also	At Year 0, the visual changes associated with the operation of the Proposed Development would be barely discernible. The scale of visual effect would therefore be **Negligible**. The overall magnitude of effect would be **Negligible**. The level of visual effect on this receptor at Year 0 is therefore also considered to be **Negligible (Not Significant)**.	**Negligible (Not Significant)**.

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
						considered to be **Negligible (Not Significant)**.		
P29	Warrington 00097/107/1	Approx 1.8km east of eastern boundary	**Medium to High** (**Medium to High** susceptibility and **Low** value)	Views towards the Site would be screened by intervening tree cover.	No mitigation proposed for this receptor.	Theoretical glimpsed views of construction activity would be possible, above the intervening tree line. However, the majority of the view would likely be screened by intervening vegetation. The visual changes associated with the construction of the Proposed Development would be barely discernible. The scale of visual effect would therefore be **Negligible**. The overall magnitude of effect would be **Negligible**. The level of visual effect on this receptor during construction is therefore also considered to be **Negligible (Not Significant)**.	At Year 0, the visual changes associated with the operation of the Proposed Development would be barely discernible. The scale of visual effect would therefore be **Negligible**. The overall magnitude of effect would be **Negligible**. The level of visual effect on this receptor at Year 0 is therefore also considered to be **Negligible (Not Significant)**.	**Negligible (Not Significant)**.
P30	Warrington 00097/11/1	Approx 1.2km east of eastern boundary	**Medium to High** (**Medium to High** susceptibility and **Low** value)	Views towards the Site would be screened by intervening tree cover and buildings within New Lane End.	No mitigation proposed for this receptor.	Theoretical glimpsed views of construction activity would be possible, above the intervening tree line. However, the majority of the view would likely be screened by intervening vegetation and buildings within New Lane End. The visual changes associated with the construction of the Proposed Development would be barely discernible. The scale of visual effect would therefore be **Negligible**. The overall magnitude of effect would be **Negligible**.	At Year 0, the visual changes associated with the operation of the Proposed Development would be barely discernible. The scale of visual effect would therefore be **Negligible**. The overall magnitude of effect would be **Negligible**. The level of visual effect on this receptor at Year 0 is therefore also considered to be **Negligible (Not Significant)**.	**Negligible (Not Significant)**.

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
						The level of visual effect on this receptor during construction is therefore also considered to be **Negligible (Not Significant)**.		
P31	Warrington 00097/24/2	Approx 1.2km east of eastern boundary	**Medium to High** (**Medium to High** susceptibility and **Low** value)	This is a long-range view from the footpath towards the Site approximately. The footpath is routed along the lane and connects the village of Croft to the local footpath network to the west. The view takes in flat, open, large-scale arable farmland with intermittently defined field boundaries, occasional hedgerows and some individual hedgerow trees and small blocks of woodland. The track connects with local footpaths to the west. To the west, earthworks from a sand quarry are partially visible through vegetation. Residential properties and agricultural buildings are visible in the right of view to the north-west in the vicinity of Sandy Brow Lane and are partially surrounded by tree cover. The horizon is mainly wooded with traffic infrastructure, farm buildings and residential properties along Winwick Lane visible on the horizon in the west. Longer range views to the north-west are restricted by intervening tree cover.	This receptor would benefit from the screening effect of tree planting located to the west of Croft within the proposed publicly accessible corridor along Winwick Lane.	Construction activity would be visible at long-distance, partially screened by intervening tree and hedgerow cover. The construction of buildings within Zones A, B, D and E on the eastern boundary would be most evident, as would the eastern extent of the rail terminal and gantries. Whilst the construction activity would be evident within a relatively wide view to the west, it would not disrupt existing views to the north, south and east. The visual changes associated with the construction of the Proposed Development would form a prominent element within the view at long-distance and result in notable change to the quality and character of the available view to the west. The scale of visual effect would therefore be **Medium to High**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium to Large**. Combining all of these considerations, the level of visual effect on this receptor during construction is considered to be **Moderate to**	At Year 0, buildings within Zones A, B, D and E would be most evident, as would the eastern extent of the rail terminal and gantries. The lower parts of the Proposed Development would be screened by existing tree and hedgerow cover in the intervening landscape. The proposed earth bund on the eastern boundary of the Site would limit the view of truck movements within internal roads within the Proposed Development, however they may be glimpsed, particularly during winter months when trees aren't in leaf. The addition of the Proposed Development to the existing view, would form a prominent element within the view to the west and result in notable change to the quality and character of the available view, albeit at long-distance. At Year 0, there would likely be greater screening of the lower levels of the Proposed Development during summer months, however this assessment assesses the worst-case scenario, during	By Year 15, the proposed linear belt of woodland and understorey planting proposed to the west of Croft would have reached an average of 8m in height and would effectively screen lower level activity within the Proposed Development, such as truck movements, and the majority of buildings, with only the very top levels potentially visible, particularly during winter months. At Year 15 of operation and beyond, the scale of visual effect reduce to **Low** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The worst-case magnitude of effect would reduce to **Small** and the level of effect at Year 15 would reduce to **Minor to Moderate Adverse (Not Significant)**.

