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## LANDSCAPE & VISUAL APPRAISAL (LVA)

**Quarry Farm, Oakenholt**

Prepared by TPM Landscape Ltd on behalf of:

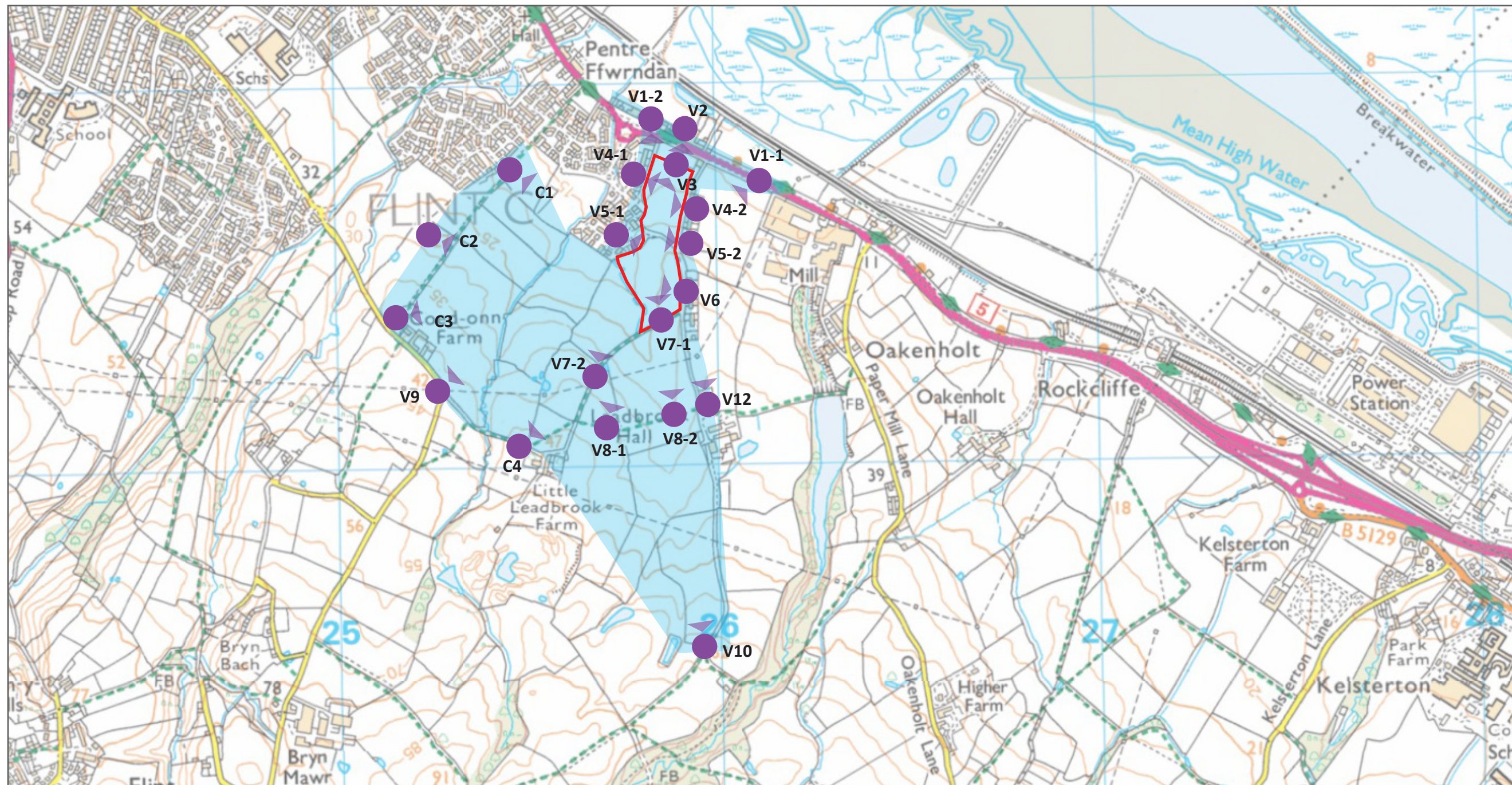
Castle Green Homes

Rev B - July 2025

### **VIEWS - A3 DOCUMENT**







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Viewpoint Location Plan
Project: Quarry Farm, Oakenholt
Client: Castle Green Homes
Project Ref: 4441



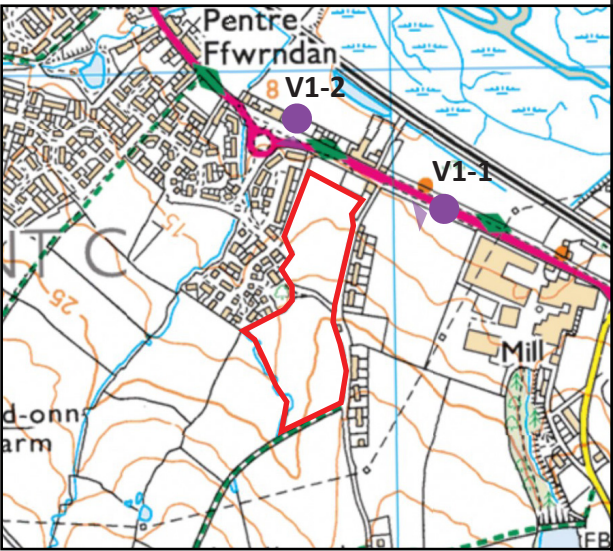
Proposal site (beyond houses, lane and hedges)



