

Appendix 1.

Table 6.4 Landscape Value from the Environmental Statement, (which refers to criteria in the extremely important Box 5.1 of GLVIA3) with additional comments column.

Criteria	Description	Comments of Agathoclis Beckmann
Designations relating to landscape quality	<p>The Site is included in the Saved UDP Policy ENV17 – Protection of Landscape Character (refer to Figure 6.2 Appendix 6.3 (Volume III), which identifies areas that have a distinctive landscape character and quality that require protection, promotion and enhancement. This Local Plan designation also extends across farmland in the landscape study area towards Cauldwell Brook, south of Moss Lane and west (see Figure 6.2 Appendix 6.3 (Volume III)).</p>	Noted.
Landscape quality and condition	<p>The main part of the Site is arable farmland partly enclosed by hedgerows with occasional hedgerow trees. The northern edges of the Site include wooded edge to the Red Brook corridor. Overall the landscape of the site is in moderate condition.</p> <p>North of the Site is the Partington settlement edge with the wooded Red Brook corridor, Sports Village playing fields and area of amenity green space fronted by Cross Lane East. These spaces are in reasonably good condition.</p> <p>The majority of the study area to the east and south is managed farmland characterised (by?) arable fields enclosed by low hedgerows, and some linear tree belts or woodlands. Broadleaf woodland associated with the brooks within the study area contribute to the local landscape quality, as do the well-</p>	<p>Generally agreed, but crucially this fails to note the landscape characteristics of the former deer park, including:</p> <ul style="list-style-type: none"> • The sinuous edge to Warburton Lane of the existing hedges (and road) • the scattering of small copses of woodland • the scattering of small, clearly man-made ponds • the shallow basin-like general topography of the former deer park focussing on Park Farm (a formerly moated site) and the moated rabbit warren (noted as a burial mound) • the ‘engineered’ edge to the Red Brook valley • the immediate proximity

	<p>maintained farmsteads and cottages which form part of the Dunham Massey estate. Development influences, such as the high voltage overhead lines, affect the quality of the landscape in this part of the study area. However, the majority of farmland in the study area is in good condition.</p>	<p>(to the north) of ancient woodland in the Red Brook valley</p> <p>The farmsteads belonging to Dunham Massey are further east, the farmsteads in the study area belonged to the Warburton Estate and are distinctively different.</p>
Representativeness	<p>The site and study area are generally representative of NCA 60 Mersey Valley.</p> <p>The Site and the farmland east and south is representative of the Settled Sandlands LCT which is dominated by agricultural use, with medium to large sized fields enclosed by hedgerows, isolated blocks of woodland and gently rolling topography.</p>	<p>Of little relevance as NCA 60 covers a vast area.</p> <p>Site 1 to the east is unusual in that it is clearly a river valley and not entirely typical of the Landscape Type.</p> <p>Site 2 is part of a former deer park and a designed landscape of some importance.</p>
Rarity	<p>The main characteristics of Site and landscape study area reported in published landscape character assessments and as observed in the baseline assessment are often encountered but their characteristics would not be considered rare.</p>	<p>Entirely disagree. It is extremely unusual to find a relict deer park still largely intact in the landscape, especially one which is unscheduled and especially one which has dictated the morphology of the village and is the setting for numerous listed buildings and heritage assets. Rarer still that it has been in one ownership for several hundred years.</p> <p>Long-established Parish boundaries, especially ones based on physical features (such as Red Brook and the woodland) are generally rare in metropolitan authorities.</p>
Conservation Interests	<p>There are no listed buildings in the Site, but there is a listed building at Birch Farm (visible from Site 1), two listed buildings at Heathlands Farm (visible from both sites) and a listed building at</p>	<p>There are many other listed buildings outside the 'study area'.</p> <p>The entire landscape to the west is dominated by the former deer</p>

