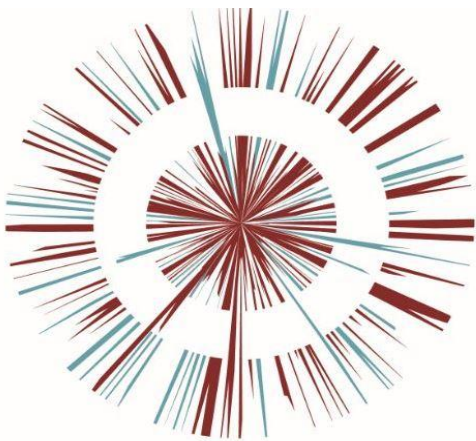




# **OMEGA ZONE 8, ST HELENS**

**Omega St Helens Ltd / T. J. Morris Limited**



**Document Title**  
**ES Vol. 2 Appendix 10.1 Schedule of**  
**Visual Effects**  
**Document No. OPP DOC.11.23a**

## Appendix 3 – Schedule of Predicted Visual Effects

### OMEGA Zone 8, St. Helens Schedule of Visual Effects

#### Residential Properties

Ref	Address	Distance	Receptor Sensitivity	Magnitude of Effect Construction	Magnitude of Effect Operation	Significance of Effect Construction	Significance of Effect Operation (completion)	Residual Effect (+ 15 yrs)	Field Observation Comments
R1	330 Park Road, Lingley Green	470 metres (m)	Very High	Medium	Medium	Major Adverse	Major Adverse	Moderate Adverse (Not Significant)	Partial views to site. TJM building and subsequent buildings to south would be visible; both construction and at completion. Existing vegetation and adjacent properties form partial screen. Through view across agricultural landscape would be lost. Mitigation would assist amelioration but views of buildings would remain given scale of built form.
R2	315 & 317 Park Road, Lingley Green (2 no. properties)	433 m	Very High	Low	Low	Moderate Adverse (Not Significant)	Moderate Adverse (Not Significant)	Moderate Adverse (Not Significant)	Properties are orientated west/east, very oblique views to southern part of the site. Construction activity, including perimeter drainage works, would be partially visible. Adjacent properties and vegetation screen views. Mitigation planting to the southern boundary of site would ameliorate views to buildings.
R3	325 Park Road, Lingley Green	396 m	Very High	High	High	Very Major Adverse	Very Major Adverse	Very Major Adverse	End elevation of property faces north but views from garden with open views north to site. Construction compounds to north and south would be visible. TJM building and subsequent buildings to south would be clearly visible during construction. Upon completion, southern most units would partially screen TJM building. Through view across agricultural landscape would be lost. Mitigation would assist amelioration but views of buildings would remain given scale of built form.

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R4	332 Park Road, Lingley Green	474 m	Very High	Low	Low	Moderate Adverse (Not Significant)	Moderate Adverse (Not Significant)	Moderate Adverse (Not Significant)	Oblique, limited view screened by adjacent properties and existing vegetation. TJM building and subsequent buildings to south would be visible; both construction and completion. Mitigation planting to the southern boundary of site would ameliorate views to buildings.
R5	33 Foreland Close, Lingley Green	553 m	Very High	Low	Low	Moderate Adverse (Not Significant)	Moderate Adverse (Not Significant)	Moderate Adverse (Not Significant)	Interrupted and limited views north, screened by adjacent property/garage and existing vegetation. Upper section of TJM building would be visible over tree line during construction and at completion. Mitigation planting to western and southern boundaries of site would ameliorate views to buildings.
R6	9, 11, 15, 17, 19 & 21 Bembridge Close, Lingley Green (6 no. properties)	356 m (closest approach)	Very High	High	High	Very Major Adverse	Very Major Adverse	Very Major Adverse	Properties orientated with main elevations facing north hence there would be clear, open views across green open space to site. Construction compounds to north and south would be visible. TJM building and subsequent buildings to south would be clearly visible; latter would form a new, near horizon. Through view across agricultural landscape to north of M62 would be lost. Mitigation would assist amelioration but views of buildings would remain given scale of built form.
R7	1,3, and 5 Bembridge Close, Lingley Green (2 no. properties)	393 m (closest approach)	Very High	Low	Low	Moderate Adverse (Not Significant)	Moderate Adverse (Not Significant)	Moderate Adverse (Not Significant)	Oblique, limited view north between adjacent properties, that also form partial screen. Construction compounds to north and south would be visible. TJM building and subsequent buildings to south would be progressively visible during construction. At completion, southern units would partially screen TJM building; latter would form new skyline. Views across agricultural landscape would be lost. Mitigation would assist amelioration but views of buildings would remain given scale of built form.
R8	2 Bembridge Close, Lingley Green	459 m	Very High	Negligible	Negligible	Moderate Adverse	Moderate Adverse	Minor Adverse	Very limited view north between adjacent properties, that also form a substantive screen. TJM building and subsequent buildings to south would be visible over some distance during construction and at completion; TJM would form new skyline above Booth's Wood.

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R9	55 Bembridge Close, Lingley Green	345 m	Very High	High	High	<b>Very Major Adverse</b>	<b>Very Major Adverse</b>	<b>Very Major Adverse</b>	Property orientated with main elevation facing north-east to existing woodland. Clear and open views from garden and across green open space to site. Construction compounds to north and south would be visible. TJM building and subsequent buildings to south would be clearly visible during construction and at completion. Southern units would form a new, near horizon. Through view across agricultural landscape to north of M62 would be lost. Mitigation would assist amelioration but views of buildings would remain given scale of built form.
R10	53 Bembridge Close, Lingley Green	354 m	Very High	Low	Low	<b>Moderate Adverse (Significant)</b>	<b>Moderate Adverse (Significant)</b>	<b>Moderate Adverse (Significant)</b>	Property orientated with main elevation facing north-east to existing woodland. View north screened by adjacent property. Limited views from property due to adjacent property (No. 55). TJM building and subsequent buildings to south would be partially visible during construction and at completion.
R11	47, 49 & 51 Bembridge Close, Lingley Green (3 no. properties)	364 m (closest approach)	Very High	Medium	Medium	<b>Major Adverse</b>	<b>Major Adverse</b>	<b>Moderate Adverse</b>	Views north to site with partial screening by existing vegetation at Whittle Brook. Construction compounds to north and south would be visible. TJM building and subsequent buildings to south would be visible during construction and at completion. Some extent of view across agricultural landscape would be lost. Mitigation would assist amelioration but views of buildings would remain given scale of built form.
R12	22 Bembridge Close, Lingley Green	369 m	Very High	Negligible	Negligible	<b>Moderate Adverse</b>	<b>Moderate Adverse</b>	<b>Minor Adverse</b>	Very limited view north, mature, existing vegetation at Whittle Brook forms a substantive screen. Part of TJM building would be visible over above Booth's Wood. Filtered views to southern part of site may be possible but new planting to southern boundary would assist screening.
R13	Park Farm: residential property	511 m	Very High	High	High	<b>Very Major Adverse</b>	<b>Very Major Adverse</b>	<b>Very Major Adverse</b>	Property orientated with rear elevation facing north with open views across agricultural land to site. Construction compounds to north and south would be visible. Drainage works to site boundary, TJM building and subsequent buildings to south would be clearly visible;