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
						Major Adverse (Significant).	winter months, and the 30 m high buildings would remain evident above the tree line during all seasons. The scale of visual effect would therefore be **Medium to High**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Medium to Large**. The level of effect at Year 0 is considered to be **Moderate to Major Adverse (Significant)**.	
P32	Warrington 00322/2/1	Approx 1.9km south of the Main Site	**Medium** (**Medium** susceptibility and **Low** value)	This is a long-range view towards the Site which is approximately 1.9km to the north of the receptor. The view takes in the gently undulating agricultural fields with some woodland along poorly maintained field boundaries with few hedgerows. The Site to the north and the view in that direction comprises an arable landscape with small pockets of woodland. Long range views to the north in the direction of the Site are restricted by the topography and the intervening woodland. Houses at Winwick are visible to the left of the view. There are agricultural sheds visible in the centre of the view. There are Pylons evident on the horizon which is mainly tree lined with longer range views to the north-west and north-east restricted	No mitigation proposed for this receptor.	Glimpsed views of construction activity would be possible, above the intervening tree line. Crane activity and the construction of the warehouses would be glimpsed. The visual changes associated with the construction of the Proposed Development would form a visible, but only minor element within the view at long-distance and not result in notable change to the quality and character of the available view. The scale of visual effect would therefore be **Low** at most. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Small**. Combining all of these considerations, the level of visual effect on this receptor	Glimpsed views of the tops of warehouses would be possible from this location. The visual changes associated with the Proposed Development would form a visible, but only minor element within the view at long-distance and not result in notable change to the quality and character of the available view. The scale of visual effect would therefore be Low at most. The operational period would be Long-term. The overall magnitude of effect would be **Small**. Combining all of these considerations, the level of visual effect at Year 0 on this receptor is considered to be **Minor Adverse (Not Significant)**. Given that mitigation planting would not alter the view of the tops of	Given that mitigation planting would not alter the view of the tops of the maximum 30m high warehouse buildings, the Year 0 applies at Year 15. Therefore, the level of visual effect at Year 15 on this receptor is considered to be **Minor Adverse** (**Not Significant**).

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
				by intervening vegetation.		during construction is considered to be **Minor Adverse (Not Significant)**.	the maximum 30m high warehouse buildings, the Year 0 assessment applies at both Year 0 and Year 15.	