View looking west towards the site from Chester Road at the approach to Oakenholt/ Flint. The proposal site is located beyond the hedge and trees lining Leadbrook Drive



View looking south-east towards the site from Chester Road leaving Oakenholt/ Flint. The public open space of the proposal site will be visible from this location, but only a limited part of the built part of the site.



Representative Viewpoint	V1-1 and V1-2
Visual Receptor	Footpath and road receptors travelling along Chester Road on the eastern edge of Oakenholt
Location	Latitude: 53.14154406 Longitude: 3.63260880
Receptor description	Road and pedestrian user on roadside footpath
View and orientation	View looking south and south-west
View elevation AOD	8m
Proximity to proposals	30-50m
Extent of Visibility	50% of the view (road is at a 90 deg tangent to the site)
Receptor Susceptibility	Low (edge of settlement location)

Description of View	The view to the proposal site from Chester Road is generally beyond hedgerows, and the existing agricultural field is partially visible through gaps in the hedgerow, with the trees to the field boundary framing the skyline. The buildings of the existing settlement and Leadbrook Drive, as well as the larger industrial units and overhead electricity pylons, are all elements of the existing view.
Change to View	The proposed development is set back approximately 40m from Chester road, and the development plan includes a large area of public open space for the whole of the northern part of the site, which will remain largely as an open field. It is therefore considered that the proposed development will result in a Low-Medium change to the view, which will not be incongruous to this receptor.

Value and Quality of view	Poor-Ordinary
Susceptibility of receptor	Low
Sensitivity of receptor	Low
Magnitude of Change	Low
Hierarchy of receptor	Local
Summary - Visual Effects	
Slight Neutral. There will be very little new development visible in the view.	
Mitigation to reduce potential effects	
Retain boundary trees and vegetation.	

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Figure: 7.1 Viewpoint 1-1 and 1-2

Quarry Farm, Oakenholt

Client: Castle Green Homes

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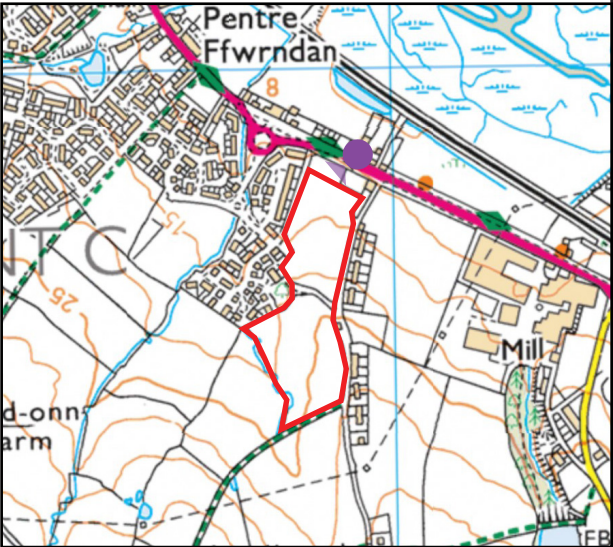




View looking south-west towards the site from Chester Road. The public open space of the proposal site will be visible from the ground floor of these properties, with a small part of the proposed dwellings at some distance from upper floor rooms facing the site



Reverse view showing the properties located on Chester Road which directly face the site, and the extent of hedgerow lining Chester Road and restricting ground floor views



Representative Viewpoint	VP2
Visual Receptor	Residential properties located to the north of the site on Chester Road
Location	Latitude: 53.14184128 Longitude: 3.641903279
Receptor description	Residential properties directly facing in the direction of the site on Chester Road. The principal countryside views for these properties will be looking north across the estuary.
View and orientation	View looking south
View elevation AOD	8m
Proximity to proposals	50m
Extent of Visibility	75% of the view in the direction of the site
Receptor Susceptibility	Low-Medium (settlement location)

Description of View	This view is representative of views for the residential properties directly on Chester Road which directly face the proposal site. A tall hedge lines Chester Road, which will screen most ground floor views, however there will be views from upper floor windows, where the current view will be the existing agricultural field framed by trees on the southern and eastern boundaries, with the existing properties on Leadbrook Drive and the new Croes Atti estate containing wider views.
Change to View	There will be a Low/ negligible change from ground level windows, and a Low-Medium change from upper floor windows, due to the distance to the proposed built form of the new development.