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									buildings would form a new, near horizon. Existing woodland at Finch’s Plantation forms limited screen to small element of view. Through view across agricultural landscape to north of M62 would be lost. Mitigation would assist amelioration but views of buildings would remain given scale of built form.
R14	69 & 71 Shorewell Close, Lingley Green (2 no. properties)	618 m (closest approach)	Very High	Negligible	Negligible	<b>Moderate Adverse</b>	<b>Moderate Adverse</b>	<b>Minor Adverse</b>	Very limited views to north, screened by existing woodland and Park Farm outbuildings. Part of TJM building may be visible above tree line.
R15	60 Shorewell Close, Lingley Green	607 m	Very High	Negligible	Negligible	<b>Moderate Adverse</b>	<b>Moderate Adverse</b>	<b>Minor Adverse</b>	Property orientated north-west/south-east with very limited view from rear garden screened by existing woodland and Park Farm outbuildings. Part of TJM building may be visible above tree line.
R16	South Lodge/South Lodge Gatehouse at A57 Warrington Road (2 no. properties within same curtilage)	924 m (closest approach)	Very High	Gatehouse – Low South Lodge - Medium	Gatehouse – Low South Lodge - Medium	Gatehouse – <b>Moderate Adverse (Significant)</b> South Lodge – <b>Major Adverse</b>	Gatehouse – <b>Moderate Adverse (Significant)</b> South Lodge – <b>Major Adverse</b>	Gatehouse – <b>Moderate Adverse (Not Significant)</b> South Lodge – <b>Major Adverse</b>	Two properties within same curtilage. Gatehouse is screened by outbuildings with limited views north to site. South Lodge has more distant views with existing woodland screening part of view. Southern buildings at development site would be partially visible between woodland to South Lodge during construction and at completion. TJM building would be visible to both properties above trees on skyline at some distance.
R17	2 Parkview Cottages, Warrington Road	954 m	Very High	Medium	Medium	<b>Major Adverse</b>	<b>Major Adverse</b>	<b>Moderate Adverse (Not Significant)</b>	Open views north from rear of property to site with partial screening by existing vegetation. TJM building and subsequent buildings to south would be visible during construction and at completion. Mitigation planting to southern boundary of site would ameliorate views to buildings.
R18	1 Parkview Cottages, Warrington Road	961 m	Very High	Negligible	Negligible	<b>Moderate Adverse</b>	<b>Moderate Adverse</b>	<b>Minor Adverse</b>	Outbuildings partially screen views north from rear of property to site, oblique and distant views to TJM building and subsequent buildings to south possible. Some mature woodland (Finch’s Plantation) offers partial screen.

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R19	New residential development at Primrose Meadows	710 m (closest approach)	Very High	No view	No view	-	-	-	Views to north screened by existing residential development at Lingley Green and mature, boundary vegetation.
R20	Ace of Hearts: residential property, Warrington Road	925 m	Very High	Medium	Medium	Major Adverse	Major Adverse	Moderate Adverse (Not Significant)	Open views north from rear of property to site across fields and between existing woodland blocks at South Park Plantation/Finch's Plantation; woodland creates partial screening. TJM building and subsequent buildings to south would be partially visible during construction and at completion.
R21	Bargyloo Cottage, Warrington Road	1.09 kilometres (km)	Very High	Negligible	Negligible	Moderate Adverse	Moderate Adverse	Minor Adverse	High hedges, view across A57 with roadside vegetation (evergreen) and mature woodland to north offers screening. Top of TJM building may be visible over trees in distance during construction and at completion.
R22	Bargyloo & Bargyloo Barn, Warrington Road (2 no. properties)	959 m (closest approach)	Very High	No view	No view	-	-	-	Views north-east screened by extensive outbuildings and intervening, mature vegetation.
R23	Barton, Warrington Road	1.08 km	Very High	No view	No view	-	-	-	Views north-east screened by intervening, mature vegetation.
R24	1 & 2, Sandy Lane (off Warrington Road)	1.11 km (closest approach)	Very High	No view	No view	-	-	-	Views north-east screened by intervening, mature vegetation.
R25	Homestead, Warrington Road (2 no. properties)	1.10 km (closest approach)	Very High	No view	No view	-	-	-	Views north-east screened by intervening, mature vegetation.
R26	Heath Side, Warrington Road	1.05 km	Very High	No view	No view	-	-	-	Extensive screening by woodland to north.

