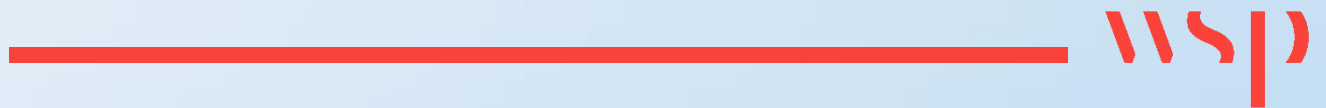


Appendix D

LANDSCAPE AND GREEN BELT STUDY





LANDSCAPE AND GREEN BELT STUDY

LEYLAND GREEN ROAD

for

J Murphy & Sons Ltd

by

Hankinson Duckett Associates

HDA ref: 1006.1

Issue 03

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1 INTRODUCTION

1.1 Instructions

1.1.1 Hankinson Duckett Associates has been instructed by J. Murphy & Sons Ltd. to carry out an initial Landscape and Green Belt Study of a site at Leyland Green Road; Garswood, hereafter referred to as the Murphy's site (Plan HDA 1). The study considers the landscape and visual context of the site and assesses the contribution the site makes to the purposes of the Green Belt which washes over the land surrounding the settlement edge of Garswood (Plan HDA 1).

2 THE LOCAL LANDSCAPE

2.1 Site Context

2.1.1 Garswood is a large, nucleated village located approximately 6.2km to the north-east of St Helens (centre) and approximately 560m to the west of Ashton in Makerfield (at the closest point). The village of Billinge is located approximately 1.2km to the west and the outer edge of Wigan lies approximately 1.7km to the north at the nearest point, beyond the M6 motorway. The M6 passes to the east of the village, from the north to the south-east. The southern edge of the village abuts a railway line, with a station at the south-western corner of the village. Ribbon development extends along Garswood Road, to the west of the village. The village is served by the B5207 and rural lanes. The M6 motorway lies closer to the village than the nearest A roads.

2.1.2 The Landscape Character Assessment for St Helens (Ref 1) describes the settlement pattern of Garswood within the following paragraph:

'Garswood is bounded to the southeast by the railway cuttings and to the east and north by the incised valley to the Down Brook which also delineates the administrative boundary. To the west the settlement boundary is less defined although is retained on the lower slopes. As such the settlement has an irregular layout only partially responding to landform characteristics.'

2.1.3 The character assessment goes on to state that:

'Although the western developed edge occasionally follows a subtle break in topography it is less robust with an often abrupt modern and prominent edge that follows roads. The experience of arrival from the west is less defined, as whilst there is clear separation between Billinge and Garswood, the lack of a robust edge and the existing and more recent development centred on Leyland Green and Simm's Lane End creates a more confusing entry into the settlement.'

2.1.4 The settlement is situated on low lying and relatively flat ground, which falls away to Down Brook to the north and east. The brook is tree-lined and is contained by linear blocks of woodland to the east of the village. Beyond the brook, the land rises again to

the north, to a high point of 105m AOD near Ryecroft farm. The land also rises to the west, with Weathercock Hill (105m AOD) and Tatlock's Hillock (125m AOD) providing physical separation between Garswood and Billinge to the west. Billinge is located on a ridge of high ground, which extends to the north-west and south-west of Garswood. To the south and east, the land remains low lying, with containment provided by settlement, trees and hedgerows.

2.1.5 The land surrounding Garswood is dominated by large scale rectilinear arable fields. These are generally subdivided by post and wire fencing or hedgerows, although many of the hedgerows are either defunct or in decline. There are intermittent fields in pasture, which are typically smaller in scale than the arable fields. The landscape is relatively open, with tree cover restricted to small copses, tree lines associated with watercourses and the railway, or shelterbelts located on high ground.

2.1.6 There are no landscape designations pertaining to the village or the site. The village is surrounded by, but inset from, Green Belt. The village does not have a Conservation Area and the only listed buildings are located to the north-east and south of the village. There is a recreation ground located towards the centre of the village, which abuts the site. The rural landscape is well served by public rights of way, which are connected by pavements lining the rural lanes that link the settlements within the area. There are areas of flood risk associated with local watercourses and areas of low-lying land.

2.2 Landscape Character

2.2.1 **National Character:** The site falls within National Character Area 56: Lancashire Coal Measures. The Character Area lies to the north-west of England and land use and settlement are heavily associated with the areas connection to the mining industry.

2.2.2 **Local Character:** The Landscape Character Assessment (LCA) for St Helens (Ref 1) identifies 17 character types within the Borough, with each further sub-divided into Landscape Character Areas. The site and its immediate environs are located within the Landscape Character Type: Broad Rural Slopes and is part of the Weathercock Slopes Landscape Character Area (3 BRS 2).

2.2.3 The area description of the Weathercock Slopes Landscape Character Area is as follows:

- *'this area is formed by an elongated ridge rising from 85m AOD to Tatlock's Hillock at 125m AOD in the west, with localised undulations creating a raised plateau with panoramic views of the surrounding areas. Tatlock's Hillock form an important undeveloped visual horizon to immediate and wider views;*
- *from within the character area views are focused south over St Helens and the industrial skyline. Limited views northeast are possible to the opencast mineral workings;*

- *the medium to large field patterns within the area are a mixture of arable and pastureland and are subdivided by mainly post and wire fencing although some small, often degraded hawthorn hedgerows are present. There are a number of isolated wind clipped trees within these hedgerows;*
- *there are some substantial areas of mature, semi natural woodland, such as the riparian woodland associated with Barton's Clough. Other areas of woodland are usually comprised of broad leaf species and are often associated with the number of farm buildings such as Blackley Hirst Hall Farm. Where the woodland skylines upon the horizon, such as the roundel on Tatlock's Hill, they form a prominent feature in the landscape;*
- *a well-developed informal footpath and track network follows the line of various field boundaries between woodland areas. The B5207 runs between Billinge and Garswood to the east, which forms the main point of access in this character area. The roadway where located adjacent to the urban edge becomes more urban in character with kerbs and street lighting;*
- *some limited scattered settlement within the area is primarily concentrated along the B207 with more recent residential development contrasting prominent in scale and character and contrasting with the darker red brick of the vernacular buildings. The adjacent hard / urban edges of Billinge and Garswood are highly visible and contrast with the rural character of the area;*
- *the clustered farm building and dwelling of Blackley Hurst Hall are a prominent feature located on the lower slopes set within a mature woodland group.'*

2.2.4 The LCA includes analysis of positive and negative features within each Landscape Character Area. The features associated with the Weathercock Slopes are listed below:

'Positive Features

- *Mature woodland blocks.*
- *Elevated topography compared with panoramic views surrounding low-lying*
- *agricultural and urban landscape.*
- *Backdrop to surrounding landscape areas.*
- *Footpath Network.*
- *The perception of separation from developed areas.*

Negative Features

- *Encroachment of urban features i.e. kerbs and lighting along main access roads.*
- *Dereliction of field pattern and removal of hedges/tree belts.*
- *Ribbon development and increased scatter of residential housing along rural roads.'*

3 LANDSCAPE AND VISUAL ANALYSIS OF THE STUDY SITES

3.1 Landscape Analysis

3.1.1 The Murphy's site is located to the north-west of Garswood, with properties associated with Birch Grove located to the east and the recreation ground located to the south-east of the site. The housing on Birch Grove currently provides a hard edge to the north-west of Garswood. Leyland Green Road runs adjacent to the northern boundary and

Garswood road is located to the west of the site, with properties lining the road, some of which back onto the site. The ribbon development along Garswood Road confuses the sense of arrival into Garswood from the north and west, and views of the existing settlement edge from Leyland Green Road, Garswood Road and Billinge Road are not attractive or inviting.

3.1.2 The site consists of a large arable field. Boundary features have been degraded with a gappy hedge on the southern boundary and isolated remnants of a hedge located on the northern boundary. The north-eastern boundary consists of a metal security fence, whereas the south-eastern boundary is open to the recreation ground, with concrete fence posts remaining to delineate the boundary line. The northern boundary is open to the road, as is the stretch of the north-western boundary, which appears as a gap in the ribbon development lining Garswood Road. There is a small area of scrub in the eastern corner of the site and occasional small trees at the site boundaries (see Site Analysis plan).

3.1.3 The site is atypical of the landscape character area and type and contains all three of the negative features noted within the published landscape character assessment. The site contributes little to the positive features recorded in the LCA for the Weathercock Slopes Character Area. The adjacent settlement, street lighting and recreation ground have an urbanising influence, which detracts from the rurality of the site. The open, flat and low-lying landform does afford some views out to the surrounding landscape. There are no landscape features within the site, although the existing stretches of the southern hedgerow are worthy of retention. There are opportunities to reinstate boundary hedgerows and to create new landscape features within the site. Development within the site is unlikely to adversely affect the character of the wider landscape and has the potential to provide some benefits.