Value and Quality of view	Poor-Ordinary
Susceptibility of receptor	Low-Medium
Sensitivity of receptor	Medium (upper floor)
Magnitude of Change	Medium reducing to Low
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate Adverse.	
Mitigation to reduce potential effects	
Retain boundary trees and vegetation and incorporate new tree and planting to integrate the development in its setting.	

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Figure: 7.2 Viewpoint 2
Quarry Farm, Oakenholt
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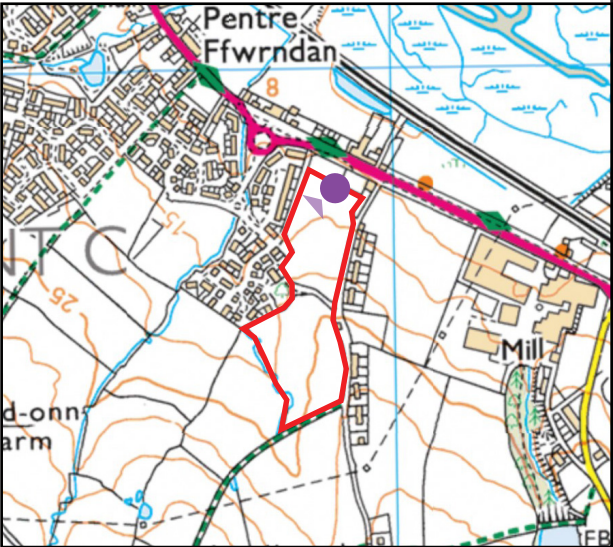
View looking north-east to north-west across the play area fencing. The area surrounding the existing play area will be public open space, and the ‘landscape’ setting of the play area will be retained.



View of the existing play area context



View of the existing play area entrance and access issues.



Representative Viewpoints	V3
Visual Receptor	Users of the play area between the north-ern boundary of the proposal site and Chester Road
Location	Latitude: 53.141177925 Longitude: 3.639646439
Receptor description	Parents and children visiting the play area. The play area has few items of equipment, and access is currently very restricted from Chester Road due to levels, and would not meet accessibility standards, however does provide some ‘run-around’ space
View and orientation	Views generally looking south
View elevation AOD	11m
Proximity to proposals	5-10m
Extent of Visibility	Approximately 50% of the view in the direc-tion of the site.

Description of View	This view is representative for the people who will be visiting and playing at the play area. . The existing view is of Chester Road to the north, and residential development to the north, south-east and south-west. The view to the north is of the existing field, which gives a semi-rural aspect in this direction.
Change to View	There will be a Low change to the view, due to the substantial area of public open space and the distance to the new built form. The ‘landscape’ setting will be preserved along the southern boundary of the play area, where it adjoins the proposed large area of public open space.

Value and Quality of view	Poor-Ordinary
Susceptibility of receptor	Low
Sensitivity of receptor	Low
Magnitude of Change	Low
Hierarchy of receptor	Local
Summary - Visual Effects	
Slight Neutral.	
Mitigation to reduce potential effects	
The proposed public open space will preserve the landscape setting of the play area. There is the potential for the proposal site to create a new access to the play area enhance the accessibility.	

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Figure: 7.3 Viewpoints 3

Quarry Farm, Oakenholt

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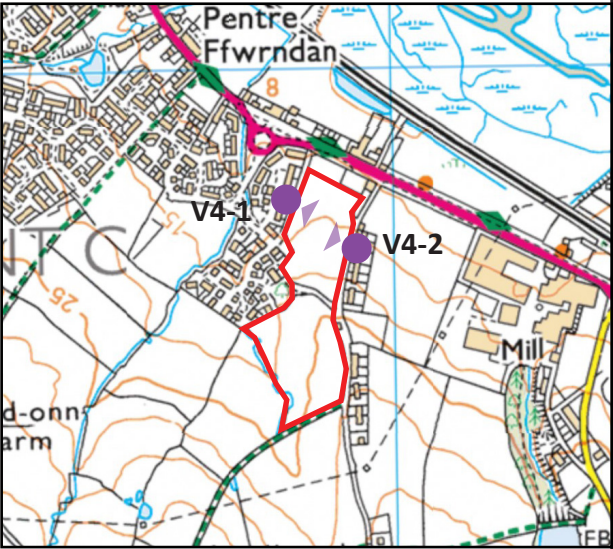
View looking south into the proposal site. The residential area is private access only, and therefore no actual representative view was possible for this receptor group, which faces directly onto the public open space part of the proposed development. This view shows the context of the receptor group and the type of view which is likely to be experienced from the rear of properties facing the proposal site.