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R27	Woodend, Warrington Road	1.11 km	Very High	No view	No view	-	-	-	Extensive screening by woodland to north.
R28	Heath Farm (residential), Warrington Road	1.34 km	Very High	No view	No view	-	-	-	Extensive screening by woodland north.
R29	Woodside, Parkland View, Rosemount, Derin Lea & Woodland View. Clock Face Road, Bold Heath. (5 no. properties)	1.47 km (closest approach)	Very High	No view	No view	-	-	-	Extensive screening by multiple woodland areas to east and north-east.
R30	Hares Wood Cottage, Clock Face Road, Bold Heath	1.45 km	Very High	Low	Low	Moderate Adverse (Significant)	Moderate Adverse (Significant)	Minor Adverse	Distant views with existing woodland screen but TJM building would be visible over trees and partial views to buildings in southern part of site. Mitigation planting would reinforce western boundary of site and reduce views to buildings south of Booth's Wood.
R31	Willow Park (residential), off Warrington Road	1 km	Very High	High	High	Very Major Adverse	Very Major Adverse	Very Major Adverse	Property orientated north/south, views from rear of building across agricultural land to site. Drainage works to site boundary would be visible. TJM building would be visible between, and above woodland (Booth's Wood). Partial views to buildings at southern part of site. Construction activity to southern part of site in particular would be visible. Mitigation planting would reinforce western boundary of site and reduce views to buildings south of Booth's Wood.
R32	The Barn & Rock Savage, Tibbs Cross Lane (2 no. properties)	1.83 km (closest approach)	Very High	Negligible	Negligible	Moderate Adverse	Moderate Adverse	Minor Adverse	Distant views across hedgerows with mature woodland forming a screen. Top of TJM building would be visible over trees in distance. Partial views of construction activity and buildings in southern part of site. Mitigation planting would reinforce western boundary of site and reduce views to buildings south of Booth's Wood.

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R33	Rock Cottage, Tibbs Cross Lane	2 km	Very High	Negligible	Negligible	<b>Moderate Adverse</b>	<b>Moderate Adverse</b>	<b>Minor Adverse</b>	Property orientated east, some garden planting acting as a screen. Top of TJM building would be visible over trees in distance. Glimpsed views of buildings, including construction activity, at southern part of site. Mitigation planting would reinforce western boundary of site and reduce views to buildings south of Booth's Wood.
R34	Tibbs Cross Cottage, Tibbs Cross Lane	2.16 km	Very High	No view	No view	-	-	-	Extensive screening by multiple woodland areas.
R35	Tibbs Cross Farm (residential), Tibbs Cross Lane	2.07 km	Very High	No view	No view	-	-	-	Extensive screening by multiple woodland areas.
R36	1, 2 & 3 Bold Bridge Cottages, and Keepers Cottage, Tibbs Cross Lane (4 no. properties)	2.29 km	Very High	Negligible	Negligible	<b>Moderate Adverse</b>	<b>Moderate Adverse</b>	<b>Minor Adverse</b>	Properties face east with very distant view across agricultural land and Clock Face Road. Drainage works at western boundary would be visible. Top of TJM building would be visible over trees in distance. Glimpses of buildings in southern part of site. Mitigation planting would reinforce western boundary of site and reduce views to buildings south of Booth's Wood.
R37	Nursery Farm (residential), off Warrington Road	1.81 km	Very High	No view	No view	-	-	-	Extensive screening by multiple woodland areas.
R38	Kebbs Farm (Residential), Crows Nest Farm (residential) & Pear Tree Barn, Clock Face Road (3 no. properties)	975 m (closest approach)	Very High	No view	No view	-	-	-	Screened by woodland north of Clock Face Road.
R39	The Cottage, Finger House Lane	1.11 km	Very High	No view	No view	-	-	-	Screened by woodland north of Clock Face Road.



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R40	New Crow's Nest (off Clock Face Road, adjacent M62)	949 m	Very High	Negligible	Negligible	<b>Moderate Adverse</b>	<b>Moderate Adverse</b>	<b>Minor Adverse</b>	Elevated position adjacent to southern boundary of M62, limited vegetation around property. Views west to site screened by Currant Dam Plantation and Plain Plantation. Western edge of construction may be visible for short duration, completed TJM building would be visible on horizon over trees in distance. Extensive mitigation planting would reinforce western boundary of site and reduce views to building.
R41	Bushell's Farm (2 no. residential properties)	856 m (closest approach)	Very High	Negligible	Low	<b>Moderate Adverse</b>	<b>Moderate Adverse (Significant)</b>	<b>Minor Adverse</b>	Distant view east along M62 with existing woodland screening. Western edge of construction may be glimpsed over short duration with completed TJM building visible over tree line.
R42	3 & 5 Bushell's Farm (2 no. residential properties)	870 m (closest approach)	Very High	No view	No view	-	-	-	Screened by outbuildings of Bushell's Farm.
R43	Properties at Bridge Road, west of Clock Face Road (15 no. properties)	1.06 km (closest approach)	Very High	No view	No view	-	-	-	Properties set at lower level as Clock Face Road passes beneath M62, Combination of topography and woodland screen views east.
R44	72 & 74 Gorsey Lane, St Helens	925 m (closest approach)	Very High	Negligible	Negligible	<b>Moderate Adverse</b>	<b>Moderate Adverse</b>	<b>Minor Adverse</b>	Oblique, limited and distant views from rear of properties. TJM building would be visible over woodland in distance.
R45	Former Sherdley Remec site, Gorsey Lane (19 no. properties)	954 m (closest approach)	Very High	No view	No view	-	-	-	Screened by topography and woodland at Clock Face Country Park.
R46	Abbotsfield, Abbotsfield Farm (residential) & Maypole Farm (residential)	1.23 km (closest approach)	Very High	No view	No view	-	-	-	Extensive screening by multiple woodland areas to south.

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R47	Maypole Farm, 202 & 204 Gorsey Lane (3 properties)	1.19 km (closest approach)	Very High	No view	No view	-	-	-	Extensive screening by multiple woodland areas to south.
R48	Park Cottage, Gorsey Lane	1.24 km	Very High	No view	No view	-	-	-	Extensive screening by multiple woodland areas to south.
R49	Gorse Lodge, Gorsey Lane	1.30 km	Very High	No view	No view	-	-	-	Extensive screening by multiple woodland areas to south.
R50	Inglewood, Gorsey Lane	1.33 km	Very High	No view	No view	-	-	-	Extensive screening by multiple woodland areas to south.
R51	Northfield (residential)	1.56 km	Very High	No view	No view	-	-	-	Extensive screening by multiple woodland areas to south.
R52	Wheatacre Cottage, Gorsey Lane	1.62 km	Very High	Low	Low	Moderate Adverse (Not Significant)	Moderate Adverse (Not Significant)	Moderate Adverse (Not Significant)	Orientated west/east away from views to site. High hedge to garden boundary. Distant views from garden in winter months across fields and M62. Moat House Farm buildings form partial screen. Existing OMEGA buildings in view.
R53	Old Moat House (off Gorsey Lane)	1.33 km	Very High	Medium	Medium	Major Adverse	Major Adverse	Major Adverse	Vegetation around property forms a partial screen to views south across M62. Moat House Farm buildings form partial screen. Existing OMEGA buildings in view. TJM building would be visible, night time illumination of building would be visible.
R54	Moat House Farm (residential)	955 m	Very High	Medium	Medium	Major Adverse	Major Adverse	Moderate Adverse (Significant)	Oblique views from farmhouse across fields and M62. Some outbuildings form partial screen. Existing OMEGA buildings in view. TJM building would be visible, night time illumination of building would be visible.