3.1.4 Another large arable field is located to the south of the site, beyond Billinge Road. The site and adjacent arable field are very similar in character. Both are large and open, with some long views to the hills to the west and north. Both are contained in part by the existing settlement of Garswood and ribbon development located along Garswood Road which separates both from the wider rural landscape.

3.2 Visual Analysis

3.2.1 Despite the large scale and open character of the Murphy's site and lack of boundary features or internal vegetation, the site is relatively well contained. The existing settlement of Garswood contains the site to the east and south and the ribbon development along Garswood Road screens and filters views from the west. Rising landform contains distant views of the site from the north.

3.2.2 There are open views into the Murphy's site from the footpath 935 (photographs 2 & 3), which runs alongside the south-western boundary, between Billinge Road and Birch Grove. Views consist of the open arable field of the site, framed by existing housing, with wooded hilltops framing the view to the north-west. The large barns at Gladdon Hey Farm, skyline to the north. The recreation ground to the south-east and field to the south are also visible from the footpath. The line of housing to the south of Birch Grove is dominant within the view, as is the metal security fence, which separates the site from the adjacent housing.

3.2.3 There are also open views into and across the site from adjacent roads: Billinge Road, Leyland Green Road and from sections of Garswood Road. There are glimpses of the site from Smock Lane to the south of the site, beyond the intervening field. Existing dwellings restrict views of the site from Birch Grove to intermittent glimpses.

3.2.4 Views into the site from footpaths and roads within the wider landscape are limited to the high ground of hills to the north and west, and where they do occur, the site is seen in the context of existing settlement. There are partial views of the site from the footpath to the north of Down Brook (photographs 9 & 10), which are filtered by existing landform and vegetation. There are partial and glimpsed views of the site from limited sections of footpaths 86, 938 and 929 (photographs 14 & 15), located on high ground to the west of the site. In views from the north-west, the site is only visible through the gap in the housing along Garswood Road. From the south-west, only occasional glimpses of the site can be seen beyond the intervening fields and housing. The field to the south of the site is more prominent in the views from the south-west (photographs 13, 17 & 18).

3.2.5 There are private views into the site from adjacent properties lining Garswood Road and Birch Grove. Properties to the south of the site have limited intervisibility with the site. Private views form part of residential visual amenity, which are assessed separately to public views, in accordance with guidance from the Landscape Institute.

3.3 Perceptual and Experiential Qualities

3.3.1 The site is open and expansive but it is framed and heavily influenced by adjacent settlement and roads. The site is devoid of internal features and the condition of remnant boundary features is poor. The site is flat and unremarkable. The open nature of the site does allow some intervisibility with the hills that skyline to the north and west. These provide the only tangible connection between the site and the wider rural landscape. Human influence is apparent, and this substantially reduces the feeling of rurality and remoteness within the site.

4 GREEN BELT POLICY

4.1 National Green Belt Policy

4.1.1 The study area (as shown on plan HDA 1) is washed over by Green Belt. *'The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.'* (Paragraph 133 of the National Planning Policy Framework – Ref 2). Chapter 13 of the NPPF sets out policies for 'Protecting Green Belt Land'.

4.1.2 Paragraph 134 lists the five purposes of the Green Belt. These are:

- a) *To check the unrestricted sprawl of large built-up areas;*
- b) *To prevent neighbouring towns merging into one another;*
- c) *To assist in safeguarding the countryside from encroachment;*
- d) *To preserve the setting and special character of historic towns; and*
- e) *To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

4.1.3 Paragraph 136 goes on to state that:

'Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.'

4.1.4 Paragraph 138 states that:

'When drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account. Strategic policymaking authorities should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.' (HDA underlining)

4.1.5 In order for a site to be removed from Green Belt, a new Green Belt boundary would need to be defined. Paragraph 139 of the NPPF sets out the parameters for setting new Green Belt boundaries:

'When defining boundaries, local planning authorities should:

- *ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;*
- *not include land which it is unnecessary to keep permanently open;*
- *where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;*
- *make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;*
- *satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and*
- *define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.'*

4.2 Local Green Belt Policy

4.2.1 The Submission Draft Local Plan (Ref 3) includes guidance for Green Belt land within paragraph 4 of policy PLA02: Spatial Strategy, which states that:

'This Plan releases land from the Green Belt to enable the needs for housing and employment development to be met in full over the Plan period from 1 April 2020 until 31 March 2035, in the most sustainable locations. Other land is removed from the Green Belt and safeguarded to allow for longer term housing and / or employment needs to be met after 31 March 2035. Such Safeguarded Land is not allocated for development in the Plan period and planning permission for permanent development should only be granted following a full review of this Plan. ... '

The Murphy's site is currently a safeguarded site within the Draft Local Plan.

4.2.2 Policy LPA02 confirms Garswood as one of the key settlements within the Borough (at paragraph 1), and at paragraph 2 states that:

'New development will be directed to sustainable locations that are appropriate to its scale and nature and that will enable movements between homes, jobs and key services and facilities to be made by sustainable non-car modes of transport.'

5 GREEN BELT REVIEW

5.1 Introduction

5.1.1 In the preparation of the submitted Local Plan, St Helens Borough identified a need for housing and employment land, which justified the review of the Borough's Green Belt through the Local Plan process. National and local policy directs that the following factors

should be considered in the release and subsequent allocation of sites within the Green Belt:

- Identify areas which have a low contribution to the aims and purposes of the Green Belt in order to minimise harm to the Green Belt (NPPF paras 133 and 134);
- Promote development in sustainable locations (NPPF para 138 and Policy LPA02)
- Define strong new boundaries to the Green Belt (NPPF para 139); and
- Seek to provide Compensatory improvements to remaining Green Belt land (NPPF paras 138 and 141)

5.1.2 St Helens Borough carried out a Green Belt Review (SD020 - Ref 4), published in 2018, with a view to informing the emerging Local Plan. The review was carried out in three stages:

- Stage 1 – Identification and assessment of Green Belt parcels
 - Stage 1A - Identification of Green Belt parcels and sub-parcels
 - Stage 1B – Assessment of parcels and sub-parcels against Green Belt Purposes (analysed within section 5.2 of this study).
- Stage 2 – Parcel sifting and assessment of development potential
 - Stage 2A – Identification of parcels and sub-parcels with ‘prohibitive’ constraints
 - Stage 2B – Assessment of development potential within remaining parcels and sub-parcels (analysed within section 5.3 of this study).
- Stage 3 – Ranking and review of results.

5.1.3 This study provides analysis and commentary of the submitted Green Belt Review (SD020), with respect to the Murphy’s site. Comparison is made between the Murphy’s site and land to the south, which has been put forward for allocation (Site ref 1HA in submitted Local Plan and ref GBP_025b within Green Belt Review).

5.2 Assessment against the Purposes of the Green Belt (Stage 1)

Stage 1A- Identification of Green Belt parcels and sub-parcels

5.2.1 The land surrounding Garswood was subdivided into 7 parcels of varying size. These parcels are located to the south, south-east and west of the village. The land to the north and north-east lies outside the borough and was not covered by the Green Belt Review. Only four parcels were taken forward to stage 2 of the Green Belt Review, and of these, the Murphy’s site had the second highest score (i.e. considered the second most favourable site for removal and subsequent development).

5.2.2 Within the Green Belt review, the site represents part of parcel GBP_025a, with the field to the south representing parcel GBP_025b (see plan HDA 4). The recreation ground and the small field in pasture located between Down Brook and Leyland Green Road, were also included within parcel 025a. Neither the recreation ground or field in pasture are promoted for allocation in association with the Murphy's site. Extracts of the report identifying the parcel boundaries and assessment of Green Belt purposes of both parcels are provided within Appendix 1.

Stage 1B – Assessment of parcels and sub-parcels against Green Belt Purposes

5.2.3 Chapter 2 of the Green Belt Review (Ref 4) sets out the Methodology and settlement definitions used for each stage of assessment. Three of the purposes of Green Belt as set out in the NPPF refer to particular types of settlement. Purpose 1 relates to 'large built-up areas', Purpose 2 refers to 'neighbouring towns' and Purpose 4 considers 'historic towns'. The latitude with which these settlement types are defined can have a significant influence on the outcome of a Green Belt assessment.

5.2.4 The site was assessed as having a medium contribution (overall score for 1B) to Green Belt purposes (see table 5.3 of Green Belt Review, p58), whereas the land to the south was assessed as having a low overall contribution. The site was recommended for removal from the Green Belt as a safeguarded site. There are discrepancies in the assessment of the two sites with respect to purposes 1 (to check the unrestricted urban sprawl of large built-up areas) and 3 (to assist in safeguarding the countryside) of the Green Belt. More detailed analysis of the assessment of purposes 1 and 3 are provided below.