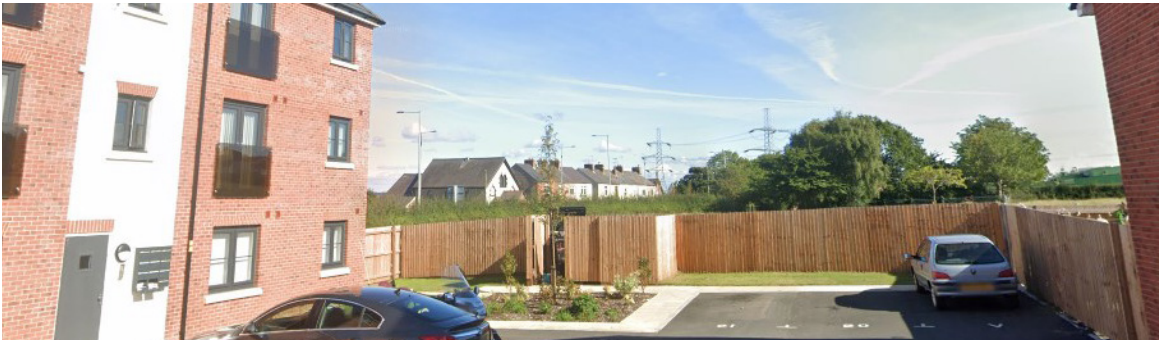
Reverse view showing the number and aspect of the rear of the existing properties facing the proposal site on the Croes Atti estate, and a typical view which might be experienced from the upper floor of properties on Leadbrook Drive (the ground floor view will be predominantly obscured by the hedgerow on Leadbrook Drive site boundary).



V4-2 Context photo showing the properties on Leadbrook Drive



Representative Viewpoint	V4-1
Visual Receptor	Residential Properties on the new Croes atti residential development with potential views from properties adjoining the proposal site on the estate road Llys Cadfan. This receptor group also includes 8 properties located on Leadbrook Drive which overlook the proposed public open space part of the development site looking in a west direction.
Location	Latitude: 53.14190233 Longitude: 3.64706928
Receptor description	Approximately 12nr properties which directly adjoin the proposal site along the western site boundary where it faces the public open space.
View and orientation	View looking east
View elevation AOD	12-18m
Proximity to proposals	10m
Extent of Visibility	75% of the view in the direction of the site
Receptor Susceptibility	Medium (settlement-edge location).



V4-1 View from Google Streetview showing a typical view which might be experienced from the rear of properties facing the public open space part of the proposal site..

Description of View	The residential properties have existing views of the field from mainly upper floors due to the existing boundary fences and vegetation. Where there are views across the field, it is contained by trees and vegetation on the eastern field boundary, and the properties on Leadbrook Drive, and there are no views to the wider rural or estuary landscape. Looking westwards from properties on Leadbrook Drive, the field is contained by the properties of the Croes Atti estate.
Change to View	There will be a Low change to the view for these properties, as the existing field will remain largely the same, and as a Neutral change as the nature of the view will remain a 'landscape' setting for the existing properties.

Value and Quality of view	Poor-Ordinary
Susceptibility of receptor	Medium
Sensitivity of receptor	Medium (upper Floor)
Magnitude of Change	Medium pre mitigation Low post mitigation
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate Neutral reducing to Slight-Moderate Neutral.	
Mitigation to reduce potential effects	
Retain boundary trees and vegetation and incorporate new tree and planting to integrate the development in its setting.	

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Figure: 7.4 Viewpoint 4	
Quarry Farm, Oakenholt	
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V5-2 Receptor group



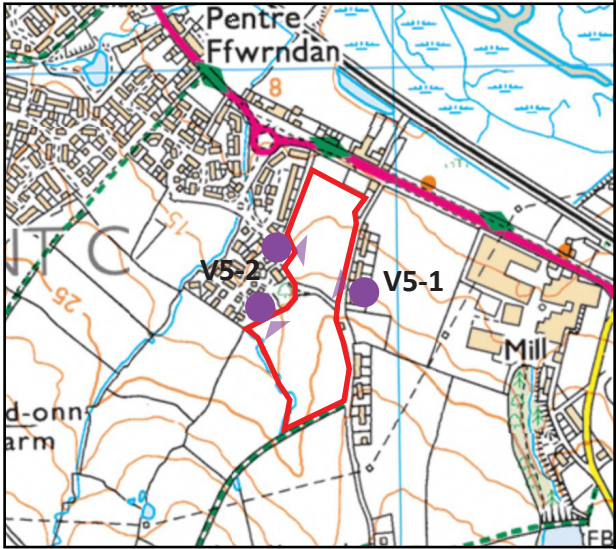
Reverse view showing the number and aspect of the rear of the existing properties facing the proposal site on the Croes Atti estate (only the properties in the vicinity of the tree for the V5-2 receptor group, and a typical view which might be experienced from the upper floor of properties on Leadbrook Drive (the ground floor view will be predominantly obscured by the hedgerow on Leadbrook Drive site boundary).



View of the context of the V5-1 receptor group - properties on Leadbrook Drive facing the residential part of the site.



Google Streetview photograph of the aspect and type of view experienced by the residents on Croes Atti estate (Receptor Group V5-2) directly adjacent to the residential part of the proposed development.