	<p>Warburton Park (visible from Site 2).</p> <p>There are no Scheduled Monuments, Conservation Areas, Registered Parks and Gardens or ecological designations in the study area. There are no features whose historic conservation or nature conservation qualities contribute substantially to landscape character of visual interest.</p>	<p>park. It is within the heritage setting of several listed buildings and it is itself a heritage asset containing several other heritage assets and abutting others. Entirely disagree with the statement.</p>
Recreational value	<p>There are two PRow closely associated with the eastern part of the Site. A PRow crosses the Site linking Moss Lane in the south to Chapel Lane in the north with a bridge over Red Brook. A shorter PRow links Moss Lane to Warburton Lane. In addition there is a footpath (not a PRow) north of Red Brook called the Broadoak Meadow Walk.</p> <p>The study area offers some recreational opportunities, through the network of PRow. There is a PRow to the south east linking Moss Lane with Dunham Road; a PRow linking Warburton Road (Lane?) at Jack Hey Gate Farm with Park Road, Warburton and a PRow from the same road in Warburton then following the edge of the Manchester Ship Canal towards Partington. National Cycle Route 62 (Trans Pennine Trail) is outside the study area to the south (see Figure 6.5)</p>	Agreed
Perceptual aspects	<p>Minor roads in the study area are relatively busy and the proximity of settlements is perceptible. Farmland beyond the road network is perceived as tranquil but it does not feel remote.</p>	<p>Generally agreed, traffic flows increase at peak commuting times. There is strong visual connection to the land to the south.</p> <p>Site 1 is a discrete landscape and a short distance away from Warburton Lane does feel tranquil and relatively remote.</p>

		<p>Site 2 is very clearly and obviously within an extensive parkland landscape, despite later enclosure.</p> <p>The wooded valley of the Red Brook adjacent to site 2 and even closer to Warburton Lane is tranquil and feels remote despite housing to the north being rather close in some sections.</p>
Associations	The landscape has no known associations with renowned artists or writers.	Rowland Eyles Egerton-Warburton (14 September 1804 – 6 December 1891) owner of the Warburton estate was president of the Tarporley Hunt Club, (the oldest hunt in England) a noted poet and writer, resident at Arley Hall and with his wife, creator of the famous herbaceous borders there.
Overall judgment on value	With consideration of the factors described above and as the Site and study area are covered by UDP Saved Policy ENV17 'Protection of Landscape Character', both area considered to be of local value .	Table 1 on Landscape Value* I find rather simplistic and I prefer to use my own table (Table 2 below) which would equate to a medium to high landscape value – equating to ' Regional to National ' Landscape Value in the E.S. Appendix 6.1

* Table 1 – Landscape Value in the E.S. Vol. 4 Appendix 6.1 Landscape Assessment method.