5.2.5 This study is in agreement with the St Helens assessment of purpose 2, to which the contribution of the site was found to be Low. Purposes 4 and 5 of the Green Belt were rightly discounted from the assessment. The detailed assessment of the site against the purposes of the Green Belt can be found in Appendix C of the Green Belt Review (p233-235 – Ref 4) and has been duplicated within Appendix 1 of this study for ease of reference.

Stage 1B – assessment of Green Belt Purpose 1: To check the unrestricted sprawl of large built-up areas

5.2.7 The '*large built-up areas*' were defined within Table 2.2 of the assessment. Garswood was not included, which is agreed. The Garswood Green Belt parcels (including the Murphy's site) therefore do not lie adjacent to a '*large built-up area*'. '*Sprawl*' was defined within the Green Belt Review Methodology (para 2.18) as being '*Spread out over a large area in an untidy or irregular way*'. In order to determine sprawl, the Green Belt Review has: '*considered their size, proximity to the 'large built-up areas' referred to above and*

degree to which it is contained by the edge of the existing urban area and/or other strong physical features.’ (para 2.19).

5.2.8 ‘Strong’ boundary features were identified in table 2.1 of the Green Belt Review (p13) and were used to define parcel boundaries (para 2.8, p14), where possible. The review stated that: ‘The sub-parcels generally use boundary features that, whilst being identifiable on the ground, are in most cases less strong than those that define the parcels.’ (para 2.8, p14). Green Belt Parcel GBP_025 is defined to the north by Down Brook and to the west by Garswood Road (see plan HDA 4). The separation between sub-parcels GBP_025a (includes the Murphy’s site) and GBP_025b (the site to the south) is formed by Billinge Road.

5.2.9 The assessment of the two parcels against purpose 1 of the Green Belt are identified in in Appendix C of the Green Belt Review (p234) and are repeated in the table below (along with HDA underlining of key areas of discrepancy):

Sub-parcel	Purpose 1: To check the unrestricted sprawl of large built-up areas	Score (Green Belt Review Appendix C)
GBP_025a (includes Murphy’s site)	<p><i>‘The sub-parcel is bounded to the west by Garswood Road, to the east by the western boundary of the settlement of Garswood, to the north by a belt of trees and agricultural land and to the south by Billinge Road.</i></p> <p><i>The south eastern corner of the sub-parcel contains a 5ha area of open space and playing fields (Birch Grove), a community centre and a primary care centre. <u>Other than these buildings, the sub-parcel has very limited development and has a relatively open character to the west (addressed at 5.2.10) and south and in-part to the north. The parcel is not adjacent to a large built-up area but does adjoin the settlement of Garswood and <u>does help prevent ribbon development along parts of Leyland Green Road and Billinge Road (addressed at 5.2.10). The sub-parcel has strong boundaries to the east, south and west and in-part to the north and is therefore partially well contained (addressed at 5.2.11).’</u></u></i></p>	Medium
GBP_025b	<p><i>‘The sub-parcel is triangular in shape and is bounded by strong physical boundaries to the north by Billinge Road, to the west by Garswood Road, to the east and south by</i></p>	Low

Sub-parcel	Purpose 1: To check the unrestricted sprawl of large built-up areas	Score (Green Belt Review Appendix C)
	<i>Smock Lane and the built development of Garswood. Residential properties run along Garswood Road to the north west (addressed at 5.2.10) and a significant pocket to the south, the remaining of the sub-parcel is agricultural field. All sides of the sub-parcel have strong boundaries (addressed at 5.2.11) and therefore the sub-parcel is well contained.'</i>	

5.2.10 The openness of the sub-parcels to the west is comparable. The Green Belt Review correctly identifies ribbon development along Garswood Road as a containing feature for parcel GBP_025b, but does not consider this within the assessment for parcel GBP_025a, despite the fact that the gap in the ribbon development along both parcel boundaries (to the west) is comparable (approximately 45m for parcel 025a and 128m for parcel 025b). It is unclear why parcel GBP_025a (in isolation) has been assessed as contributing to the prevention of ribbon development given that the removal from the Green Belt and subsequent development of the site would achieve the same objective.

5.2.11 The outer extents of Parcel GBP_025 are Garswood Road and Down Brook (the northern boundary of the Borough), both of which are strong boundary features, with the sub-parcels (GBP_025a and GBP_025b) divided and defined by Billinge Road (the strength of which would be equal for both sites). Down Brook represents a strong boundary and demarcates the existing northern edge of Garswood. Both sub-parcels therefore have equally strong boundaries. Leyland Road demarcates the northern boundary of the Murphy's site, which is also a strong boundary and represents the boundary taken forward within the draft local plan.

5.2.12 The conclusion of this study is that the contribution towards purpose 1 of the Green Belt should be the same (Low) for both sites and that there is no sound justification to differentiate the two.

Stage 1B – assessment of Green Belt Purpose 3: To assist in safeguarding the countryside from encroachment

5.2.13 Countryside, as referred to in Purpose 3, is typically by default the area that does not fall within defined settlements outside of, or inset into, the Green Belt. The degree to which

an area can be considered countryside forms part of the assessment itself rather than requiring definition.

5.2.14 The assessment of the two parcels against purpose 3 of the Green Belt are identified in in Appendix C of the Green Belt Review (p234) and are repeated in the table below (along with HDA underlining of key areas of discrepancy):

Sub-parcel	Purpose 3: To assist in safeguarding the countryside from encroachment	Score (Green Belt Review Appendix C)
GBP_025a	<i>'The south eastern corner of the sub-parcel contains some existing built development. The parcel is enclosed to the east and south and is <u>in-part open to the north and largely to the west</u> (addressed at 5.2.15).'</i>	Medium
GBP_025b	<i>'The parcel is very well enclosed on all sides by highway and residential properties.'</i>	Low

5.2.15 The difference in assessment between the two sites above is unsubstantiated. Both sites are enclosed by highway and residential properties. The only area of potential discrepancy is with the northern boundary of parcel GBP_025a, which extends beyond Leyland Green Road to Down Brook, however the proposed new Green Belt boundary is drawn to Leyland Green Road (the northern boundary of the Murphy's site), therefore the judgement for the two sites should be the same. If the difference between Leyland Green Road and Down Brook as boundary features were considered to be material (this study does not), then a third sub-parcel should have been introduced between Leyland Green Road and Down Brook, in order to allow a comparable assessment between the two promoted development sites.

5.2.16 The sites (the Murphy's site and sub-parcel GBP_025b) consist of two undeveloped green field parcels, located adjacent to settlement, both with a number of urban influences. Both sites are physically separated from the landscape beyond by roads, existing settlement or Down Brook (a defined physical feature), however both have some relationship to the landscape to the west and north. Both sites are devoid of internal landscape features and have degraded boundary features. The presence of adjacent settlement substantially reduces the influence that the sites have on the wider rural landscape. Both sites should therefore be assessed as having a Low contribution to purpose 3 of the Green Belt.

5.2.17 In combination, the two sites cover a larger area, which is bound to the east, south and west by existing settlement, and by the established northern extent to the village defined

by Down Brook. Development of both sites would be compatible with the existing settlement pattern and would provide a robust new edge to the village. The land beyond Garswood Road to the west would continue to form the essential separation between Garswood and Billinge. There remains a connection to the rural landscape to the west and north, however there is the potential to include design measures that would mitigate for, and improve upon the character of Garswood when experienced from the wider countryside. The effect on the Green Belt, of removal of both sites within parcel GBP_025 would remain Low.

5.3 Amendments to the Green Belt through the Local Plan (Stage 2)

5.3.1 The NPPF is clear that the contribution that land makes to the Green Belt is not the only deliberation that councils need to make when considering land to release from the Green Belt. The council needs to demonstrate exceptional circumstances (NPPF paragraph 136), clearly evidenced through the Local Plan, which have regard to the intended permanence of the Green Belt boundary in the long term. In addition, revised Green Belt boundaries should '*promote sustainable patterns of development*' (NPPF para 138), which are consistent with the settlements for which additional development is proposed and are '*well-served by public transport*' (NPPF para 138).

5.3.2 The Murphy's site (parcel GBP_025a) is located in a sustainable location, with good access to public transport and local facilities. Development of the site would be compatible with the existing settlement pattern of the village and would form a logical extension to Garswood. The site is suitable for development and is deliverable. Furthermore, the development of the site provides opportunities to improve upon the existing setting to settlement and would provide a more robust and sympathetic edge to Garswood. Landscape enhancement would improve upon the arrival experience into the village from the north and west, thus responding to issues raised within the borough Landscape Character Assessment.