Representative Viewpoint	V5-1 and V5-2
Visual Receptor	Residential Properties on the new Croes Atti residential development with potential views from properties adjoining the proposal site on the estate roads (Llys Cadfan and Ffordd Pedrog) facing east. Also views facing west for properties on Leadbrook drive which directly face the residential part of the site.
Location	Latitude: 53.14190233 Longitude: 3.64706928
Receptor description	Approximately 12nr properties on Cores Atti estate, and 8 properties on Leadbrook Drive which directly adjoin the proposal site along the western and eastern boundaries, in the area where new residential properties are proposed (not POS area)
View and orientation	View looking east
View elevation AOD	12-18m
Proximity to proposals	10m
Extent of Visibility	75% of the view in the direction of the site
Receptor Susceptibility	Medium (settlement location but with semi rural aspect)

Description of View	The existing residential properties which directly face the existing site on Croes Atti have a relatively open aspect towards the existing agricultural field, with the trees and existing residential properties on Leadbrook Drive containing views. The landscape character in the direction of the proposal site is urban fringe farmland, and there are no extensive views to the wider rural or estuary landscape in the this direction. Views from the properties on Leadbrook Drive are predominantly from upper floor windows.
Change to View	There will be a Large change to the existing view for these residential properties, from pasture field to residential development, with the built form and boundary fencing of the proposed properties replacing the existing field. New tree and shrub planting throughout the proposed development will help to soften the built form, and the effect will reduce to Medium.

Value and Quality of view	Poor-Ordinary
Susceptibility of receptor	Medium
Sensitivity of receptor	Medium-High
Magnitude of Change	High
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate-Substantial Adverse with the effects reducing following establishment of the trees in the proposed development.	
Mitigation to reduce potential effects	
Retain boundary trees and vegetation and incorporate new tree and planting to integrate the development in its setting.	

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Figure: 7.5 Viewpoint 5-1 and V5-2

Quarry Farm, Oakenholt

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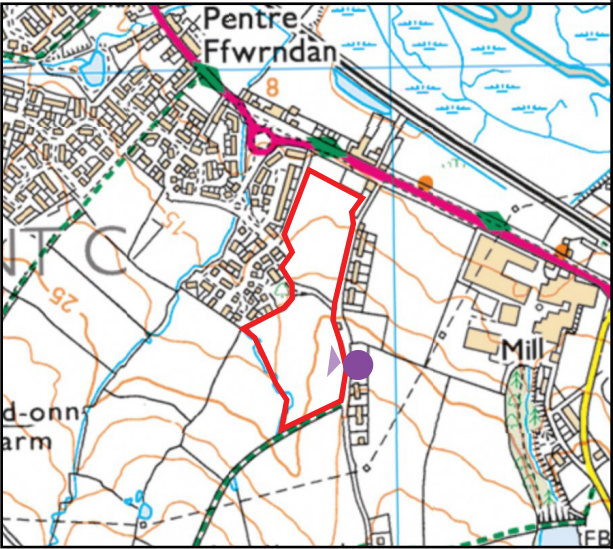




View looking west across the proposal site beyond the hedge and trees on Leadbrook Drive, and the aspect and orientation of residential receptor group V6.



Reverse view to the Leadbrook Drive V6 receptor group from the public footpath which runs along the south of the site, illustrating the aspect and orientation of the receptor group.



Representative Viewpoint	VP6
Visual Receptor	Residential receptors on the southern part of Leadbrook Drive which directly face the residential part of the proposed development site.
Location	Latitude: 53.141109759 Longitude: 3.640782240
Receptor description	Residents at the upper part of Leadbrook Drive. Approximately 10 properties with westward views across the proposal site. Views are predominantly from upper floor windows, although some views area anticipated from ground floor windows.
View and orientation	View looking west
View elevation AOD	29-31m
Proximity to proposals	10-20m
Extent of Visibility	75% of the view in the direction of the site
Receptor Susceptibility	Medium (Edge of settlement location with rural aspect)

Description of View	The views for this receptor group are across the upper field of the proposal site, beyond the hedgerow which runs along Leadbrook Drive. Ground floor views are generally contained by this hedge, other than glimpses through gaps, however upper floors will have views across the field of the proposal site to the low hills to the north and east, and the views are predominantly rural and far reaching
Change to View	There will be a Medium change to the view at ground floor, as the upper floors and rooftops of the nearest proposed dwellings will be visible. The proposal site falls away from Leadbrook Drive, so the majority of the site will be screened behind the first row of dwellings, which are located approximately 30m from the existing properties. The change to views from upper floors is considered to be High, as the views over the existing fields are replaced by new residential development at relatively close proximity.

Value and Quality of view	Ordinary
Susceptibility of receptor	Medium
Sensitivity of receptor	High
Magnitude of Change	High
Hierarchy of receptor	Local
Summary - Visual Effects	
Substantial Adverse reducing to Moderate-Substantial following establishment of the trees in the proposed development.	
Mitigation to reduce potential effects	
Retain boundary trees and vegetation and incorporate new tree and planting to integrate the development in its setting.	