People Using Community Facilities

Table 1.3 People using community facilities

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
CF1	Culcheth Linear Park	1.6km west	**Medium to High** (**Medium to High** susceptibility and **Medium** value)	This is a linear park enclosed by woodland and views are typically centred on the route, with no views out. However, during winter months, there are potentially glimpsed views out to the west, towards the Main Site.	No mitigation proposed for this receptor.	Theoretical glimpsed views of construction activity would be possible at long-distance. If glimpsed through gaps in the tree line, the visual changes associated with the construction of the Proposed Development would be barely discernible. The scale of visual effect would therefore be **Negligible**. The overall magnitude of effect would be **Negligible**. The level of visual effect on this receptor during construction is therefore also considered to be **Negligible (Not Significant)**.	At Year 0, the visual changes associated with the operation of the Proposed Development would be barely discernible. The scale of visual effect would therefore be **Negligible**. The overall magnitude of effect would be **Negligible**. The level of visual effect on this receptor at Year 0 is therefore also considered to be **Negligible (Not Significant)**.	**Negligible (Not Significant)**.
CF2	Jubilee Wood Community Woodland (Mount Tabor)	0.8km south	**Medium to High** (**Medium to High** susceptibility and **Medium** value)	This is an area enclosed by woodland and hedgerow beside Newton Road. However, during winter months, there are potentially glimpsed views out to the south, towards the Main Site.	No mitigation proposed for this receptor.	Theoretical glimpsed views of construction activity would be possible at medium to long-distance. If glimpsed through gaps in the tree line, the visual changes associated with the construction of the Proposed Development would be barely discernible. The scale of visual effect would therefore be **Negligible**. The overall magnitude of effect would be **Negligible**. The level of visual effect on this receptor during construction is therefore also	At Year 0, the visual changes associated with the operation of the Proposed Development would be barely discernible. The scale of visual effect would therefore be **Negligible**. The overall magnitude of effect would be **Negligible**. The level of visual effect on this receptor at Year 0 is therefore also considered to be **Negligible (Not Significant)**.	**Negligible (Not Significant)**.

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
						considered to be **Negligible (Not Significant)**.		

People at Commercial Properties

Table 1.4 People at Commercial Properties

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
CP1	Kenyon Hall Farm Shop, Winwick Lane, Croft	Adjacent to eastern boundary	**Low** (**Low** susceptibility and **Low** value)	Views out towards the Site are likely to be restricted to visitors parking, before entering the farm shop and associated buildings. There would be clear views of the Main Site from the car park area as it is located directly to the west. The view takes in the broadly flat, open, large-scale arable farmland with poorly defined field boundaries, limited hedgerows and some individual hedgerow trees. Pylons and transmission cables are evident visible crossing the north-western extent of the Site, close to Parkside Road.	This receptor location would benefit from the screening effect of tree planting located within the proposed 'green corridor' along Winwick Lane.	Construction activity would be visible at short-distance from the car park area, with the creation of earth bunds and planting in very close proximity. The construction of buildings within Zones C, D and E would be evident at close-distance, as would the eastern extent of the rail terminal and gantries. The presence of the adjacent busy road (Winwick Road) would reduce the change due to the construction of the Proposed Development, the visual changes associated with the construction of the Proposed Development would form an obvious element within the view at close-distance and result in notable change to the quality and character of the available view. The scale of visual effect would therefore be **Medium**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium**. Combining all of these considerations, the level of visual effect on this receptor during construction is considered to be **Moderate Adverse** (**Not Significant)**.	At Year 0, the fundamental change would be that the open views across the site would be restricted. The earth bund to the west of this viewpoint will likely screen the majority of views of the Proposed Development, however there would potentially be views of the tops of the closest warehouse buildings within Zones C, D and E) and the rail gantries at the eastern extent of the terminal. The addition of the Proposed Development to the existing view from the car park area, would form an obvious element within the view and result in notable change to the quality and character of the available view. At Year 0 there would be no notable seasonal differences in visual effect (i.e. between summer and winter). The scale of visual effect would therefore be **Medium**. The duration of effect, up to Year 15, would be **Long-term**. The overall magnitude of effect would be **Medium**. The level of effect at Year 0 is considered to be **Moderate Adverse (Not Significant)**.	By Year 15, proposed woodland planting would have reached an average of 8m in height. This viewpoint will therefore likely be within a wooded corridor, with minimal views of the wider extents of the Proposed Development, including warehouses. At Year 15 of operation and beyond, the scale of visual effect would be **Low** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Small**. The worst-case level of effect at Year 15 would reduce to remain as **Minor Adverse (Not Significant)**.