5.3.3 Within Stage 2 of the St Helens Green Belt Review, the focus is on the assessment of development potential of individual sub-parcels. Stage 2A sifted out sites which contain 'prohibitive' constraints (none were found for the Murphy's site). The stage 2B summary assessment results for sub-parcels GBP_025a and GBP_025b are provided within Table 5.4 (p83 – 85), with extracts provided below as follows (along with HDA underlining of key areas of discrepancy):

Sub-parcel	Stage 2B 'comments on decision' (Table 5.4 of Green Belt Review)	Stage 2B score (Table 5.3 of Green Belt Review)
GBP_025a	<p><i>'This sub-parcel is located west of Garswood, north of Simms Road. Its boundaries are defined by a combination of existing residential development to the east, scattered buildings to the west, and highways (addressed at 5.3.4). The sub-parcel is within walking distance of a local convenience shop and is readily accessible by bus and rail.</i></p> <p><i>Whilst the sub-parcel includes agricultural land, the quality of this (grade 3) is lower than in some parts of the Borough.</i></p> <p><i>The sub-parcel has been identified as having the <u>potential to provide functionally linked habitat for pink-footed geese, linked to protected nature conservation sites in nearby local authority areas (addressed at 5.3.6).</u> Any development proposal would need to be accompanied by a suitable ecological survey, and would (if the potential for harm to such a habitat is identified) need to include mitigation measures. This point also affects many other areas in the northern part of the Borough. It is not considered sufficient to warrant discounting the sub-parcel. Safe vehicular access can be provided from Leyland Green Road, Garswood Road and Billinge Road. The recreation field within the south eastern part of the sub-parcel would need to be retained, unless suitable replacement provision is made available.</i></p> <p><i>Whilst historic mineshafts are recorded within the sub-parcel, there is no evidence that these are so extensive as to make development un-viable.</i></p> <p><i><u>The 2018 SA concluded that development of the sub-parcel would have a mixed impact on the achievement of SA objectives, with a high number of impacts unlikely to have significant effects if development comes forward (addressed at 5.3.4).</u></i></p> <p><i>Having regard to all the factors set out above, this sub-parcel is considered suitable for removal from the Green Belt. <u>However, it projects slightly further into the</u></i></p>	Medium

Sub-parcel	Stage 2B 'comments on decision' (Table 5.4 of Green Belt Review)	Stage 2B score (Table 5.3 of Green Belt Review)
	<p><i><u>countryside (to the west) and has a more open aspect than the neighbouring sub-parcel GBP_025b (addressed at 5.3.5). It is therefore considered to form a less logical initial extension of the village than is provided by sub-parcel GBP_025b. It is recommended that the neighbouring sub-parcel GBP_025b be allocated for development within the Plan period, and that sub-parcel GBP_025a be safeguarded to meet potential development needs after 2035.</u></i></p>	
GBP_025b	<p><i>'The sub-parcel has <u>strong boundaries</u> and is located west of Garswood, with existing residential development to the east and south, and <u>pockets of development along its western boundary</u>. <u>The sub-parcel is in a sustainable location within walking distance of a local convenience shop and public transport, including the nearby railway station (addressed at 5.3.4).</u></i></p> <p><i>Whilst the sub-parcel includes agricultural land, the quality of this (grade 3) is lower than in some parts of the Borough.</i></p> <p><i>Safe vehicular access into the sub-parcel can be provided from Garswood Road and Billinge Road. Whilst surface water flooding occurs in the north east section of the sub-parcel, this can be addressed by a suitable sustainable drainage scheme (SuDS). Development on this sub-parcel could help solve flooding issues in the surrounding urban area.</i></p> <p><i>Located to the north is sub-parcel GBP_025a which, whilst also being considered suitable to be released from Green Belt, extends out further to the west, <u>potentially resulting in development being constructed in isolation, incompatible visually with the existing settlement of Garswood (addressed at 5.3.7).</u> If sub-parcel GBP_025b were to be developed first, development within sub-parcel GBP_025a could then be viewed as a natural further expansion of the settlement.</i></p> <p><i><u>The 2018 SA concluded that development of this sub-parcel would have a mixed impact on the achievement of</u></i></p>	Good

Sub-parcel	Stage 2B 'comments on decision' (Table 5.4 of Green Belt Review)	Stage 2B score (Table 5.3 of Green Belt Review)
	<p><i><u>SA objectives, with a high number of impacts resulting in positive effects. New residents would have access to high quality open spaces and natural greenspace, the sub-parcel is in a sustainable location with good access to public transport, education and health facilities, and employment opportunities (addressed at 5.3.4).</u></i></p> <p><i>In summary, the sub-parcel has many positive attributes which would justify its allocation for development.</i></p>	

- 5.3.4 The evidence suggests that the sustainability credentials for both sites is comparable, however the language used within the Council's Stage 2B assessment for parcel GBP_025b is more positive than for parcel GBP_025a (includes the Murphy's site). The parcels are adjacent to each other and have access to the same sustainable transport networks (a key factor in Green Belt release) and facilities. Both sites meet the criteria set out within the recommendations section of the Green Belt Review (para 6.2): '*All of the recommended sites are considered to be in sustainable locations with good transport links, with many benefitting from good rail links and from being adjacent to existing urban edges*'.
- 5.3.5 The assertion that parcel GBP_025a is more open (given that there is already ribbon development to the west of both parcels) is again unsubstantiated. Both parcels are large scale and open and both extend to Garswood Road to the west. The comment that the Murphy's site extends further west is not considered to be a key decision-making principle and is a minor factor. The definition of a robust and defensible new Green Belt boundary at Garswood Road, should be the primary consideration, as this feature forms a strong and consistent boundary for both sub-parcels. The importance of the road as a boundary is lost in the council's Stage 2B assessment. In respect of their contribution to the purposes of the Green Belt the sites are comparable (see section 5.2 of this report for further justification). Furthermore the St Helen's Green Belt Review does not consider the opportunity for improvement to the settlement edge within their analysis.
- 5.3.6 In respect of potential nature conservation constraints, a preliminary Ecological Assessment for the site (parcel GBP_025a) has concluded that it is considered extremely unlikely that the site forms functionally linked habitat for the population of Pink-footed Geese located on nearby LA conservation sites (Ref 5).

5.3.7 In their conclusions for the stage 2B commentary of sub-parcel GBP_025b, the council suggest that:

'Located to the north is sub-parcel GBP_025a which, whilst also being considered suitable to be released from Green Belt, extends out further to the west, potentially resulting in development being constructed in isolation, incompatible visually with the existing settlement of Garswood.'

This is an arbitrary point. The Murphy's site conforms with and builds upon existing settlement pattern. The phasing of development within the Murphy's site could be dealt with through planning by phasing development from east to west, or to introduce development consecutively across the two sites. There would be no disadvantage to allocating both sites and phasing development appropriately.

5.3.8 In summary the Stage 2B commentary between the two sites is focused to strongly on minutiae, rather than key Green Belt considerations and appears to accentuate the positives of one sub-parcel (GBP_026b), whilst accentuating the negatives of the other (GBP_025a – including the Murphy's site). Garswood is a sustainable settlement with good public transport links. The village is recognised within the Borough Landscape Character Assessment as having a poor settlement edge and a lack of clear arrival to the west and north-west, which could be improved upon through new development. Both sub-parcels 25a and 25b are comparable in terms of contribution to Green Belt purposes and development potential. Development of the sites in combination has no additional harm to the purposes of the Green Belt than removal of either site in isolation. Ribbon development extends along Garswood Road to the west of both sites. The development of both sites, with Garswood Road as a boundary would benefit the overall settlement pattern of Garswood. Both Leyland Green Road and Down Brook provide a strong northern boundary to Garswood.

5.3.9 The potential opportunities that development of the Murphy's site would bring, include:

- Opportunity for a strong Green Belt boundary.
- Compatible with the existing settlement pattern.
- Improved edge to settlement and arrival to Garswood.
- Improved connectivity and opportunities for enhancement to local recreational provision.
- No major constraints to development.

5.4 Compensatory improvements to the Green Belt

5.4.1 Paragraph 138 of the NPPF states that:

(plans) 'should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.'

5.4.2 This concept is furnished with more detail at paragraph 141 of the NPPF, which considers possible benefits to the Green Belt:

‘Once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.’

5.4.3 The land ownership of the Murphy’s site extends north beyond the proposed site boundary and includes the field to the north of Down Brook, on Gladden Hey Brow. This provides a unique opportunity to provide benefits that would enhance the use of the Green Belt.