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Figure: 7.6 Viewpoint 6
Quarry Farm, Oakenholt
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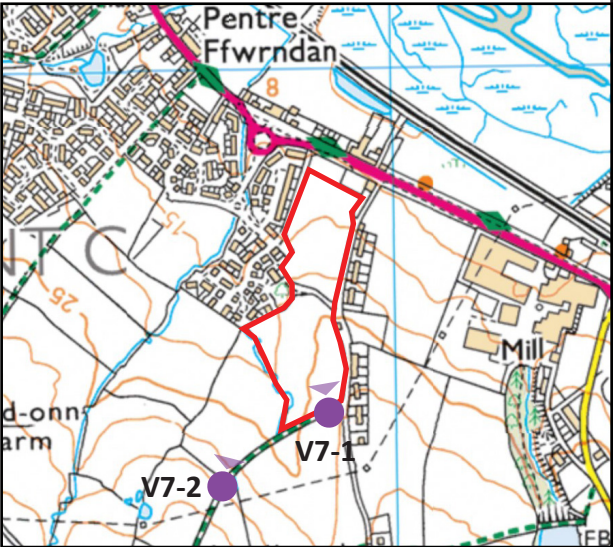




7-1 View looking north across the proposal site from the public right of way footpath which runs to the south of the proposal site.



7-1 View looking north-east towards the proposal site from the same footpath as V7-1 (same receptor in a different location).



Representative Viewpoints	V7-1, V7-2
Visual Receptor	Public Right of Way footpath users
Location	Latitude: 53.14666204 Longitude: 3.64104280
Receptor description	People walking along the PRow footpath which runs along the southern boundary of the proposal site. The footpath is in a rural location and provides access to the wider landscape to the south of Flint.
View and orientation	Views in all directions from elevated locations and through gaps in the hedgerows.
View elevation AOD	28m, 34m
Proximity to proposals	5-20m
Extent of Visibility	Approximately 50% of the view in the direction of the site.

Description of View	This view for the footpath user is across a gently undulating (urban fringe) rural landscape, with more elevated views across the Flint settlement and to the Dee Estuary beyond. Views south are contained by the hills approximately 1km to the south, and are rural with pasture fields bounded by hedgerows, and woodland groups. The 2 rows of pylons which traverse the fields are detracting factors, but otherwise this is an attractive rural landscape.
Change to View	There will be a Large change to the views directly adjacent to the site (V7-1) reducing to a Medium change as the footpath goes away from the site (V7-2). Beyond location V7-2 the change will be minimal due to the orientation of the footpath and intervening trees and hedgerows in the landscape. Proposed mitigation planting along the southern boundary of the proposed development will screen much of the development and soften the built form, but will also remove some longer distance views.

Value and Quality of view	Ordinary - Good
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	High reducing to Medium following mitigation
Hierarchy of receptor	Local
Summary - Visual Effects	
Substantial reducing to Moderate-Substantial following maturing of the proposed landscaping.	
Mitigation to reduce potential effects	
Retain boundary trees and vegetation and incorporate new tree and planting to integrate the development in its setting	

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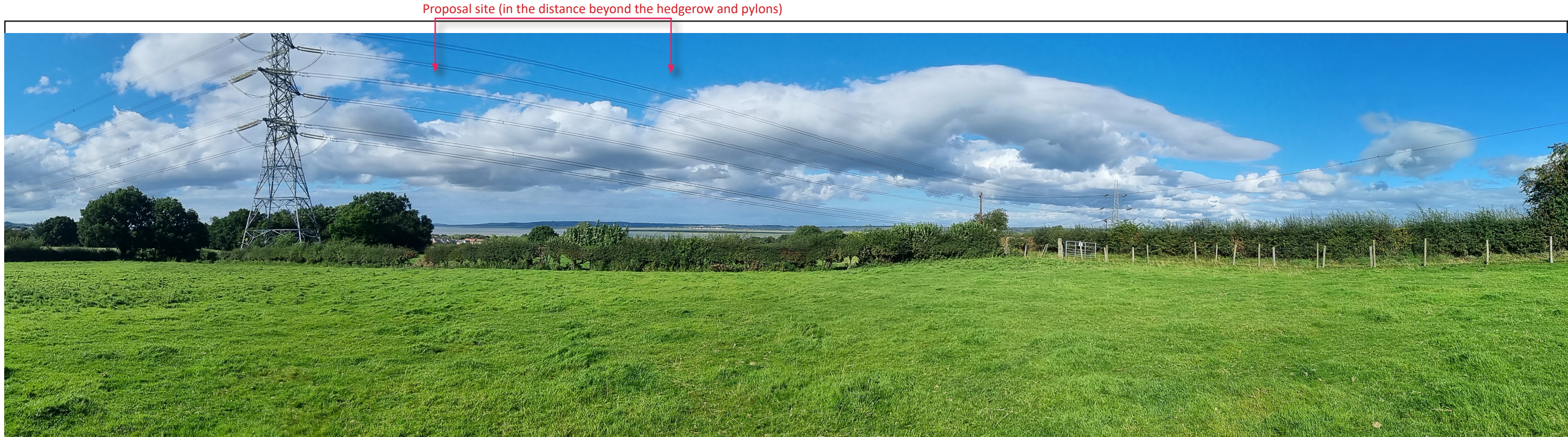
Figure: 7.7 Viewpoints 7-1 and 7-2