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
CP2	Newbank Garden Centre, 174 Southworth Road, Newton-Le-Willows	Approx 0.1km north-west of northern boundary	**Low** (**Low** susceptibility and **Low** value)	The Garden Centre is enclosed by tree cover and views out towards the Main Site are unlikely.	No mitigation proposed for this receptor.	**No change** to the view from the Garden Centre.	**No change** to the view from the Garden Centre.	**No change** to the view from the Garden Centre.
CP3	High Peak Nursing Home, Main Lane, Kenyon Detached Nursing Home	Approx 0.7km east of eastern boundary	**Medium to High** (**Medium to High** susceptibility and **Medium** value)	This property is enclosed by trees with only oblique views possible towards the Main Site. However, during winter months, there are potentially glimpsed views out to the west, towards the Main Site.	No mitigation proposed for this receptor.	Construction activity related to the Main Site could be glimpsed at medium-distance. The visual changes associated with the construction of the Proposed Development would comprise a visible, but only minor element within the view, without materially affecting the overall quality and/or character of the available view. The scale of visual effect would therefore be **Low**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Small**. Level of visual effect: **Minor Adverse (Not Significant)**	The visual changes associated with the construction of the Proposed Development would comprise a visible, but only minor element within the view, without materially affecting the overall quality and/or character of the available view. The scale of visual effect would therefore be **Low**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Small**. Level of visual effect: **Minor Adverse (Not Significant)**	By Year 15, a linear belt of woodland planting located just to the west of Main Lane and proposed woodland planting on the eastern boundary of the Main Site would have reached an average of 8m in height and would further screen lower level activity within the Proposed Development, such as truck movements, and the majority of buildings within the Main Site.. However, based on a worst-case assessment of effects during winter months, the scale of visual effect would remain **Low** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Small**. Level of visual effect: **Minor Adverse (Not Significant)**

People in Vehicles on Local Roads

1.6 The following roads have been selected for consideration in the visual assessment as they are the key local roads which connect settlements and are therefore representative of the highest number of road users within the study area.

1.7 In each case, the assessment of effects on representative viewpoints located on or adjacent to the roads have supported the assessment of effects. However, viewpoints are static positions, often positioned just off the road on a right of way, whereas users of the roads would have their views focused onto the road and would be typically travelling at relatively high speed. In addition, there is hedgerow and tree cover beside the majority of the roads, further limiting views out, which is not necessarily evident in the viewpoint photography which is typically taken at the point at which the clearest view of the Site can be obtained.

1.8 Typically road users within the study area are considered to be of Low sensitivity to visual change as their views are fleeting and their focus is on the road, not the wider landscape.

Table 1.5 People in Vehicles on Local Roads

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
Ro1	Winwick Lane	Adjacent to eastern boundary	**Low** (**Low** susceptibility and **Low** value)	Close range views as the road runs along the eastern boundary of the Site. Whilst there are open views to the west across the arable fields within the Main Site at present, the focus of drivers on this high speed single carriageway would be along the road and not out across the surrounding fields.	This receptor location would benefit from the screening effect of tree planting located within the proposed 'green corridor' along Winwick Lane.	Construction activity would be visible at short-distance from the road, with the creation of earth bunds and planting in very close proximity. The construction of buildings within Zones A, B, D and E would be evident at close-distance, as would the eastern extent of the rail terminal and gantries. The visual changes associated with the construction of the Proposed Development would form an obvious element within the view at close-distance and result in notable change to the quality and character of the available view. The scale of visual effect would therefore be **Medium**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium**. Combining all of these considerations, the level of visual effect on this receptor during construction is	At Year 0, the Proposed Development would be visible at short-distance from the road, with the creation of earth bunds and planting in very close proximity. buildings within Zones A, B, D and E would be evident at close-distance, as would the eastern extent of the rail terminal and gantries. The visual changes associated with the Proposed Development would form an obvious element within the view at close-distance and result in notable change to the quality and character of the available view. The scale of visual effect would therefore be **Medium**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium**. Combining all of these considerations, the level of visual effect on this receptor	By Year 15, proposed woodland planting would have reached an average of 8m in height. This road will therefore be adjacent to a wooded corridor, with glimpsed views of the wider extents of the Proposed Development, including warehouses, during winter months. At Year 15 of operation and beyond, the scale of visual effect would be **Low** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Small**. The worst-case level of effect at Year 15 would reduce to remain as **Minor Adverse (Not Significant)**.