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R55	Joy Lane Farm (residential)	799 m	Very High	No view	No view	-	-	-	Screened by OMEGA North and mature woodland.
R56	1 to 6 Rosehill Avenue & Manston Bungalow (7 no. properties)	1.63 km (closest approach)	Very High	No view	No view	-	-	-	Views south screened by woodland adjacent to Gorse Lane.
R57	Rosehill, Douglas Avenue	1.71 km	Very High	No view	No view	-	-	-	Screened by Northfield outbuildings and woodland adjacent to Gorse Lane.
R58	1 to 33 Celandine Way, St Helens (16 no. properties)	2.23 km (closest approach)	Very High	No view	No view	-	-	-	Properties situated at lower level than Travers Entry (to south) with vegetation to frontage. Multiple woodland areas form screen. No. 29 Celandine Way is screened by adjacent dwellings (31 & 33).
R59	1 to 17 Anemone Way, St Helens (8 no. properties)	2.22 km (closest approach)	Very High	No view	No view	-	-	-	Properties situated at lower level than Travers Entry (to south) with vegetation to frontage and hedgerow to highway boundary. Multiple woodland areas form screen.
R60	1 to 31 Bold Court, off Travers Entry (11 no. properties)	2.19 km (closest approach)	Very High	No view	No view	-	-	-	Properties situated at lower level than Travers Entry (to south) with vegetation to frontage and hedgerow to highway boundary. Multiple woodland areas form screen.
R61	2 to 25 Begonia Gardens (12 no. properties)	2.23 km (closest approach)	Very High	No view	No view	-	-	-	Intervening topography and vegetation intercepts view. Chimneys of Fiddlers Ferry power station on distant horizon.
R62	1 to 34 Lotus Gardens (17 no. properties)	2.25 km (closest approach)	Very High	No view	No view	-	-	-	Intervening topography and vegetation intercepts view. Chimneys of Fiddlers Ferry power station on distant horizon.
R63	Travers Farm (residential)	1.95 km	Very High	Negligible	Negligible	<b>Moderate Adverse</b>	<b>Moderate Adverse</b>	<b>Moderate Adverse</b>	Views to site largely screened by mature woodland to south and outbuildings at Northfield. Distant glimpsed view from farmhouse facing south to TJM building may be possible.

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R64	Cornfields & Wheatfields (2 no. properties)	1.99 km (closest approach)	Very High	No view	No view	-	-	-	North of Travers Farm and screened by farm buildings.
R65	Kennels Cottage, Hall Lane	685 m	Very High	No view	No view	-	-	-	Screened by existing woodland and high wall to east of Hall Lane.
R66	The Hay Meadow & 2 Home Farm off Hall Lane (2 no. properties)	687 m	Very High	No view	No view	-	-	-	Views screened by adjacent buildings and existing woodland.
R67	1 Home Farm, off Hall Lane	675 m	Very High	Negligible	Negligible	<b>Moderate Adverse</b>	<b>Moderate Adverse</b>	<b>Moderate Adverse</b>	End elevation of property faces south but oblique, distant views across M62 may be possible to TJM building.
R68	Dutch Barn, off Hall Lane	650 m	Very High	Low	Low	<b>Moderate Adverse (Significant)</b>	<b>Moderate Adverse (Significant)</b>	<b>Moderate Adverse (Significant)</b>	Glimpsed, distant views through trees across fields and M62 to TJM building.
R69	The Bungalow, off Hall Lane	645 m	Very High	High	High	<b>Very Major Adverse</b>	<b>Very Major Adverse</b>	<b>Very Major Adverse</b>	Clear views south across fields and M62 to site. TJM building during construction and operation would be clearly visible. Night time illumination of building would be visible.
R70	Home Farm, off Hall Lane	641 m	Very High	High	High	<b>Very Major Adverse</b>	<b>Very Major Adverse</b>	<b>Very Major Adverse</b>	Clear views south across fields and M62 to site. TJM building during construction and operation would be clearly visible. Night time illumination of building would be visible.
R71	The Nurseries, 1 & 2 Home Farm Cottages, off Hall Lane (3 no. properties)	718 m (closest approach)	Very High	Negligible  No view to no. 2 Home Farm Cottages	Negligible  No view to no. 2 Home Farm Cottages	<b>Moderate Adverse</b>	<b>Moderate Adverse</b>	<b>Moderate Adverse</b>	Partially screened by adjacent buildings and vegetation, oblique glimpsed views to site.

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R72	Thatched Cottage, off Hall Lane	510 m	Very High	No view	No view	-	-	-	Existing woodland screens views.
R73	1, 2 & 3 Hall Lane, and Middle Field Farm (residential)	424 m (closest approach)	Very High	No view	No view	-	-	-	Existing woodland screens views.
R74	Old Bold Hall, off Hall Lane	324 m	Very High	No view	No view	-	-	-	Screened by Old Hall Plantation.
R75	Bungalow at Old Hall Farm	375 m	Very High	High	High	<b>Very Major Adverse</b>	<b>Very Major Adverse</b>	<b>Major Adverse</b>	Oblique views across fields to southern part of development site. Buildings would be visible between Booth's Wood and Duck Wood. Mitigation planting would reinforce western boundary of site and reduce views to buildings south of Booth's Wood.
R76	Old Hall Farm (residential)	486 m	Very High	Medium	Medium	<b>Major Adverse</b>	<b>Major Adverse</b>	<b>Moderate Adverse (Significant)</b>	Residential building partially screened by farm outbuildings. Partial oblique views across fields to southern part of development site. Buildings would be partially visible between Booth's Wood and Duck Wood. Mitigation planting would reinforce western boundary of site and reduce views to buildings south of Booth's Wood.