Quarry Farm, Oakenholt

Client: Castle Green Homes

Project Ref: 4441

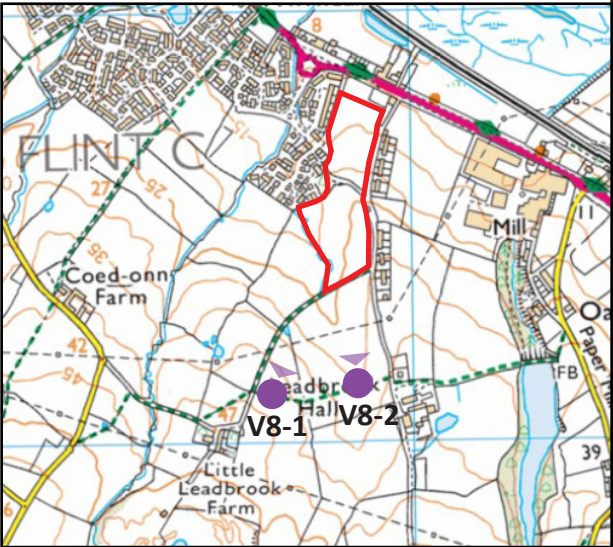




V8-1 View looking north-east towards the proposal site, which is located beyond the hedgerow and pylons



V8-2 View looking north towards the proposal site from the same footpath as V8-1, in the vicinity of Leadbrook Drive. The proposal site is located beyond the hedgerow and pylons.



Representative Viewpoint	Viewpoints V8-1 and V8-2
Visual Receptor	Public Right of Way Footpath users
Location	Latitude: 53.135177639 Longitude: 3.659681159
Receptor description	Users of the PRoW footpath which runs approximately 300m to the south of the proposal site
View and orientation	View looking north towards the proposal site, but 360 deg views generally.
View elevation AOD	42m, 33m
Proximity to proposals	300m, 350m
Extent of Visibility	30% of the view in the direction of the site
Receptor Susceptibility	High - rural location

Description of View	Rural view across gently undulating pasture landscape with fields bounded by hedgerows. Some far reaching panoramic views above the settlement to the north and across the Dee estuary from more elevated locations (V8-1), and towards the hills to the south. There are isolated farms, but a generally tranquil setting, and the only detracting elements are the 2 lines of electricity pylons which traverse the landscape.
Change to View	The proposal site will not be readily visible from view V8-1 due to topography, and intervening hedgerow and trees. The southern part of the edge of the proposed development will be partially visible from the footpath crossing location V8-2, however from these lower views the backdrop to the view is the existing Flint settlement, the existing hedgerow along the footpath (adjacent to the site) will predominantly screen views, and the pylons are a dominating feature, and the change is generally assessed as Medium for this receptor reducing to Low following mitigation screening planting along the southern boundary of the site.

Value and Quality of view	Ordinary-Good
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	Negligible V8-1 Medium reducing to Low V8-2
Hierarchy of receptor	Local
Summary - Visual Effects	
V8-1 - Negligible V8-2- Moderate-substantial reducing to Moderate following mitigation	
Mitigation to reduce potential effects	
Retain boundary trees and vegetation and incorporate new tree and woodland planting buffer zone along the southern site boundary.	

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Figure: 7.8 Viewpoints 8-1 and 8-2	
Quarry Farm, Oakenholt	
Client: Castle Green Homes	
Project Ref: 4441	



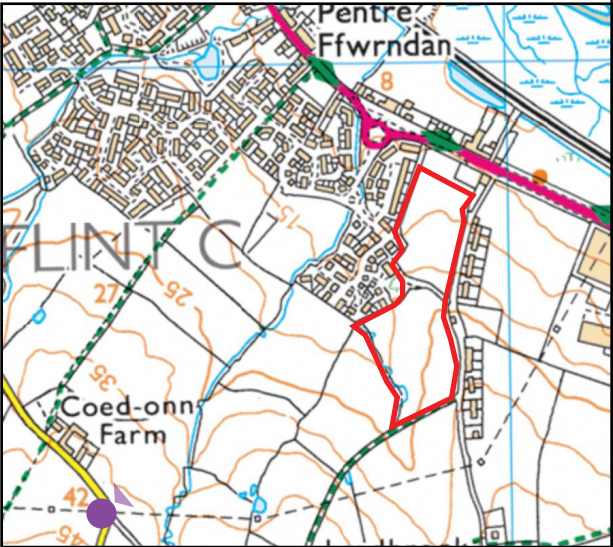


V9 View looking north-east towards the proposal site from Coed Onn Rd

Representative Viewpoints	V9
Visual Receptor	Vehicle receptors and users of Coed Onn Rd country lane where it becomes Allt-Goch Lane. Also Coed-Onn Farm residential receptor.
Location	Latitude: 53.13577585 Longitude: 3.07145265
Receptor description	People driving, walking, horse-riding along the lane. Also representative of potential views from Coed-Onn Farm
View and orientation	Views generally looking north-east
View elevation AOD	43m
Proximity to proposals	550m
Extent of Visibility	Approximately 10% of the view in the direction of the site only
Receptor Susceptibility and Sensitivity	Medium Susceptibility. Rural location, however the proposed development is at some distance.