5.4.4 Potential Green Belt enhancements offered in conjunction with the development of the Murphy’s site include:

- Provision of a new permissive route along the brook and to the north, which would improve footpath connectivity and recreational opportunity within the local area. The path could provide connections to existing public rights of way including footpath numbers 41 and 941.
- Provision of landscape and ecological enhancement to a section of the brook corridor, which connects to the wider Green Infrastructure network.
- Enhancement of degraded boundary treatments and edges within the site, which would provide an enhanced settlement edge and approach to Garswood and would benefit views over Garswood from the wider landscape.

6 CONCLUSIONS

Landscape and Visual

6.1 The site is well related to existing settlement and is contained in respect of the wider landscape by existing development to the east and west. It is not typical of the Weathercock Slopes Landscape Character Area and is of low quality when assessed against the key landscape characteristics identified in the St Helens LCA. The site is relatively unconstrained in terms of landscape features and there are opportunities for substantial enhancement. Development of the site would need to respond to the potential visual effects on views from the perimeter of the site and views towards the site from high ground to the north and north-west. There are opportunities to enhance views towards Garswood from the wider landscape, through appropriate landscape planting within the site. The site has capacity to accept development without harm to surrounding landscape character and there is the potential for both landscape and visual benefits as a result of sensitive development within the site.

Green Belt

- 6.2 This study concludes that the Murphy's site has been underrepresented by the Green Belt Review carried out by St Helens Borough Council. As discussed in section 5.2, both of the sub-parcels associated with GBP_25 have a Low contribution to the aims and purposes of the Green Belt, in isolation and in combination. The Council's assessment of the contribution to the Green Belt in respect of the Murphy's site (parcel GBP_025a), is unsubstantiated and sub-parcels GBP_025a and GBP_025b should be considered as comparable in terms of their contribution to the purposes of the Green Belt.
- 6.5 Garswood is a sustainable settlement with good public transport links. Both sub-parcels GBP_025a and GBP_025b offer the same sustainability credentials. The site location and concept proposals represent a sustainable form of development and the development of the site would be consistent with the existing settlement pattern of Garswood. Both Garswood Road (to the west of the site) and the Down Brook corridor (to the north) represent strong Green Belt boundaries, as does Leyland Green Road, to the north of the site. The concept proposals for the Murphy's site, demonstrate benefits that the development of the site could bring to the village including an improved edge to settlement and arrival to Garswood, and improved connectivity to the surrounding countryside and Green Belt.
- 6.4 A factor that sets the Murphy site apart, is that the promotion of this site has the potential to offer significant compensatory benefits to the remaining Green Belt land, using other land within the control of the site promoter, notably land north of the Down Brook. Such benefits include: improvements to footpath connectivity and recreational opportunity within the local area, provision of landscape and ecological enhancement to a section of the Down Brook corridor, and enhancements to the settlement edge and approach to Garswood. These measures fall in line with paragraphs 138 and 141 of the NPPF.
- 6.5 While the potential effects of removal from the Green Belt are comparable between the Murphy's site and the parcel (GBP_025b) to the south, the case for development is stronger with the Murphy's site, particularly when the potential benefits to the Green Belt to the north of the Murphy's site are considered within the balance. This was not a consideration put forward by the council during the allocation process.
- 6.6 In addition, this study has identified that, should there be a change to housing numbers, or an identified issue with a previously submitted site, the Murphy's site could be brought forward in conjunction with the parcel to the south (GBP_025b) and that removal of both parcels of land are unlikely to lead to increased adverse effects on the aims and purposes of the Green Belt. Release of both parcels, simultaneously, could ensure




landscape benefits in terms of settlement pattern, green infrastructure provision and site masterplanning.

REFERENCES

- 1 - LUC on behalf of St Helens Council (January 2006); '*Landscape Character Assessment for St Helens*'.
- 2 - Department for Communities and Local Government (February 2019), '*National Planning Policy Framework*'.
- 3 - St Helens Council (January 2019), '*St Helens Borough Local Plan 2020 – 2035, Submission Draft*'.
- 4 - St Helens Council (December 2018), '*St Helens Borough Local Plan Green Belt Review*'.
- 5 - Hankinson Duckett Associates (April 2021), '*Leyland Green Road Ecological appraisal*'.

HDA Document Control and Quality Assurance Record

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Project Reference: 813.11
Document Title: Landscape and Green Belt Study
Commissioning Party: Wyatt Homes

Issue	Description	Date of Issue	Signed
01	Landscape and Green Belt Study	April 2021	
02	Landscape and Green Belt Study	April 2021	
03	Landscape and Green Belt Study	May 2021	

	Personnel	Position
Author	Tanya Kirk	Director
Approved for issue	Brian Duckett	Director

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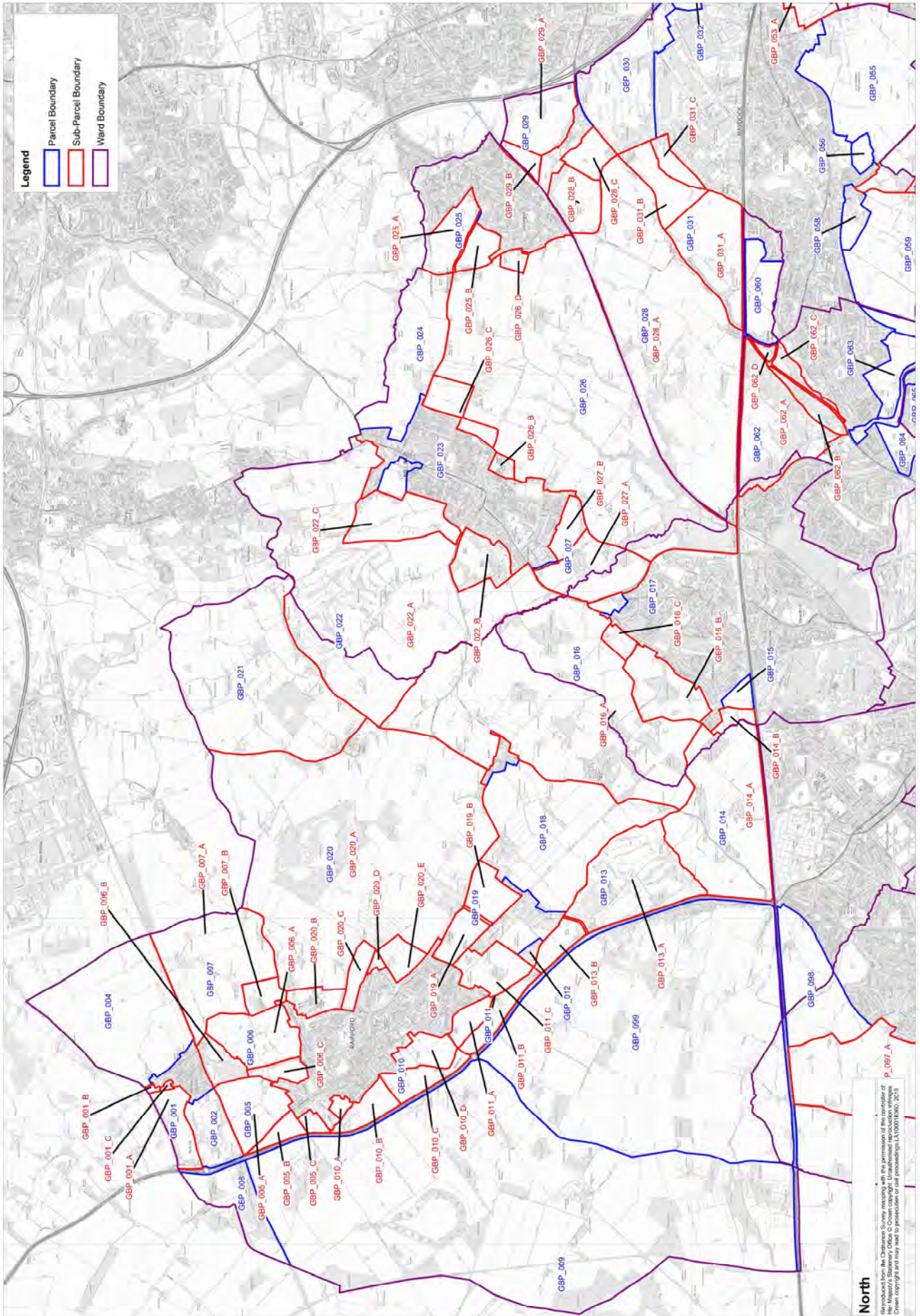
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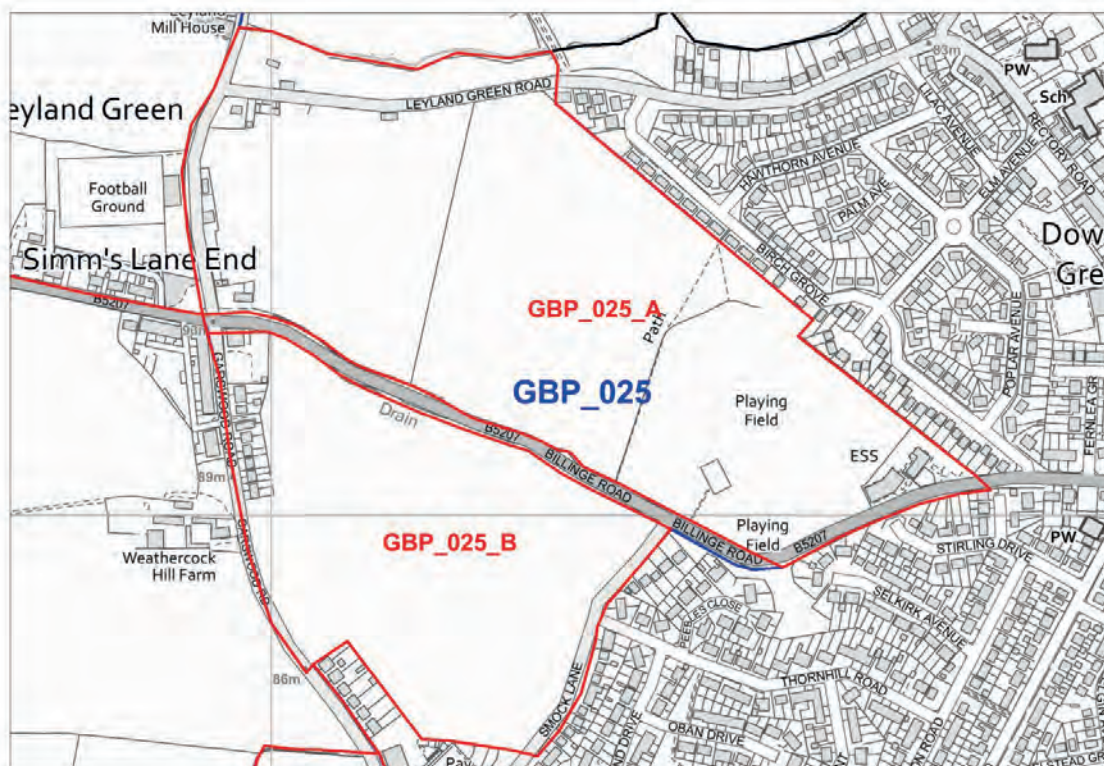
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APPENDIX 1