## Appendix 3 – Schedule of Predicted Visual Effects

### Footpaths and Bridleways

Ref	Address	Distance	Receptor Sensitivity	Magnitude of Effect Construction	Magnitude of Effect Operation	Significance of Effect Construction	Significance of Effect Operation (completion)	Residual Effect (+ 15 yrs)	Field Observation Comments
F1	West of Clock Face Road; see Figure 2	1.28 km	Very High	Low	Low	Moderate Adverse (Significant)	Moderate Adverse (Significant)	Moderate Adverse (Not Significant)	No view of site close to Clock Face Road due to roadside hedgerows. Topography rises to west and affords limited view across hedgerows towards the site. Distant views to buildings in southern section of site would be possible with TJM building roofline visible above Booth's Wood. Mature existing woodland screens most of view. Mitigation planting would reinforce western boundary of site and reduce views to buildings south of Booth's Wood. Some traffic noise from M62 is audible but this footpath is relatively tranquil.
F2	West of Clock Face Road; see Figure 2	1.86 km	Very High	Negligible	Negligible	Moderate Adverse	Moderate Adverse	Minor Adverse	Slightly elevated topography to west affords distant and limited view across hedgerows towards the site. Sections of footpath are lined with vegetation which offers partial screening. Distant views to buildings in southern section of site would be possible with TJM building roofline visible above Booth's Wood. Mature existing woodland screens most of view. Mitigation planting would reinforce western boundary of site and reduce views to buildings south of Booth's Wood. Some traffic noise from M62 is audible but this footpath is relatively tranquil.
F3	Adjacent to Bushell's Farm and Gorsey Lane; see Figure 2	871 m	Very High	Negligible	Negligible	Moderate Adverse	Moderate Adverse	Minor Adverse	Footpath heads north from Bushell's Farm through open field with woodland block to east. Views to M62 and further east screened by roadside vegetation and mature woodland. Close to Gorsey Lane, footpath heads north-east behind houses to Clock Face Country Park. This latter section of footpath largely screened by vegetation but with some views east in breaks. Woodland further east also screens views. TJM building would be visible above tree line in distance. Traffic noise

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									from M62 is particularly audible at southern section of footpath, northern section (close to Gorsey Lane) is relatively tranquil.
F4	Joy Lane; see Figure 2	616 m	Very High	Medium	Medium	Major Adverse	Major Adverse	Moderate Adverse (Significant)	Section of footpath to south of Moat House Farm offers clear views across fields/M62 to site. Existing OMEGA buildings in view. TJM building would be clearly visible, night time illumination of building would be visible. Section of footpath north of Moat House Farm is largely screened by farm and outbuildings with some intervening vegetation. Tranquillity of footpath disturbed by noise from M62 and use of track as access to Moathouse Fisheries.
F5	West of Nellis Road; see Figure 2	1.62 km	Very High	No view	No view	-	-	-	Footpath through open agricultural landscape with little vegetation. Clear views of residential area to north and industrial estate to west. Woodland, including Clock Face Country Park to south forms a visual horizon. Existing woodland screens views to site.
F6	Travers Entry south and south-east to Clock Face Road; see Figure 2	1.16 km	Very High	No view	No view	-	-	-	Footpath through open agricultural landscape with little vegetation in eastern section. Clear views of industrial estate to west, eastern edge of St Helens beyond is largely screened by vegetation although built form is visible. Elevated landform of Clock Face Country Park and woodland areas adjacent form a visual horizon to the south. Existing woodland and elevated topography/mature vegetation at Clock Face Country Park screens views.
F7	From Warrington Road north to Gorsey Lane; see Figure 2	Passes through the site	Very High	High	High	Very Major Adverse	Very Major Adverse	Very Major Adverse	Southern section of footpath from Warrington Road and adjacent to Mersey Valley Golf & Country Club, views east are screened by mature vegetation. From Golf Club north to Old Hall Farm, footpath passes along the farm access track with hedgerow boundaries. Clear views east to site across tops of hedges where southern part of development would be visible between woodland blocks, drainage works to western part of site would be visible and TJM building visible over Booth's Wood. Close to Old Hall Farm, closer and more direct views east.

**Appendix 3 – Schedule of Predicted Visual Effects**

									<p>Section of footpath immediately east of farm is screened by Old Hall Plantation. North of Old Hall views east partially screened by Booth’s Wood and Plain Plantation, however TJM building would be visible in gap between woodland and over tops of trees. This section of footpath is influenced by high levels of traffic noise form M62. Footpath passes through western tip of site; extends to south and north. Elevated views from overbridge at M62, existing view includes buildings at OMEGA North and South. North of M62 views east tend to be limited by Ladies Walk Plantation; views of and noise from, M62 are key features. Partial view between woodland at point where footpath enters Griffin Wood towards Hall Lane. Section of footpath in Hall Lane is screened by mature woodland and boundary walls to lane. Mitigation planting to western boundary and north-western corner of site would, over time, ameliorate views to development, footpath would be routed through the new planting area, but some views in winter months and roofline of TJM building would be on skyline.</p>
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## Appendix 3 – Schedule of Predicted Visual Effects

### Public Open Space and Recreational Areas

Ref	Address	Distance	Receptor Sensitivity	Magnitude of Effect Construction	Magnitude of Effect Operation	Significance of Effect Construction	Significance of Effect Operation (completion)	Residual Effect (+ 15 yrs)	Field Observation Comments
P1	PoS Lingley Green housing	326 m (closest approach)	High	High	High	Major Adverse	Major Adverse	Major Adverse	Clear, slightly elevated, open views north across fields to site. TJM building and subsequent buildings to south would be clearly visible and form a new, near horizon. Through view across agricultural landscape to north of M62 would be lost. Mitigation would assist amelioration but views of buildings would remain given scale of built form.
P2	Mersey Valley Golf and Country Club	355 m (closest approach)	High	Medium	Medium	Major Adverse	Major Adverse	Moderate Adverse (Not Significant)	Views from northern part of golf course between boundary and fairway planting to site; particularly from 2 <sup>nd</sup> green and 3 <sup>rd</sup> fairway. Golf course planting, adjacent Eccles Plantation, South Park Plantation and Duck Wood screen views but southern edge of development, including drainage works in construction and upper level of TJM building beyond would be partially visible. Mitigation planting would reinforce western boundary of site and reduce views to buildings south of Booth's Wood but buildings would be partially visible through and over trees as they mature.
P3	Clock Face Country Park	645 m (closest approach)	High	Low	Low	Moderate Adverse (Significant)	Moderate Adverse (Significant)	Minor Adverse	Most of paths within the park are screened by semi-mature vegetation. Visual focus is lake at central point in park from which there are no views to the site. Key viewpoints orientated south; site is south-east of park. Views to site are available from south-east corner of site over woodland; upper section of ASDA building at OMEGA South is partially visible. TJM building would also be partially visible from this location but forming part of wider vista. Tree growth in 15 years would reduce visibility hence reduction in residual effect.