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
						considered to be **Minor to Moderate Adverse** (**Not Significant)**.	during construction is considered to be **Minor to Moderate Adverse** (**Not Significant)**.	
Ro2	Newton Road	Close to the northern boundary	**Low** (**Low** susceptibility and **Low** value)	This is a route enclosed by houses and occasional blocks of trees. However, during winter months, there are potentially glimpsed views out to the south, towards the Main Site in gaps between houses.	No mitigation proposed for this receptor.	Theoretical glimpsed views of construction activity would be possible at medium to long-distance. If glimpsed through gaps in the tree line, the visual changes associated with the construction of the Proposed Development would be limited as they would be at an oblique angle to the road. The scale of visual effect would therefore be **Negligible**. The overall magnitude of effect would be **Negligible**. The level of visual effect on this receptor during construction is therefore also considered to be **Negligible (Not Significant)**.	At Year 0, the visual changes associated with the operation of the Proposed Development would be limited. The scale of visual effect would therefore be **Negligible**. The overall magnitude of effect would be **Negligible**. The level of visual effect on this receptor at Year 0 is therefore also considered to be **Negligible (Not Significant)**.	**Negligible (Not Significant)**.
Ro3	A49	Approx 1.5km west of western boundary	**Low** (**Low** susceptibility and **Low** value)	This is a route enclosed by hedgerow. However, during winter months, there are potentially glimpsed views out to the north-west at an oblique angle, towards the Main Site.	No mitigation proposed for this receptor.	Theoretical glimpsed views of construction activity would be possible at long-distance. If glimpsed through gaps in the hedgerow, the visual changes associated with the construction of the Proposed Development would be limited as they would be at an oblique angle to the road. The scale of visual effect would therefore be **Negligible**. The overall magnitude of effect would be **Negligible**.	At Year 0, the visual changes associated with the operation of the Proposed Development would be limited. The scale of visual effect would therefore be **Negligible**. The overall magnitude of effect would be **Negligible**. The level of visual effect on this receptor at Year 0 is therefore also considered to be **Negligible (Not Significant)**.	**Negligible (Not Significant)**.

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
						The level of visual effect on this receptor during construction is therefore also considered to be **Negligible (Not Significant)**.		
Ro4	Parkside Road and Parkside Link Road	Adjacent to western boundary	**Low** (**Low** susceptibility and **Low** value)	Close range views as the road runs into the Main Site. Whilst there are generally open views across the arable fields within the Main Site at present, the focus of drivers on this single carriageway would be along the road and not out across the surrounding fields.	No mitigation proposed for this receptor.	Construction activity would be visible at short-distance from the road. The influence of existing infrastructure, such as the M6 motorway, would limit change to the view. The visual changes associated with the construction of the Proposed Development would form an obvious element within the view at close-distance and result in notable change to the quality and character of the available view. The scale of visual effect would therefore be **Medium**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium**. Combining all of these considerations, the level of visual effect on this receptor during construction is considered to be **Minor to Moderate Adverse** (**Not Significant)**.	At Year 0, the Proposed Development would be visible at short-distance from the road. The influence of existing infrastructure, such as the M6 motorway, would limit change to the view. The visual changes associated with the Proposed Development would form an obvious element within the view at close-distance and result in notable change to the quality and character of the available view. The scale of visual effect would therefore be **Medium**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium**. Combining all of these considerations, the level of visual effect on this receptor during construction is considered to be **Minor to Moderate Adverse** (**Not Significant)**.	By Year 15, proposed woodland planting within parts of the western extent of the Main Site would have reached an average of 8m in height. However, clear views of the Proposed Development would remain. At Year 15 of operation and beyond, the scale of visual effect would be **Low** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Small**. The worst-case level of effect at Year 15 would reduce to remain as **Minor Adverse (Not Significant)**.
Ro5	Goldborne Road	Approx 0.7km south-west of south-western	**Low** (**Low** susceptibility and	This is a route enclosed by hedgerow. However, during winter months, there are potentially glimpsed, direct views out to the north-west,	No mitigation proposed for this receptor.	Theoretical glimpsed views of construction activity would be possible at long-distance. If glimpsed through gaps in the tree line, the visual changes	At Year 0, the visual changes associated with the operation of the Proposed Development would be limited. The scale of visual	**Negligible (Not Significant)**.