St Helens Borough Green Belt Review extracts



Parcel Ref	GBP_025
Name	Land west of Garswood
Ward	Billinge & Seneley Green
Sub-Parcels within Parcel	GBP_025_A GBP_025_B
Size (hectares)	GBP_025: 32.81ha GBP_025_A: 20.86ha GBP_025_B: 10.88ha
Description	Large parcel situated to the north west of Garswood. The eastern corner adjoining Garswood contains a 5ha area of open space and playing fields (Birch Grove), a community centre and a primary care centre. The remaining parcel contains some residential properties along Garswood Road, farm buildings and agricultural land (Leyland Green Farm and Weathercock Hill Farm) dissected by Billinge Road. Leyland Green Road runs through the north of the parcel.



STAGE 1B ASSESSMENT AGAINST GREEN BELT PURPOSES

Purpose 1 To check the unrestricted sprawl of large built-up areas		
Green Belt Parcel or Sub-Parcel	Findings	Green Belt Purpose 1 Score
GBP_025_A	<p>The sub-parcel is bounded to the west by Garswood Road, to the east by the western boundary of the settlement of Garswood, to the north by a belt of trees and agricultural land and to the south by Billinge Road.</p> <p>The south eastern corner of the sub-parcel contains a 5ha area of open space and playing fields (Birch Grove), a community centre and a primary care centre. Other than these buildings, the sub-parcel has very limited development and has a relatively open character to the west and south and in-part to the north.</p> <p>The parcel is not adjacent to a large built-up area but does adjoin the settlement of Garswood and does help prevent ribbon development along parts of Leyland Green Road and Billinge Road. The sub-parcel has strong boundaries to the east, south and west and in-part to the north and is therefore partially well contained.</p>	Medium
GBP_025_B	<p>The sub-parcel is triangular in shape and is bounded by strong physical boundaries to the north by Billinge Road, to the west by Garswood Road, to the east and south by Smock Lane and the built development of Garswood.</p> <p>Residential properties run along Garswood Road to the north west and a significant pocket to the south, the remaining of the sub-parcel is agricultural field.</p> <p>All sides of the sub-parcel have strong boundaries and therefore the sub-parcel is well contained.</p>	Low

Purpose 2 To prevent neighbouring towns merging into one another		
Green Belt Parcel or Sub-Parcel	Findings	Green Belt Purpose 2 Score
GBP_025_A	The sub-parcel contributes broadly, along with other parcels (GBP_026), to the physical and visual separation of Billinge and Garswood. A strategic gap between Billinge and Garswood could be maintained if this sub-parcel was released from the Green Belt.	Low
GBP_025_B	The sub-parcel contributes broadly, along with other parcels (GBP_026), to the physical and visual separation of Billinge and Garswood. A strategic gap between Billinge and Garswood could be maintained if this sub-parcel was released from the Green Belt.	Low

Purpose 3 To assist in safeguarding the countryside from encroachment		
Green Belt Parcel or Sub-Parcel	Findings	Green Belt Purpose 3 Score

GBP_025_A	The south eastern corner of the sub-parcel contains some existing built development. The parcel is enclosed to the east and south and is in-part open to the north and largely to the west.	Medium
GBP_025_B	The parcel is very well enclosed on all sides by highway and residential properties.	Low

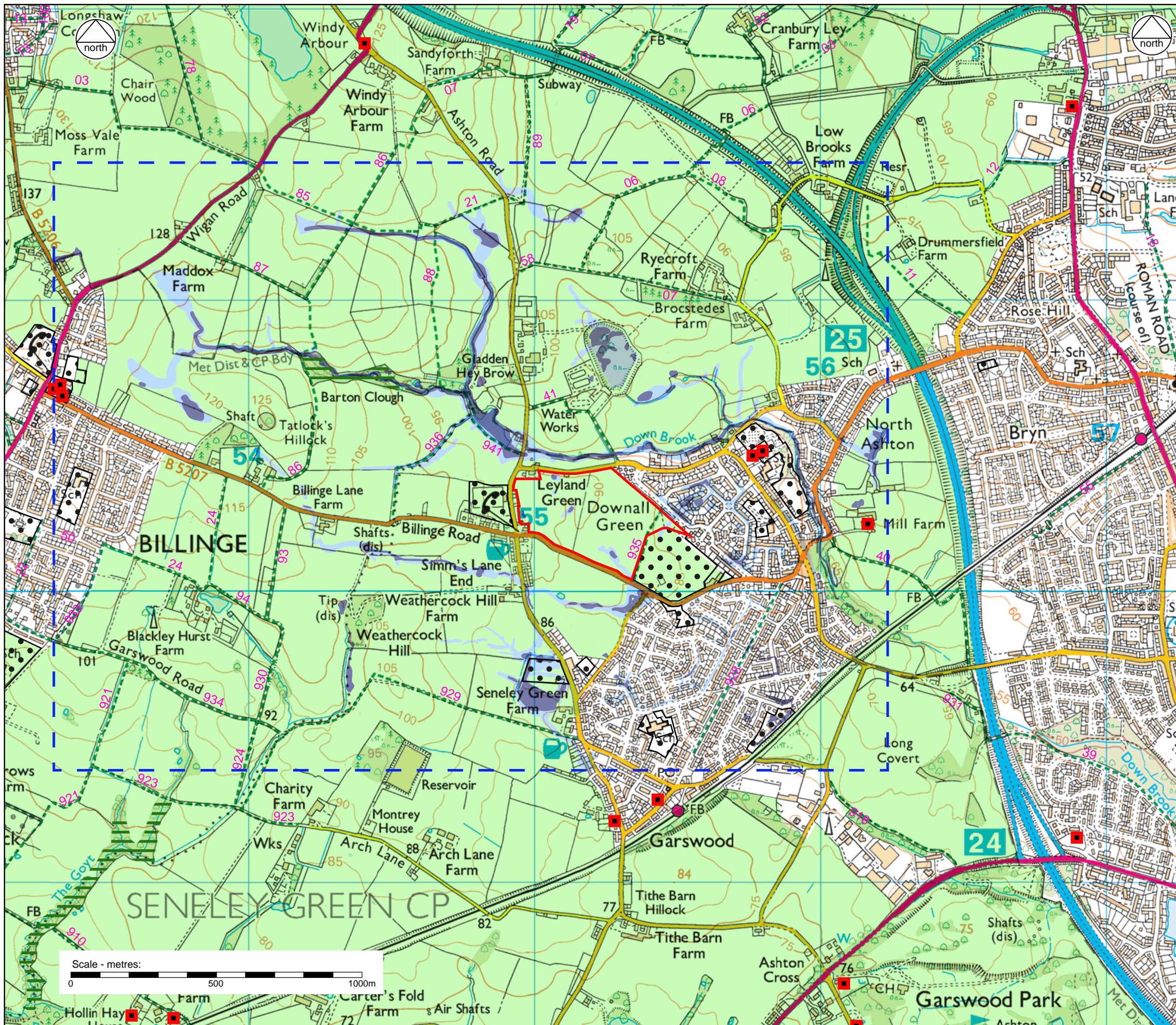
Overall significance of contribution to Green Belt Purposes	Comments	Score
GBP_025_A	The sub-parcel has strong boundaries to the east, south and west and in-part to the north and is therefore partially well contained. A strategic gap between Billinge and Garswood could be maintained if this sub-parcel was released from the Green Belt.	Medium
GBP_025_B	All sides of the sub-parcel have strong boundaries and therefore the sub-parcel is well contained. The parcel is enclosed to the east and south. A strategic gap between Billinge and Garswood could be maintained if this sub-parcel was released from the Green Belt.	Low