### Appendix 3 – Schedule of Predicted Visual Effects

P4	Open Space off The Pastures north of B5204	2.19 km	High	Negligible	Negligible	Minor Adverse	Minor Adverse	Minor Adverse	Views south form the majority of the open space are screened farm buildings and mature woodland. Elevated mound to northern section of open space offers viewpoint with extensive panorama across the local landscape. Residential development forms the near horizon with successive stands of woodland effectively screening the development site in the distance. Fiddlers Ferry power station is discernible on the very distant horizon. A small part of the TJM roofline may be discernible during the end of construction and at operation forming part of a wider vista.
P5	Griffin Wood, off Hall Lane	50 m	High	Medium	Medium	Major Adverse	Major Adverse	Moderate Adverse (Significant)	Views east are largely screened by Ladies Walk Plantation, views possible from southern limit of woodland at the footpath system in open space beyond the tree line, where adjacent to M62, but views partially interrupted by traffic on M62, overbridge and Plain Plantation. Glimpsed views from northern limit of woodland close to footpath F7 with buildings at OMEGA South in view. TJM building would be visible across M62 with night time illumination also visible. Extensive mitigation planting to western section of development site would reinforce visual screen and planting to northern boundary would further assist amelioration of view over time.
P6	Old Moat House, Medieval Moat: Scheduled Monument	1.33 km	High	Medium	Medium	Major Adverse	Major Adverse	Major Adverse	The residential property at Moat House has been assessed separately, this assessment relates solely to the Scheduled Monument. Views from moated site through boundary vegetation across fields and M62 to site. Moat House farm outbuildings form partial screen. Existing OMEGA buildings in view. TJM building would be visible, night time illumination of building would be visible.
P7	Old Bold Hall, moated site: Scheduled Monument	324 m	High	No view	No View	-	-	-	The residential property at Old Bold Hall has been assessed separately, this assessment relates solely to the Scheduled Monument. Views towards the site are screened by Old Hall Plantation.

## Appendix 3 – Schedule of Predicted Visual Effects

### Commercial Properties

Ref	Address	Distance	Receptor Sensitivity	Magnitude of Effect Construction	Magnitude of Effect Operation	Significance of Effect Construction	Significance of Effect Operation (completion)	Residual Effect (+ 15 yrs)	Field Observation Comments
C1	Agricultural land at and adjacent to Park Farm	At site boundary	Low	High	High	<b>Moderate Adverse (Significant)</b>	<b>Moderate Adverse (Significant)</b>	<b>Moderate Adverse (Significant)</b>	Agricultural land immediately abuts southern boundary of site with clear, open and close proximity views. Some views are partially screened by mature woodland. Drainage works would be visible at boundary with TJM building and subsequent buildings to south clearly visible and form a new, near horizon. Through view across agricultural landscape to north of M62 would be lost.
C2	Car wash, petrol station and garage at Ace of Hearts, Warrington Road (3 properties)	920 m	Low	Medium	Medium	<b>Minor Adverse</b>	<b>Minor Adverse</b>	<b>Minor Adverse</b>	Extensive vegetation to eastern boundary of garage premises. Views north from rear of this location, partial screen formed by South Park Plantation and Duck Wood with Booth's Wood beyond. Construction of perimeter drainage works and southern part of development site would be visible between woodland blocks. Roofline of TJM building would be visible beyond. Mitigation would assist amelioration but views of buildings would remain given scale of built form.
C3	Ogdens Roofing, Park View Dog Grooming, Warrington Road (2 properties)	877 m	Low	High	High	<b>Moderate Adverse (Significant)</b>	<b>Moderate Adverse (Significant)</b>	<b>Moderate Adverse (Not Significant)</b>	Views from rear of property across open fields to site with partial screening by existing vegetation. TJM building and subsequent buildings to south would be visible during construction and at completion. Mitigation planting to southern boundary of site would ameliorate views to buildings.
C4	Woodend Nursery, Warrington Road	1.02 km	Low	No view	No view	-	-	-	Extensive screening by woodland to north.

### Appendix 3 – Schedule of Predicted Visual Effects

C5	Heath Farm Riding Club/Stables, Warrington Road	1.33 km	Low	No view	No view	-	-	-	Extensive screening by woodland to north.
C6	Griffin Inn, Warrington Road, Bold Heath	1.44 km	Low	No view	No view	-	-	-	Extensive screening by woodland to north-east.
C7	Maplewood Restaurant, Warrington Road/Clock Face Road	1.47 km	Low	No view	No view	-	-	-	Extensive screening by woodland to north-east.
C8	Building Blocks Nursery, School Lane, Bold Heath	1.48 km	Low	No view	No view	-	-	-	Extensive screening by woodland to east.
C9	Willow Park	641 m (closest approach)	Low	Low	Low	<b>Negligible Adverse</b>	<b>Negligible Adverse</b>	<b>Negligible Adverse</b>	Views east across open fields to western and southern boundaries of site largely screened by mature woodland at Duck Wood and Booth's Wood. Perimeter drainage works would be visible during construction whilst buildings to southern part of development site would be largely screened. TJM building would be visible over Booth's Wood on horizon at distance. Mitigation planting would reinforce western boundary of site and reduce views to buildings south of Booth's Wood.
C10	Grisedale Drainage, Clock Face Road, Bold Heath	882 m	Low	Medium	Medium	<b>Minor Adverse</b>	<b>Minor Adverse</b>	<b>Negligible Adverse</b>	Views east across agricultural land to site, woodland at Duck Wood and Booth's Wood forms a screen but perimeter drainage works and buildings to southern part of development site would be visible. TJM building would be visible over Booth's Wood on horizon at distance. Mitigation planting would reinforce western boundary of site and reduce views to buildings south of Booth's Wood.