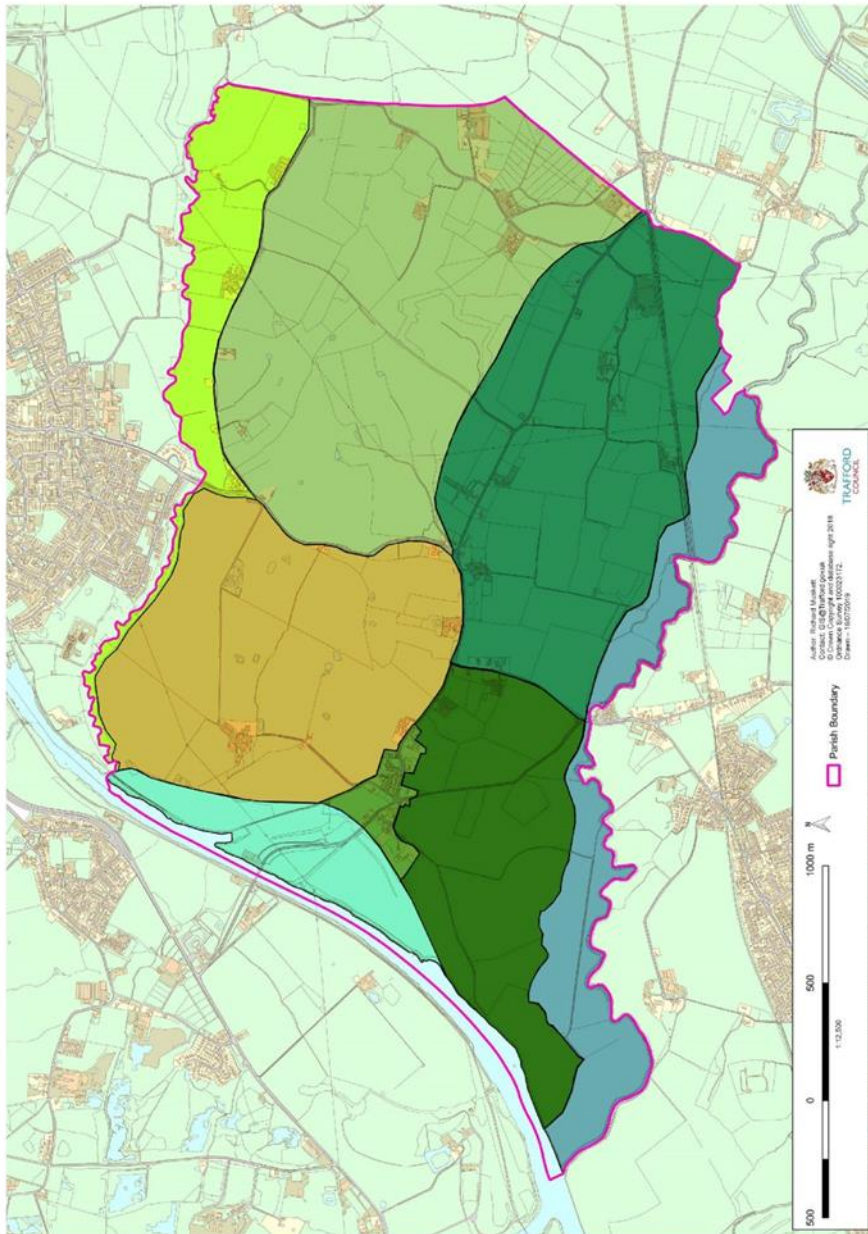
Table 2. Determination of Value.

Value	Typical Criteria	Typical Scale	Typical example
High Exceptional	High importance or quality and rarity. Little or no potential for substitution.	International and/or National.	World Heritage Site, National Park, AONB.
High	High importance or quality and rarity. No potential for substitution.	National, Regional or Local	National Park, AONB, AGLV, LCI.
Medium	Medium importance or quality and rarity. Limited potential for substitution.	Regional, Local	Not designated, but valued possibly through publications or demonstrable use.
Low Poor	Medium importance or quality and rarity.	Local	Areas having some redeeming features or features identified for improvement.
Very Poor	Medium importance and rarity	Local	Areas identified for reclamation or recovery.

Appendix 2.

Warburton Landscape Character Types and Areas (Draft)

- Warburton Landscape Character Types & Areas**
- 1.0 River Meadowlands Landscape Type, comprising of:**
- 1.1 The Mersey Meadowlands Landscape Area
 - 1.2 The Balm Valley Meadowlands Landscape Area
- 2.0 Settled Sandlands Landscape Type, comprising of:**
- 2.1 The Long Ridge Landscape Area
 - 2.2 The Warburton Park Landscape Area
 - 2.3 The Town Field Landscape Area
 - 2.4 The Warburton Moss Landscape Area
 - 2.5 The Red Brook valley Landscape Area
 - 2.6 The Warburton village Landscape Area



Appendix 3

Comments on the Visual assessment Tables .

- Viewpoint 1. This viewpoint is from a Public Right Of Way (PRoW) running north-south through Site adjacent to a hedge. The Visual Receptor Sensitivity (as mentioned in Table 6.9 in the ES) is assessed as 'Medium', but GLVIA 3 states that visual receptors 'most susceptible to change' includes people using PRoW as well as residents at home and residents at Birch Farm are included in Table 6.9 of the ES. I suggest the Visual Receptor Sensitivity should be 'High'.