Carry forward to Stage 2 Assessment?	GBP_025a makes only a moderate contribution to the purposes of Green Belt land and therefore should be carried forward to the stage 2 assessment. GBP_025b make only a limited contribution to the purposes of Green Belt land and therefore should be carried forward to the stage 2 assessment.
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Parcel/Sub- parcel ref. and location	Allocate, safeguard or discount	Comments on decision
		<p>landscape sensitivity and High visual sensitivity.</p> <p>In response to the LPPO consultation, Heritage England raised concerns regarding the proposed allocation of the parcel. A HIA was then carried out which concluded that any development proposal should incorporate a substantial buffer alongside heritage assets which are located close to the eastern boundary.</p> <p>The 2018 SA concluded that development of the parcel would have a mixed impact on the achievement of SA objectives, with negative effects likely with regard to biodiversity and landscape sensitivity.</p> <p>When the constraints associated with the parcel are considered cumulatively it is clear that it would not be suitable as a potential development site to be released from Green Belt.</p>
<p>GBP_025a Land south of Leyland Green Road, North of Billinge Road and East of Garswood Road, Garswood</p>	<p>Safeguarded</p>	<p>This sub-parcel is located west of Garswood, north of Simms Road. Its boundaries are defined by a combination of existing residential development to the east, scattered buildings to the west, and highways.</p> <p>The sub-parcel is within walking distance of a local convenience shop and is readily accessible by bus and rail. Whilst the sub-parcel includes agricultural land, the quality of this (grade 3) is lower than in some parts of the Borough.</p> <p>The sub-parcel has been identified as having the potential to provide functionally linked habitat for pink-footed geese, linked to protected nature conservation sites in nearby local authority areas. Any development proposal would need to be accompanied by a suitable ecological survey, and</p>

Parcel/Sub- parcel ref. and location	Allocate, safeguard or discount	Comments on decision
		<p>would (if the potential for harm to such a habitat is identified) need to include mitigation measures. This point also affects many other areas in the northern part of the Borough. It is not considered sufficient to warrant discounting the sub-parcel.</p> <p>Safe vehicular access can be provided from Leyland Green Road, Garswood Road and Billinge Road. The recreation field within the south eastern part of the sub-parcel would need to be retained, unless suitable replacement provision is made available. Whilst historic mineshafts are recorded within the sub-parcel, there is no evidence that these are so extensive as to make development un-viable.</p> <p>The 2018 SA concluded that development of the sub-parcel would have a mixed impact on the achievement of SA objectives, with a high number of impacts unlikely to have significant effects if development comes forward.</p> <p>Having regard to all the factors set out above, this sub-parcel is considered suitable for removal from the Green Belt. However, it projects slightly further into the countryside (to the west) and has a more open aspect than the neighbouring sub-parcel GBP_025b. It is therefore considered to form a less logical initial extension of the village than is provided by sub-parcel GBP_025b. It is recommended that the neighbouring sub-parcel GBP_025b be allocated for development within the Plan period, and that sub-parcel GBP_025a be safeguarded to meet potential development needs after 2035.</p>
GBP_025b Land South of Billinge Road, East of	Allocated	The sub-parcel has strong boundaries and is located west of Garswood, with existing residential development to the east and south, and pockets of development along its western boundary. The sub-parcel is in a sustainable location within walking distance of a local convenience shop and

Parcel/Sub- parcel ref. and location	Allocate, safeguard or discount	Comments on decision
Garswood Road and West of Smock Lane, Garswood		<p>public transport, including the nearby railway station.</p> <p>Whilst the sub-parcel includes agricultural land, the quality of this (grade 3) is lower than in some parts of the Borough.</p> <p>Safe vehicular access into the sub-parcel can be provided from Garswood Road and Billingie Road. Whilst surface water flooding occurs in the north east section of the sub-parcel, this can be addressed by a suitable sustainable drainage scheme (SuDS). Development on this sub-parcel could help solve flooding issues in the surrounding urban area.</p> <p>Located to the north is sub-parcel GBP_025a which, whilst also being considered suitable to be released from Green Belt, extends out further to the west, potentially resulting in development being constructed in isolation, incompatible visually with the existing settlement of Garswood. If sub-parcel GBP_025b were to be developed first, development within sub-parcel GBP_025a could then be viewed as a natural further expansion of the settlement.</p> <p>The 2018 SA concluded that development of this sub-parcel would have a mixed impact on the achievement of SA objectives, with a high number of impacts resulting in positive effects. New residents would have access to high quality open spaces and natural greenspace, the sub-parcel is in a sustainable location with good access to public transport, education and health facilities, and employment opportunities.</p> <p>In summary, the sub-parcel has many positive attributes which would justify its allocation for development.</p>



KEY

- Site Boundary
- Green Belt
- Listed Buildings : Grade II
- Public Right of Way
- Public Green Space
- Ancient Woodland

Environment Agency Surface Water Flooding Data

- Extent of flooding displayed
- Flood Risk High
- Flood Risk Low

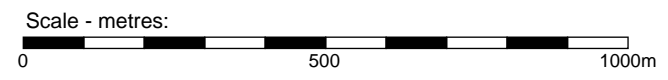
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 TITLE:
 Designations
 SCALE AT A3:
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 DATE:
 April 2021

1006.01 / 01 **HDA 1**








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**Landscape Architecture
 Masterplanning
 Ecology**





- KEY**
-  Site Boundary
 -  Existing landscape features within site
 -  Metal security fence
 -  86 Public Right of Way
 -  Views to wider landscape
 -  Exposed edges
 -  Existing hard edge to settlement