### Appendix 3 – Schedule of Predicted Visual Effects

C11	Clock Face Boarding Kennels and Cattery, Finger House Lane	1.11 km	Low	No view	No view	-	-	-	Screened by woodland north of Clock Face Road.
C12	Swinton Commercials, off Clock Face Road	813 m	Low	Negligible	Negligible	<b>Negligible Adverse</b>	<b>Negligible Adverse</b>	<b>Negligible Adverse</b>	Elevated site close to southern boundary of M62 with some vegetation around boundary. Views east are screened by woodland belt at Currant Dam Plantation with further intervening vegetation at Plain Plantation. Western edge of construction area, TJM building, likely to be visible for short duration. Completed TJM building would be visible over trees. No view to southern part of development site. Extensive mitigation planting would reinforce western boundary of site and reduce views to building.
C13	Agricultural land to south and west of Bold Hall Farm	At site boundary	Low	High	High	<b>Moderate Adverse (Significant)</b>	<b>Moderate Adverse (Significant)</b>	<b>Minor Adverse</b>	Clear views to northern and southern parts of development site. Views to construction activity between woodland blocks at Duck Wood, Booth's Wood and Plain Plantation at close proximity. Extensive mitigation planting would reinforce north-western corner of site and western boundary and ameliorate views to building, however buildings would be visible through and over planting.
C14	Moat House Fisheries, Joy Lane	992 m	Low	Medium	Medium	<b>Minor Adverse</b>	<b>Minor Adverse</b>	<b>Minor Adverse</b>	Three fishing ponds located to the north of Moathouse Farm with car parking area to west and east of Joy Lane. Northern and eastern ponds are screened by outbuildings at Moathouse Farm. Western pond has raised earthworks around perimeter with clear views south across open fields and M62 to northern part of development site. Some roadside vegetation filters views but TJM building would be visible during construction and upon completion. TJM building would largely screen construction at southern part of site and partially screen completed buildings. Night time illumination from TJM building would be visible.
C15	Agricultural land to south of Moathouse Farm	60 m	Low	High	High	<b>Moderate Adverse (Significant)</b>	<b>Moderate Adverse (Significant)</b>	<b>Moderate Adverse (Significant)</b>	Views south across M62 with existing OMEGA buildings in view. Some roadside vegetation filters view but construction activity in northern part of site would be visible at close distance. TJM building would be visible

### Appendix 3 – Schedule of Predicted Visual Effects

									during construction and upon completion. TJM building would largely screen construction at southern part of site and partially screen completed buildings. Night time illumination of TJM building would be visible.
C16	Northfield Riding Centre	1.56 km	Low	No view	No view	-	-	-	Extensive screening by multiple woodland areas to south.
C17	Bold Industrial Estate, Nellis Road	1.75 km	Low	No view	No view	-	-	-	Extensive screening by multiple woodland areas to south.
C18	Retail units at Bold Court	2.21 km	Low	No view	No view	-	-	-	Properties situated at lower level than Travers Entry (to south) with hedgerow to highway boundary. Multiple woodland areas to south form screening.
C19	Alumasc, Travers Entry	2.24 km	Low	No view	No view	-	-	-	Industrial Unit off Travers Entry with hedgerow to highway boundary and sub-station forming partial screen. Multiple woodland areas to south create screening. Note: adjacent electricity sub-station has not been designated as a separate receptor.
C20	Brindley Road Industrial Estate	1.76 km (closest approach)	Low	No view	No view	-	-	-	Elevated landform/woodland at Clock Face Country Park and intervening woodland at Hall Lane adjacent create visual horizon to the south.
C21	The Coach House, off Hall Lane	638 m	Low	Medium	Medium	<b>Minor Adverse</b>	<b>Minor Adverse</b>	<b>Minor Adverse</b>	Oblique views south across open fields and M62 to northern part of development site. Existing buildings at OMEGA South form part of wider view. Construction activity would be visible. TJM building would be visible during construction and upon completion. TJM building would largely screen construction at southern part of site and partially screen completed buildings. Night time illumination of TJM building would be visible.

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C22	Lindley Mere Business Park	24 m	Low	Medium	Medium	<b>Minor Adverse</b>	<b>Minor Adverse</b>	<b>Minor Adverse</b>	Views through existing woodland belt at eastern edge of development site, particularly during winter months. Views north include existing buildings at OMEGA South. Construction compound for southern part of site relatively close proximity to office units in north-east part of Business Park, including Stepping Stones Nursery. Some construction activity would be visible through tree belt. Mitigation planting within site would ameliorate views to buildings in southern part of site and TJM building beyond.
C23	OMEGA South	9 m	Low	Medium	Medium	<b>Minor Adverse</b>	<b>Minor Adverse</b>	<b>Minor Adverse</b>	Views through existing woodland belt at eastern edge of development site, particularly during winter months. Construction compound for TJM building would be relatively close proximity to western edge of OMEGA South. Some construction activity would be visible through tree belt. Mitigation planting within site would ameliorate views to buildings in southern part of site and TJM building beyond.
C24	OMEGA North	248 m (to Travis Perkins plot)	Low	Negligible	Low	<b>Negligible Adverse</b>	<b>Negligible Adverse</b>	<b>Negligible Adverse</b>	Vegetation along boundary of M62 and relative levels, M62 is elevated adjacent to OMEGA North, partially screen views although upper sections of ASDA and HUT Group buildings are visible on skyline. Overhead electricity line also forms part of view and is visual detractor. Closest building at OMEGA North to development site is Travis Perkins, which is slightly elevated relative to Lockheed Road, with car parking area to west side. Would be limited views to northern part of site only with short duration views of TJM building as upper sections constructed. Would be views to upper level of TJM building when complete. Planting at OMEGA north would contribute to screening as it matures.