The Magnitude of Effect is stated as being 'During construction; Medium Adverse, On completion and in the short-term (0 – 5 years): and medium-term (5 – 15 years): High adverse, Residual, in the long-term (after 15 years); Medium adverse'. I suggest this is perverse, one would expect initially a high adverse effect possibly reducing over the years, not one increasing in effect. In any event, the fact that a very substantial portion of the footpath will effectively be enveloped in new housing should indicate a High adverse effect throughout the construction, on completion and residual periods.

The Significance of effect is stated as being 'During construction; Moderate Adverse, On completion, in the short-term (0 – 5 years) and medium-term (5 – 15 years): Major adverse, Residual, in the long-term (after 15 years); Moderate adverse'. I suggest that this is clearly wrong and inconsistent. The Magnitude of Effect is stated as being 'During construction; Medium Adverse, On completion, in the short-term (0 – 5 years) and medium-term (5 – 15 years): High adverse, Residual, in the long-term (after 15 years); Medium Adverse'. Again this appears wrong and inconsistent. I suggest this should read 'During construction; High adverse, On completion, in the short-term (0 – 5 years) and medium-term (5 – 15 years): High adverse, Residual, in the long-term (after 15 years); High adverse' During construction the effect should be 'Major Adverse', as is (correctly) recorded for the medium-term and I suggest as it should be for the long-term – as the attractive long views from this relatively secluded place will be completely expunged. It is agreed that cumulative effects on this viewpoint will be minimal.

- Viewpoint 2. This viewpoint is from a short PRoW running easterly from Warburton Lane to Moss Lane to the east of the properties in Top Park Close. As with viewpoint 1 the Visual Receptor Sensitivity (as mentioned in Table 6.9 in the ES) is assessed as 'Medium' and again, I suggest it should be 'High', for the same reasons.

The Magnitude of Effect is stated as being, 'During construction; Medium Adverse, On completion and in the short-term (0 – 5 years): Medium adverse, over the medium-term (5 – 15 years): Low adverse, Residual, in the long-term (after 15 years); Low adverse'. As with Viewpoint 1, the fact that all of the footpath will effectively be enveloped in new housing should indicate a High adverse effect throughout the construction, on completion and residual periods.

The Significance of effect is stated as being 'During construction; Moderate Adverse, On completion, in the short-term (0 – 5 years) and medium-term (5 – 15 years): Moderate adverse, Residual, in the long-term (after 15 years); Minor adverse'. I suggest that this is clearly wrong and inconsistent. Again I refer to GLVIA 3 (as in Viewpoint 1 above). I suggest the Visual Receptor Sensitivity should be 'High'. During construction the effect should be 'Major Adverse', as it should be for the medium-term and I suggest as it should be for the long-term – as the attractive long views will be completely

expunged. The cumulative effects will be more significant as Site 2 will also be in view (and HS2 remains a factor for consideration).

The Significance of effect to include sites 1 and 2 is stated as being ‘During construction; Moderate Adverse, On completion, in the short-term (0 – 5 years) and medium-term (5 – 15 years): Moderate adverse, Residual, in the long-term (after 15 years); Moderate to Minor adverse’. Again, this is inconsistent and appears to indicate that the cumulative effects of building on Site 1 and Site 2 would be no worse than building merely Site 1. I suggest that the effect should be ‘Major Adverse’, as it should be for the medium-term and I suggest as it should be for the long-term – as the attractive long views will be completely expunged. The Magnitude of Effect is stated as being ‘During construction; Medium Adverse, On completion, in the short-term (0 – 5 years) and medium-term (5 – 15 years): Low adverse, Residual, in the long-term (after 15 years); Low Adverse’. This is inconsistent with the Magnitude of effect on Viewpoint 1 and I suggest

- Viewpoint 3. This viewpoint is from the PRow running east-west across Warburton Park, just west of Jack Hey Gate. This footpath runs through a valued designed landscape. The proposed development would be seen to the north. The Value of view is assessed as ‘Local’, but I suggest this is inadequate and should be ‘Regional’. The Visual Receptor Sensitivity (as mentioned in Table 6.9 in the ES) is assessed as ‘Medium’ but as with Viewpoints 1 and 2 clearly should be ‘High’.