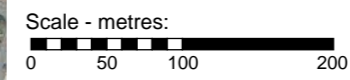
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J. Murphy & Sons Ltd.
 PROJECT:
Leyland Green Road, Garswood
 TITLE:
Site Analysis
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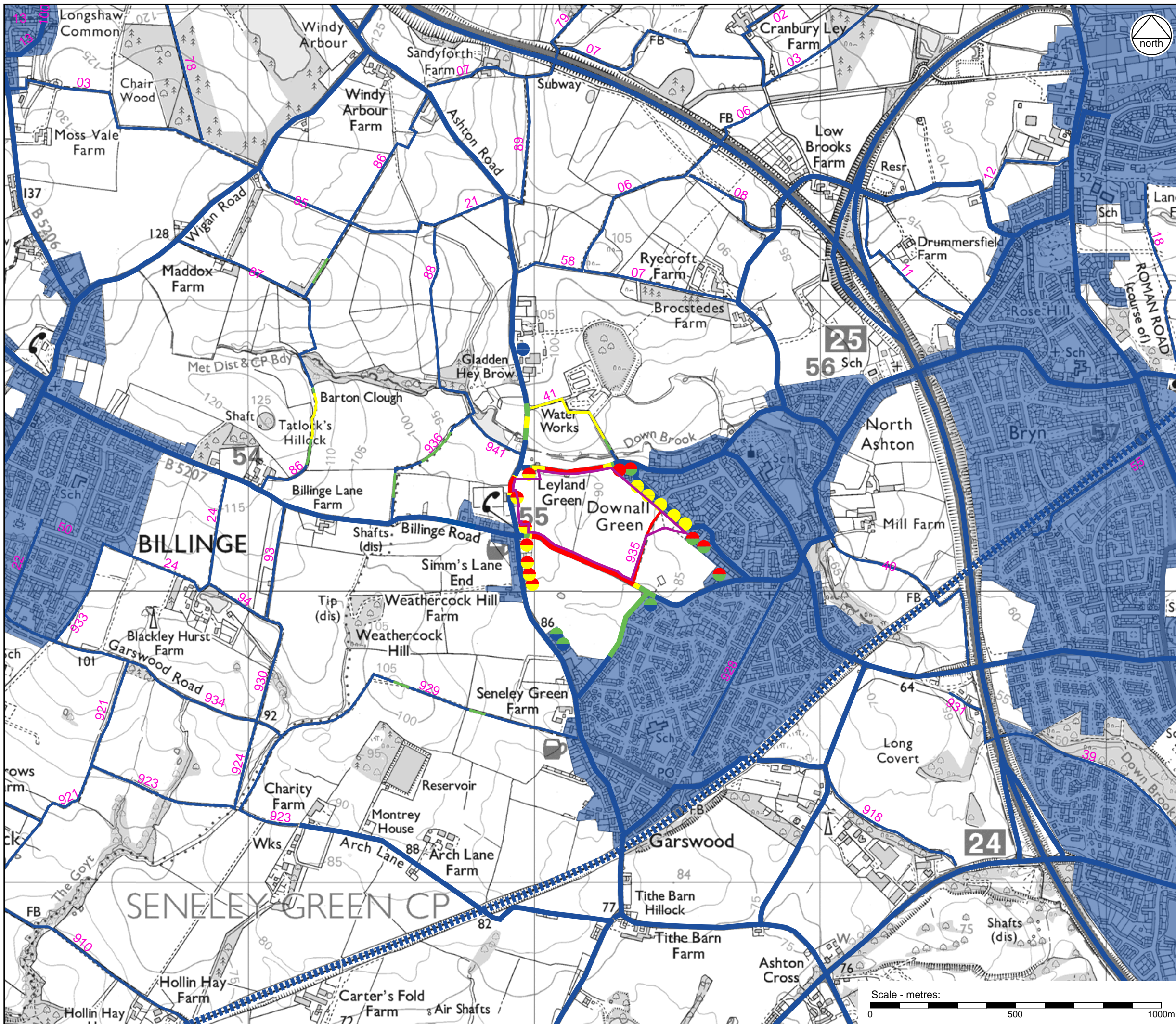
1006.01 / 04 **HDA 2**

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**Landscape Architecture
 Masterplanning
 Ecology** 





KEY

	Site Boundary
	View from footpath/track/bridleway
	View from road
	View from railway
	View from property/settlement
	View from settlement
	Open view
	Partial view
	Glimpse
	No view
	Upper Floor
	Lower Floor

Methodology:

The visual appraisal is based on a grading of degrees of visibility. There is, in any visual appraisal, a continuity of degrees of visibility from not visible to fully open in the view. To indicate the degree of visibility of the Development from selected locations, that continuum has been divided into four categories, as follows:

- 1. Open view:** there are open views of the Development such that it forms a substantial part (is a dominant element) of the overall view and affects its overall character and visual amenity; Development is the dominant feature of the view, to which other elements become subordinate and where the Development significantly affects or changes the character of the view.
- 2. Partial view:** the Development forms a relatively small proportion of a wider view. There are open views of part of the Development such that it is easily visible as part of the wider view;
- 3. Glimpse view:** only a minor area of the Development is discernible and/or the view is transient or at such a distance that it is difficult to perceive in the wider view, or sequence of views;
- 4. None view:** no view (no part of the Development is discernible);











Note: This plan represents views of the developable area of the Site and discounts views of boundary vegetation, which screens the Site.

CLIENT:
J. Murphy & Sons Ltd.
PROJECT:
Leyland Green Road, Garswood
TITLE:
Existing visibility
SCALE AT A3:
1:12,500
DATE:
April 2021
1006.01 / 03 **HDA 3**

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Landscape Architecture Masterplanning Ecology **hda**



KEY

-  Green Belt Boundary
-  Green Belt Sub-Parcel
-  Site Boundary
-  Potential compensatory land
-  **86** Public Right of Way
-  Exposed edges
-  Existing hard edge to settlement
-  Opportunity for a new strong Green Belt boundary
-  Opportunity for beneficial Green Infrastructure
-  Opportunity to create new footpath links

CLIENT:
J. Murphy & Sons Ltd.
 PROJECT:
Leyland Green Road, Garswood
 TITLE:
Green Belt Analysis
 SCALE AT A3: 1:5000 DATE: May 2021

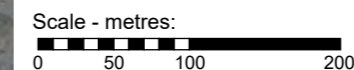
1006.01 / 05B

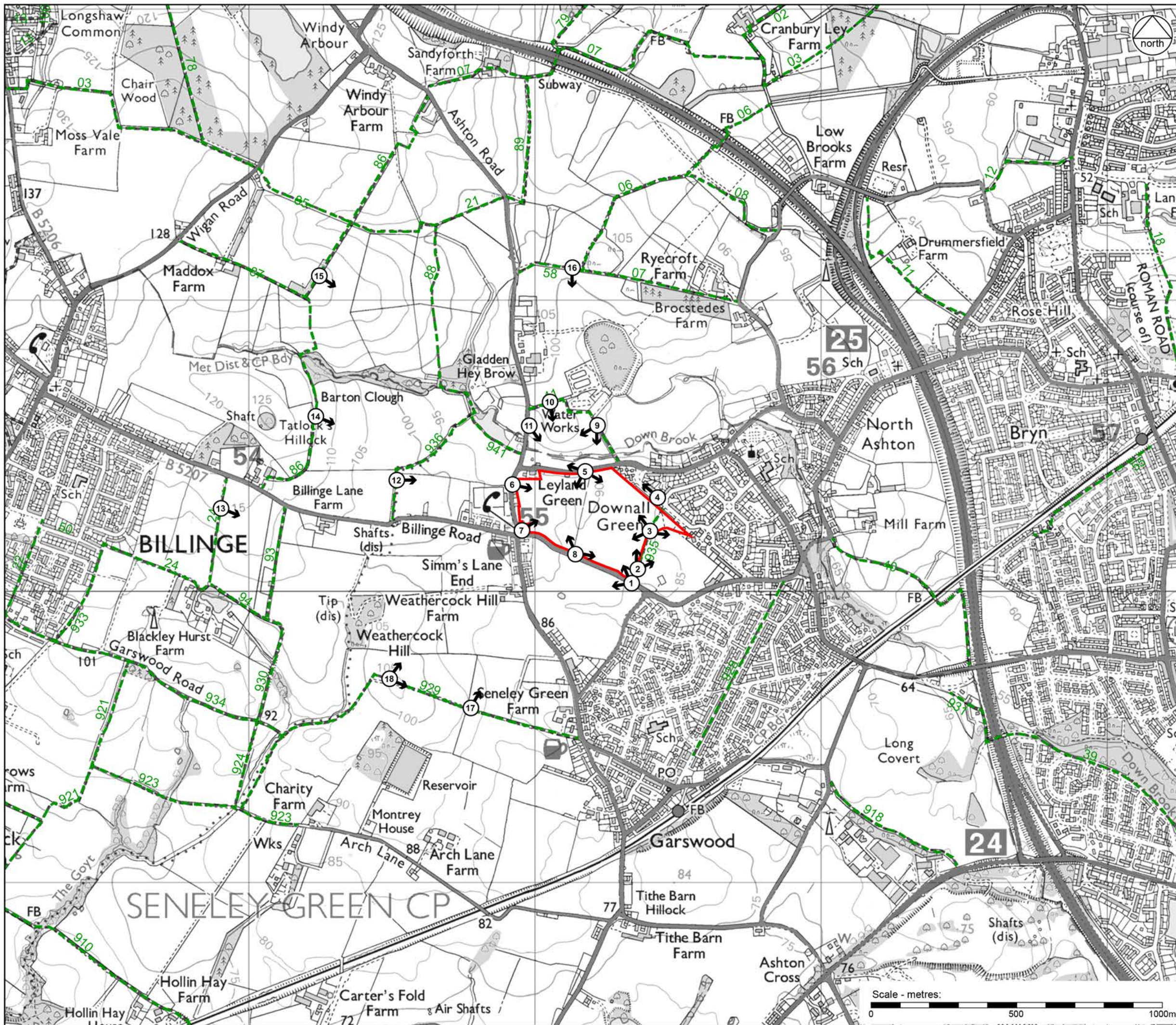
HDA 4

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KEY

- Site Boundary
- 99 Photo location
- Public right of way

CLIENT:
J. Murphy & Sons Ltd.

PROJECT:
Leyland Green Road, Garswood

TITLE:
Photograph Locations

SCALE AT A3:
1:12,500

DATE:
April 2021

1006.01 / 06 **HDA 5**

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