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
		boundary	**Low** value)	towards the Main Site.		associated with the construction of the Proposed Development would be limited as they would be at an oblique angle to the road. The scale of visual effect would therefore be **Negligible**. The overall magnitude of effect would be **Negligible**. The level of visual effect on this receptor during construction is therefore also considered to be **Negligible (Not Significant)**.	effect would therefore be **Negligible**. The overall magnitude of effect would be **Negligible**. The level of visual effect on this receptor at Year 0 is therefore also considered to be **Negligible (Not Significant)**.	
Ro6	Waterworks Lane	Approx 0.4km south-west of the south-western boundary	**Low** (**Low** susceptibility and **Low** value)	This is a route enclosed by hedgerow. However, during winter months, there are potentially glimpsed views out to the north-west at an oblique angle, towards the Main Site.	No mitigation proposed for this receptor.	Theoretical glimpsed views of construction activity would be possible at long-distance. If glimpsed through gaps in the hedgerow, the visual changes associated with the construction of the Proposed Development would be limited as they would be at an oblique angle to the road. The scale of visual effect would therefore be **Negligible**. The overall magnitude of effect would be **Negligible**. The level of visual effect on this receptor during construction is therefore also considered to be **Negligible (Not Significant)**.	At Year 0, the visual changes associated with the operation of the Proposed Development would be limited. The scale of visual effect would therefore be **Negligible**. The overall magnitude of effect would be **Negligible**. The level of visual effect on this receptor at Year 0 is therefore also considered to be **Negligible (Not Significant)**.	**Negligible (Not Significant)**.
Ro7	Highfield Lane	Approx 400m south of southern boundary	**Low** (**Low** susceptibility and	This is a route enclosed by hedgerow. However, during winter months, there are potentially glimpsed views out to the north-west at an oblique	No mitigation proposed for this receptor.	Theoretical glimpsed views of construction activity would be possible at long-distance. If glimpsed through gaps in the hedgerow, the visual changes	At Year 0, the visual changes associated with the operation of the Proposed Development would be limited. The scale of visual effect would therefore be	**Negligible (Not Significant)**.

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
			Low value)	angle, towards the Main Site.		associated with the construction of the Proposed Development would be limited as they would be at an oblique angle to the road. The scale of visual effect would therefore be **Negligible**. The overall magnitude of effect would be **Negligible**. The level of visual effect on this receptor during construction is therefore also considered to be **Negligible (Not Significant)**.	**Negligible**. The overall magnitude of effect would be **Negligible**. The level of visual effect on this receptor at Year 0 is therefore also considered to be **Negligible (Not Significant)**.	
Ro8	Winwick Link Road and Winwick Road	Within the western boundary of the Main Site	**Low** (**Low** susceptibility and **Low** value)	Close range views as the road runs into the Main Site. Whilst there are generally open views across the arable fields within the Main Site at present, the focus of drivers on this single carriageway would be along the road and not out across the surrounding fields.	No mitigation proposed for this receptor.	Construction activity would be visible at short-distance from the road. The influence of existing infrastructure, such as the M6 motorway, would limit change to the view. The visual changes associated with the construction of the Proposed Development would form an obvious element within the view at close-distance and result in notable change to the quality and character of the available view. The scale of visual effect would therefore be **Medium**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium**. Combining all of these considerations, the level of visual effect on this receptor during construction is considered to be **Minor to Moderate Adverse** (**Not**	At Year 0, the Proposed Development would be visible at short-distance from the road. The influence of existing infrastructure, such as the M6 motorway, would limit change to the view. The visual changes associated with the Proposed Development would form an obvious element within the view at close-distance and result in notable change to the quality and character of the available view. The scale of visual effect would therefore be **Medium**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium**. Combining all of these considerations, the level of visual effect on this receptor during construction is	By Year 15, proposed woodland planting within parts of the western extent of the Main Site would have reached an average of 8m in height. However, clear views of the Proposed Development would remain. At Year 15 of operation and beyond, the scale of visual effect would be **Low** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Small**. The worst-case level of effect at Year 15 would reduce to remain as **Minor Adverse (Not Significant)**.