The Magnitude of Effect (for Site 2 only) is stated as being ‘During construction; Low Adverse, On completion and in the short-term (0 – 5 years): and medium-term (5 – 15 years): Medium adverse, Residual, in the long-term (after 15 years); Medium adverse’. Again, I suggest that this perverse, one would expect initially a high adverse effect possibly reducing over the years, not one increasing in effect. Given the relative heights of the footpath and the general topography of Site 2, I would expect to see the proposed houses standing well above the existing southern boundary hedge. The desperately poor screening indicated immediately north of the boundary hedge (possibly as little as 5m?) I suggest means that the proposed housing, itself standing within an area of high landscape value, will be in permanent view within the remainder of the area of high landscape value.

The Significance of effect is stated as being ‘During construction; Minor adverse, On completion, in the short-term (0 – 5 years) and medium-term (5 – 15 years): Moderate adverse, Residual, in the long-term (after 15 years); Moderate adverse’. I very strongly disagree with this assessment. The photograph of 15.02.18 illustrating this view clearly indicates (and labels) the hedge forming the southern boundary to Site 2 and vegetation standing some distance behind it is clearly visible. To the right the houses of Top Park Close are in view; these are at least as close to the viewpoint as proposed houses within Site 2. Standing at a mere 6-7m high, these are perhaps half the height of the maximum height of proposed buildings in Site 2. It follows that the proposed development must be in clear view from much of this footpath. I suggest that the effect should be ‘Major Adverse’, as it should be for the medium-term and I suggest as it should be for the long-term – as the attractive long views to the north will be completely expunged and the Visitor will be exposed to view from the housing in Site 2 along a considerable length of the path. The cumulative effect of Site 1 and Site 2 I accept will remain as that of site 2. HS2 may have a substantial impact on this area and the cumulative effects.

- Viewpoint 5. This viewpoint is from Warburton Lane across Site 2. The Value of view is assessed as 'Local', but I suggest this is inadequate and again should be 'Regional'. The Visual Receptor Sensitivity (as mentioned in Table 6.9 in the ES) is assessed as 'Medium' but as with Viewpoints 1, 2 and 3 clearly should be 'High'. The Magnitude of Effect (for Site 2 only) is stated as being 'During construction; Medium Adverse, On completion and in the short-term (0 – 5 years): and medium-term (5 – 15 years): Medium adverse, Residual, in the long-term (after 15 years); Medium to Low adverse'. I suggest this should be high adverse throughout, again reflecting the desperately poor screening to the west of the boundary hedge, the considerable height of the proposed housing which will be a dominating feature in the local landscape. As with Viewpoint 3, I suggest this means that the proposed housing, itself standing within an area of high landscape value, will be in permanent view within the remainder of the area of high landscape value.

The Magnitude of Effect is stated as being 'During construction; Medium Adverse, On completion, in the short-term (0 – 5 years) and medium-term (5 – 15 years): Medium adverse, Residual, in the long-term (after 15 years); Medium to Low Adverse'. Referring to GLVIA3, the quoted paragraphs in the ES and Table 9 in the ES, I suggest this should read 'During construction; High adverse, On completion, in the short-term (0 – 5 years) and medium-term (5 – 15 years): High adverse, Residual, in the long-term (after 15 years); High adverse'. It should be noted that in my opinion there would be little screening of the development from view as shown on the proposals drawings and the impact on a designed and valued landscape (as per NPPF Paragraph 170) is in my opinion 'High Adverse'.

The Significance of effect is stated as being 'During construction; Moderate Adverse, On completion, in the short-term (0 – 5 years) and medium-term (5 – 15 years): Moderate adverse, Residual, in the long-term (after 15 years); Moderate to Minor Adverse'. I again suggest that this is clearly wrong and inconsistent. The Visitor Receptor Sensitivity (as mentioned in Table 6.9 in the ES) is assessed as 'Medium', but again, based on the advice in GLVIA 3, I suggest the Visual Receptor Sensitivity should be 'High'. This reflects, from Table 8 (Receptor Sensitivity) that the receptor view has a high susceptibility to change and has a regional value.