## Appendix 3 – Schedule of Predicted Visual Effects

### Highways

Ref	Address	Distance	Receptor Sensitivity	Magnitude of Effect Construction	Magnitude of Effect Operation	Significance of Effect Construction	Significance of Effect Operation (completion)	Residual Effect (+ 15 yrs)	Field Observation Comments
H1	A57 Warrington Road	952 m	Medium	Low	Low	Minor Adverse	Minor Adverse	Negligible Adverse	There are limited viewpoints along Warrington Road that offer views north; largely gaps between buildings or breaks in the roadside boundary (predominantly hedgerows). Hence glimpsed and distant views are available from the highway. Mitigation planting to the southern boundary of site would ameliorate views to buildings.
H2	Clock Face Road	933 m	Medium	Low	Low	Minor Adverse	Minor Adverse	Negligible Adverse	Views from highway largely screened by boundary hedgerows but at breaks in hedgerow there are views east to the development site. Existing woodland at Duck Wood, Old Hall Plantation and Booth's Wood, would add to visual screen but through gaps the southern section of site would be visible during construction and at operation. TJM building would be largely screened during construction but visible over trees when complete. Mitigation planting would reinforce western boundary of site and reduce views to buildings south of Booth's Wood.
H3	Tibbs Cross Lane	1.09 km	Medium	Negligible	Negligible	Negligible Adverse	Negligible Adverse	Neutral	Slightly elevated topography offers distant and limited views east at breaks in roadside hedgerows which offers partial screening. Distant views to buildings in southern section of site would be possible with TJM building roofline visible above Booth's Wood. Mature existing woodland screens most of view. Mitigation planting would reinforce western boundary of site and reduce views to buildings south of Booth's Wood.
H4	Gorse Lane	940 m	Medium	Low	Low	Moderate Adverse (Significant)	Moderate Adverse (Significant)	Moderate Adverse (Significant)	West of Nellis Road, views south from Gorse Lane are screened by a combination of woodland and high hedgerows. East of Nellis Road there are distant views towards the site across agricultural land and the M62; Moathouse Farm and outbuildings feature prominently in



### Appendix 3 – Schedule of Predicted Visual Effects

									the view and form a partial screen. Existing buildings at OMEGA North and OMEGA South are visible. Construction of the upper section of the TJM building (and completed building) would be visible at some distance, partially screened by farm outbuildings at some locations, and some illumination may be visible at night across the M62. Buildings in southern section of development site would be screened by intervening vegetation and distance of view. The distant horizon to Fiddlers Ferry power station is visible from Gorsey Lane close to Joy Lane.
H5	Nellis Road	1.51 km	Medium	Low	Low	<b>Minor Adverse</b>	<b>Minor Adverse</b>	<b>Minor Adverse</b>	Views south from Nellis Road are available at the junction with Gorsey Lane. There are clear views across agricultural land to the northern part of the development site; the 'cone' of vision is narrow, defined by woodland belts to the west and east with farm buildings forming a partial screen in the middle distance. Fiddlers Ferry power station is visible on the distant horizon. There would be partial visibility of the upper sections of the TJM building during construction and upon completion. The TJM building would screen development in southern section of development site.
H6	Omega Boulevard	488 m	Medium	Low	Low	<b>Minor Adverse</b>	<b>Minor Adverse</b>	<b>Minor Adverse</b>	Woodland belt to eastern edge of development site offers a partial screen; views through would be possible in winter months. Views west, from a point south of the roundabout junction with Orion Boulevard would be screened by buildings/vegetation at Lingley Mere Business Park. Completed buildings at OMEGA South would also screen views to site. There would be glimpsed views during construction, including views of the construction compound, to both the southern section of the development site and the TJM building to the north. The TJM building would be visible over the woodland belt upon completion.
H7	Skyline Drive	620 m	Medium	Negligible	Negligible	<b>Negligible Adverse</b>	<b>Negligible Adverse</b>	<b>Negligible Adverse</b>	The existing HUT Group building largely screens views to the site, however the TJM building would be visible during construction, at the northern edge of the site only,

### Appendix 3 – Schedule of Predicted Visual Effects

									through the existing trees and over the trees upon completion.
H8	Catalina Drive	10 m	Medium	Medium	Medium	<b>Moderate Adverse</b>	<b>Moderate Adverse</b>	<b>Minor Adverse</b>	There are views west through the existing vegetation to the development site; with greater visibility in winter months. Catalina Drive would form the connection to OMEGA Zone 8 both during construction and upon completion. Completed buildings at OMEGA South would create a partial screen and limit wider views e.g. to the southern part of the development site. Completed buildings would be backgrounded by Booth’s Wood and new planting would ameliorate views.
H9	Lockheed Road	242 m	Medium	Negligible	Negligible	<b>Negligible Adverse</b>	<b>Negligible Adverse</b>	<b>Neutral</b>	Lockheed Road is situated relatively low in comparison to the M62; note that the western end of Lockheed Road is not publicly accessible. Vegetation along the M62 boundary together with ASDA and HUT Group buildings screen views to the development site. Overhead electricity line also forms part of view. Views to the development site would be very limited views, northern edge of the site only, with short duration views of TJM building as upper sections constructed and upper level of TJM building when completed. Planting at OMEGA north would contribute to screening as it matures.
H10	M62	11 m (to edge of carriageway)	Medium	High	High	<b>Moderate Adverse</b>	<b>Moderate Adverse</b>	<b>Moderate Adverse (Significant)</b>	Clear and open views from both westbound and eastbound carriageways. Limited roadside vegetation creates a partial filter to views. Construction of TJM building, including compound area, would be visible from road. Completion of TJM building would largely screen development in the southern part of the site although a cone of vision would be available through the eastern part of the site to the construction compound and construction activity. The completed buildings at units 2 and 3 would be visible with infrastructure planting providing limited amelioration. Mitigation planting to the northern boundary of the site would intercept near views, particularly from the westbound carriageway, with reduced, however residual would be available eastbound.

## Appendix 3 – Schedule of Predicted Visual Effects

### Notes:

**Distance to Scheme:** measured at assumed boundary of property to nearest point of Proposed Scheme boundary ('Red Line' planning application boundary). All distances are measured in Google Earth Pro and are for guidance only. Where multiple properties are noted, the 'closest approach' i.e. closest distance is measured.

**Significance of Effect:** where an effect is considered to be significant this is denoted in **red**, potentially significant effects are denoted in **blue** text.

**Footpath numbers** Access to the St Helens Definitive (Public Rights of Way) online map was not available during the preparation of the LVIA. Unique footpath numbers have been assigned, as referenced on Figure number 2 'Landscape and Visual Receptors'.