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
						Significant).	considered to be **Minor to Moderate Adverse** (**Not Significant)**.	
Ro9	Southworth Lane	Approx 0.9km south-east of southern boundary	**Low** (**Low** susceptibility and **Low** value)	This is a route enclosed by hedgerow and occasional trees. However, during winter months, there are potentially glimpsed views out to the north-west at an oblique angle, towards the Main Site.	No mitigation proposed for this receptor.	Theoretical glimpsed views of construction activity would be possible at long-distance. If glimpsed through gaps in the hedgerow and trees, the visual changes associated with the construction of the Proposed Development would be limited as they would be at an oblique angle to the road. The scale of visual effect would therefore be **Negligible**. The overall magnitude of effect would be **Negligible**. The level of visual effect on this receptor during construction is therefore also considered to be **Negligible (Not Significant)**.	At Year 0, the visual changes associated with the operation of the Proposed Development would be limited. The scale of visual effect would therefore be **Negligible**. The overall magnitude of effect would be **Negligible**. The level of visual effect on this receptor at Year 0 is therefore also considered to be **Negligible (Not Significant)**.	**Negligible (Not Significant)**.
Ro10	Smithy Brow	Approx 1.5km south-east of southern boundary	**Low** (**Low** susceptibility and **Low** value)	This is a route enclosed by hedgerow and occasional trees. However, during winter months, there are potentially glimpsed views out to the north-west at an oblique angle, towards the Main Site.	No mitigation proposed for this receptor.	Theoretical glimpsed views of construction activity would be possible at long-distance. If glimpsed through gaps in the hedgerow and trees, the visual changes associated with the construction of the Proposed Development would be limited as they would be at an oblique angle to the road. The scale of visual effect would therefore be **Negligible**. The overall magnitude of effect would be **Negligible**. The level of visual effect on this receptor during	At Year 0, the visual changes associated with the operation of the Proposed Development would be limited. The scale of visual effect would therefore be **Negligible**. The overall magnitude of effect would be **Negligible**. The level of visual effect on this receptor at Year 0 is therefore also considered to be **Negligible (Not Significant)**.	**Negligible (Not Significant)**.

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
						construction is therefore also considered to be **Negligible (Not Significant)**.		
Ro11	Heath Lane	Approx 1500m east of eastern boundary	**Low** (**Low** susceptibility and **Low** value)	This is a route enclosed by hedgerow and occasional trees. However, during winter months, there are potentially glimpsed views out to the west at an oblique angle, towards the Main Site.	No mitigation proposed for this receptor.	Theoretical glimpsed views of construction activity would be possible at long-distance. If glimpsed through gaps in the hedgerow and trees, the visual changes associated with the construction of the Proposed Development would be limited as they would be at an oblique angle to the road. The scale of visual effect would therefore be **Negligible**. The overall magnitude of effect would be **Negligible**. The level of visual effect on this receptor during construction is therefore also considered to be **Negligible (Not Significant)**.	At Year 0, the visual changes associated with the operation of the Proposed Development would be limited. The scale of visual effect would therefore be **Negligible**. The overall magnitude of effect would be **Negligible**. The level of visual effect on this receptor at Year 0 is therefore also considered to be **Negligible (Not Significant)**.	**Negligible (Not Significant)**.
Ro12	Sandy Brow Lane	Adjacent to eastern boundary	**Low** (**Low** susceptibility and **Low** value)	Close range views as the road runs up to the eastern boundary of the Site. Whilst there are open views to the west across the arable fields within the Main Site at present, the view would be restricted by hedgerow and the focus of drivers would be along the road and not out across the surrounding fields.	This receptor location would benefit from the screening effect of tree planting located within the proposed 'green corridor' along Winwick Lane.	Construction activity would be visible at short-distance from the road, with the creation of earth bunds and planting in very close proximity. The construction of buildings within Zones A, B, D and E would be evident at close-distance from the junction with Winwick Lane, as would the eastern extent of the rail terminal and gantries. The visual changes associated with the construction of the Proposed Development would form an obvious element within the view at close-	At Year 0, the Proposed Development would be visible at short-distance from the road, with the creation of earth bunds and planting in very close proximity. Buildings within Zones A, B, D and E would be evident at close-distance from the junction with Winwick Lane, as would the eastern extent of the rail terminal and gantries. The visual changes associated with the Proposed Development would form an obvious element within the	By Year 15, proposed woodland planting would have reached an average of 8m in height. This road will therefore be adjacent to a wooded corridor, with glimpsed views of the wider extents of the Proposed Development, including warehouses, during winter months. At Year 15 of operation and beyond, the scale of visual effect would be **Low** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to

