

Extra MSA Group

**Warrington MSA**

**Landscape Statement of Common Ground**

22 February 2022

**FPCR Environment and Design Ltd**

Registered Office: Lockington Hall, Lockington, Derby DE74 2RH

Company No. 07128076. [T] 01509 672772 [E] [mail@fpcr.co.uk](mailto:mail@fpcr.co.uk) [W] [www.fpcr.co.uk](http://www.fpcr.co.uk)

This report is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the written consent of FPCR Environment and Design Ltd. Ordnance Survey material is used with permission of The Controller of HMSO, Crown copyright 100018896.

| Rev | Issue Status | Prepared/Date | Approved/Date |
|-----|--------------|---------------|---------------|
| -   | draft        | MGH 28.1.22   |               |
|     | Rev a        | MGH 15.2.22   |               |
|     | Rev B        | MGH 16.2.22   |               |
|     | Final        | 22.2.22       |               |

**CONTENTS**

1.0 INTRODUCTION ..... 2

2.0 PARTIES..... 2

3.0 PUBLISHED LANDSCAPE CHARACTER ASSESSMENTS ..... 3

4.0 PUBLISHED GREEN BELT STUDIES ..... 3

5.0 SITE AND CONTEXT ..... 3

6.0 MATTERS OF AGREEMENT ..... 3

## 1.0 INTRODUCTION

- 1.1 This Landscape Statement of Common Ground (SoCG) has been prepared jointly by Gary Holliday of FPCR and Martha Hughes for Warrington Borough Council ('the Council') in respect of an appeal lodged by Extra MSA ('the appellant') against the decision of the Council to refuse planning permission for a Motorway Service Area on land north of Junction 11 of the M62 Warrington.
- 1.2 It has been prepared pursuant to the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and guidance contained in Annex T of the Planning Appeal Procedure Guidance (March 2019). Accordingly, this statement sets out Landscape and Visual matters that are agreed between the parties and those matters that remain in dispute and covers the following matters:
- Published Local Landscape Character Documents
  - Other Council Studies with relevance to the Landscape
  - The matters upon which the parties are agreed; and
- 1.3 Matters agreed in the General SoCG such as the description of the Site and its Surroundings are not repeated in this Landscape SoCG.

## 2.0 PARTIES

- 2.1 The SoCG is jointly agreed by:

Signed Date 22.2.22



Gary Holliday

FPCR



Signed Date: 22.2.22

Martha Hughes

Warrington Metropolitan Borough Council

### **3.0 PUBLISHED LANDSCAPE CHARACTER ASSESSMENTS**

#### **National Character Area**

- 3.1 The site lies within Natural England's National Character Area (NCA): NCA 60 Mersey Valley.

#### **Warrington Landscape Character Assessment 2007**

- 3.2 Within the assessment the appeal site lies within the Landscape Type (2) Mossland Landscape and within this Area 2.B Holcroft and Glazebrook Moss.

### **4.0 PUBLISHED GREEN BELT STUDIES**

#### **Warrington Green Belt Assessment 2016 produced by ARUP**

- 4.1 Within this study the site essentially forms part of parcel WR14.

### **5.0 SITE AND CONTEXT**

#### **Designations**

- 5.1 Neither the site nor the immediate context is covered by any landscape designations at the national, regional or local scale such as National Parks, AONB's, Special Landscape Areas, or AGLV.

#### **Topography**

- 5.2 The site lies on the edge of a large generally flat landscape. Within the appeal site itself the land is typically between 18 and 22m Above Ordnance Datum (AOD). To the west of the site the land rises with the raised landform of the restored tip. The highpoint of this landform reaches approximately 56m AOD.
- 5.3 To the south of the motorway there is another man-made landform Pestfurlong Hill which reaches 34m AOD. Other raised landforms in the area include the disused rail line north and east of the appeal site.
- 5.4 The proposed Route of HS2 lies to the north and west of the appeal site and if constructed as shown on the current scheme drawings would introduce new rail infrastructure passing the appeal site on embankment.

### **6.0 MATTERS OF AGREEMENT**

- The FEI document Jan 2020 submitted as part of the Environmental Statement, follows a methodology in accordance with Guidelines for Landscape Visual Impact Assessment (GLVIA) (edition 3), The LVIA provides an appropriate level of information for a development of the scale proposed.
- The extent and location of the viewpoints used in the LVIA are broadly appropriate.
- The photomontages produced as part of the application are produced and presented in accordance with good practice.

- A suitably designed development of suitable scale could be accommodated on the site without significant landscape harm (subject to RM proposals and detailed conditions regarding the landscape scheme).
- The proposal would result in adverse impact to landscape character and visual amenity at certain locations. There would be moderate harm to visual amenity of users of PROW 13. Overall harm to landscape character and visual amenity would be minor.
- There would be landscape proposals to offset the harm. Conditions 33 and 34 as set out in the DMC report would control the delivery of a suitable mitigation scheme.
- There are no statutory landscape designations or local designations which would render the site as 'valued landscape' having regard to para 174 of the framework.