- Viewpoint 6. This viewpoint is looking north from Moss Lane towards Red Brook with Broadoak School to the left of the view. The Value of view is assessed as 'Local', but the receptors represented includes pedestrians, cyclists and motorists using Moss Lane as well as the residents along the lane including Top Park Close. The sensitivity is assessed as 'Medium' but again as with the previous Viewpoints I suggest should be 'High' sensitivity.

The Magnitude of Effect is stated as being, 'During construction; Medium Adverse, On completion and in the short-term (0 – 5 years): and over the medium-term (5 – 15 years): High adverse, Residual, in the long-term (after 15 years); Medium adverse'. As with Viewpoint 1, I suggest this is perverse, one would expect initially a high adverse effect possibly reducing over the years, not one increasing in effect in the medium term? I suggest that this should read High adverse throughout as again the proposed screening to south I regard as desperately poor and the proposed housing will be in view for a distance of at least 2 km to the south.

The Significance of effect is stated as being 'During construction; Moderate adverse, On completion, in the short-term (0 – 5 years) and medium-term (5 – 15 years): Major adverse, Residual, in the long-term (after 15 years); Moderate adverse'. As with the Magnitude of Effect, (above) this appears perverse, one would expect initially a high adverse effect possibly reducing over the years, not one

increasing in effect in the medium term and then reverting back to the same level as during construction?

- Viewpoint 10. This viewpoint is Broadoak Meadow Walk, looking south across Site 1. The Value of view is assessed as 'Local'. The Visual assessment table notes that this is not a PRow, but it is noted as being a particularly popular route and vista. The Visual Receptor Sensitivity (as mentioned in Table 6.9 in the ES) is assessed as 'Medium' but as with Viewpoints 1 and 2 clearly should be 'High'.

The Magnitude of Effect (for Site 1 only) is stated as being 'During construction; Low Adverse, On completion and in the short-term (0 – 5 years): and medium-term (5 – 15 years): Low adverse and negligible, Residual, in the long-term (after 15 years); Negligible'. I find this assessment difficult to comprehend. As with the other disputed Visual Assessments, the fact that the entire southern view (including the horizon) from the footpath will effectively be taken up by new housing should indicate a High adverse effect throughout the construction, on completion and residual periods.

The Significance of effect is stated as being 'During construction; Minor Adverse, On completion, in the short-term (0 – 5 years) and medium-term (5 – 15 years): Minor adverse and negligible, Residual, in the long-term (after 15 years); negligible'. Again I find this perverse, seemingly based on the assumption that people walking along this path will simply not notice the housing under construction or the substantial impact it will have on their views. I suggest that the significance of effect should be 'High adverse' throughout the construction, on completion and residual periods.

Appendix 4.

Corrected Historic Hedgerow Gazetteer.

The Hedgerow Regulations 1997. Part II Criteria					
Gazetteer Number	1 Marks a Parish Boundary?	2 & 3 Associated with any heritage asset?	4 Marks/ associated with an estate or manor?	5 Part of a field system predating the Enclosure Acts?	Important?
H1	No	Yes	Yes	No	Yes
H2	No	Yes	Yes	Yes	Yes
H3	No	No	Yes	Probably	Yes
H4	No	No	Yes	Probably	Yes
H5	No	No	Yes	No	Yes
H6	No	No	Yes	No	Yes
H7	No	No	Yes	No	Yes
H8	No	No	Yes	No	Yes
H9	No	No	Yes	No	Yes
H10	No	No	Yes	No	Yes
H11	No	No	Yes	Probably	Yes
H12	No	No	Yes	No	Yes
H13	No	No	Yes	Probably	Yes
H14	No	Yes	Yes	No	Yes
H15	No	Yes	Yes	Probably	Yes