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						distance and result in notable change to the quality and character of the available view. The scale of visual effect would therefore be **Medium**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium**. Combining all of these considerations, the level of visual effect on this receptor during construction is considered to be **Minor to Moderate Adverse** (**Not Significant)**.	view at close-distance and result in notable change to the quality and character of the available view. The scale of visual effect would therefore be **Medium**. The construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium**. Combining all of these considerations, the level of visual effect on this receptor during construction is considered to be **Minor to Moderate Adverse** (**Not Significant)**.	landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Small**. The worst-case level of effect at Year 15 would reduce to remain as **Minor Adverse (Not Significant)**.
Ro13	Main Lane	Adjacent to eastern boundary	**Low** (**Low** susceptibility and **Low** value)	Close range views as the road runs up to the eastern boundary of the Site. Whilst there are open views to the west across the arable fields within the Main Site at present, the view would be restricted by hedgerow and the focus of drivers would be along the road and not out across the surrounding fields.	This receptor location would benefit from the screening effect of tree planting located within the proposed 'green corridor' along Winwick Lane.	Construction activity would be visible at short-distance from the road, with the creation of earth bunds and planting in very close proximity. The construction of buildings within Zones A, B, D and E would be evident at close-distance from the junction with Winwick Lane, as would the eastern extent of the rail terminal and gantries. The visual changes associated with the construction of the Proposed Development would form an obvious element within the view at close-distance and result in notable change to the quality and character of the available view. The scale of visual effect would therefore be **Medium**. The construction period would be	At Year 0, the Proposed Development would be visible at short-distance from the road, with the creation of earth bunds and planting in very close proximity. Buildings within Zones A, B, D and E would be evident at close-distance from the junction with Winwick Lane, as would the eastern extent of the rail terminal and gantries. The visual changes associated with the Proposed Development would form an obvious element within the view at close-distance and result in notable change to the quality and character of the available view. The scale of visual effect would therefore be **Medium**. The	By Year 15, proposed woodland planting would have reached an average of 8m in height. This road will therefore be adjacent to a wooded corridor, with glimpsed views of the wider extents of the Proposed Development, including warehouses, during winter months. At Year 15 of operation and beyond, the scale of visual effect would be **Low** and it is considered to be **Long-term**. The effect is considered to be **Irreversible** due mainly to landform changes within the design of the Proposed Development. The overall magnitude of effect would be **Small**.

Ref. No.	Receptor details	Distance to Site & View Direction	Sensitivity of receptor	Existing view towards the location of the Proposed Scheme	Proposed mitigation (if required)	Effect during construction stage	Year 1/Opening Year (winter) view	Year 15/Design Year (winter) view
						for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium**. Combining all of these considerations, the level of visual effect on this receptor during construction is considered to be **Minor to Moderate Adverse** (**Not Significant)**.	construction period would be for ten years which is **Medium-term**. The overall magnitude of effect would be **Medium**. Combining all of these considerations, the level of visual effect on this receptor during construction is considered to be **Minor to Moderate Adverse** (**Not Significant)**.	The worst-case level of effect at Year 15 would reduce to remain as **Minor Adverse (Not Significant)**.
Ro14	Kenyon Lane	Approx 0.9km east of eastern boundary	**Low** (**Low** susceptibility and **Low** value)	This is a route enclosed by hedgerow and occasional trees. However, during winter months, there are potentially glimpsed views out to the south-west at an oblique angle, towards the Main Site.	No mitigation proposed for this receptor.	Theoretical glimpsed views of construction activity would be possible at long-distance. If glimpsed through gaps in the hedgerow and trees, the visual changes associated with the construction of the Proposed Development would be limited as they would be at an oblique angle to the road. The scale of visual effect would therefore be **Negligible**. The overall magnitude of effect would be **Negligible**. The level of visual effect on this receptor during construction is therefore also considered to be **Negligible (Not Significant)**.	At Year 0, the visual changes associated with the operation of the Proposed Development would be limited. The scale of visual effect would therefore be **Negligible**. The overall magnitude of effect would be **Negligible**. The level of visual effect on this receptor at Year 0 is therefore also considered to be **Negligible (Not Significant)**.	**Negligible (Not Significant)**.