Description of View	This view is representative of the users of Coed Onn Rd, and potential views from Coed Onn Farm. From the country lane, only a small proportion of the proposal site will be visible, and at some distance, and only where gaps in the hedgerow allow. The view is of gently undulating pasture fields bounded by hedgerows and areas of wooded copse in the river valleys. There are occasional wide reaching views across the Dee estuary, and few detracting factors, other than the electricity pylons which are prominent.
Change to View	There will be a Low change to the view where gaps in the hedgerow allow, however for the most part the proposed development will not be readily visible for this receptor from this distance. The proposed mitigation planting along the southern and eastern boundaries will soften the built form and the proposed development will not be readily discernible when the proposed trees and woodland planting mature.

Value and Quality of view	Ordinary-Good
Susceptibility of receptor	Medium
Sensitivity of receptor	Low (vehicle) Medium (Farm residential)
Magnitude of Change	Vehicle and Farm Residential- Low reducing to Negligible
Hierarchy of receptor	Local
Summary - Visual Effects	
Slight-Moderate reducing to Negligible for Coed-Onn Farm. Slight reducing to Negligible for Coed Onn Lane.	
Mitigation to reduce potential effects	
Retain boundary trees and vegetation and incorporate new tree and planting to integrate the development in its setting.	



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Figure: 7.9 Viewpoint 9

Quarry Farm, Oakenholt

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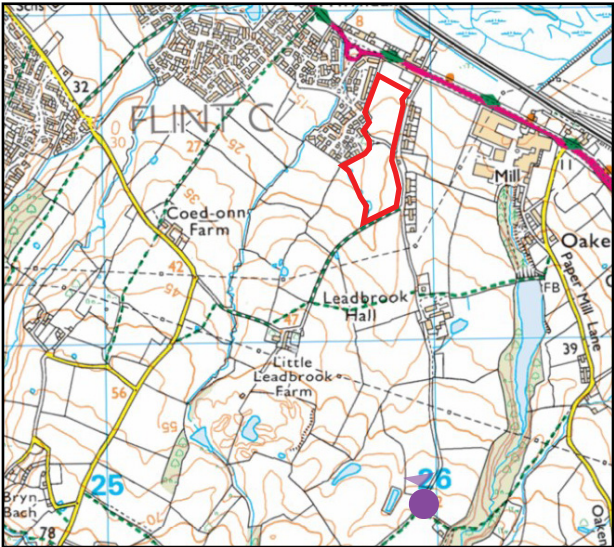
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Proposal site (in the distance beyond the hedgerow and pylons, adjoining existing settlement)



V10 View looking north towards the proposal site from the public right of way footpath which runs approximately 900m to the south of the proposal site.



Representative Viewpoint	V10
Visual Receptor	Public Right of Way footpath and private road access
Location	Latitude: 53.13352477 Longitude:3.06673899
Receptor description	Users of the public right of way footpath at the top of Leadbrook Drive, and private access to properties located on the elevated locations south of Leadbrook Drive.
View and orientation	View looking north
View elevation AOD	63m
Proximity to proposals	875m
Extent of Visibility	10% of the view in the direction of the site
Receptor Susceptibility	Medium - rural location but view is towards settlement.

Description of View	Wide panoramic view across the Dee estuary to the north, above the Flint settlement area. Generally a rural landscape, with pasture fields bounded by hedgerows and wooded copses in the ditches and small valleys. Filtered views to the edge of settlement is also part of the view, as are the pylons which are a prominent and detracting element crossing the landscape.
Change to View	There will be a Low change to the view which will appear as a small extension of the existing settlement at this distance. The proposed development will completely integrate into the existing settlement pattern when the proposed mitigation along the southern boundary of the development matures, and the change will reduce to Negligible.

Value and Quality of view	Ordinary
Susceptibility of receptor	Medium
Sensitivity of receptor	Medium (reduced due to distance)
Magnitude of Change	Low reducing to Negligible
Hierarchy of receptor	Local
Summary - Visual Effects	
Slight-Moderate Adverse reducing to Negligible following establishment of the mitigation planting.	
Mitigation to reduce potential effects	
Retain boundary trees and vegetation and incorporate new tree and planting to integrate the development in its setting.	

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Figure: 7.10 Viewpoint 10

Quarry Farm, Oakenholt

Client: Castle Green Homes

Project Ref: 4441



Proposal site (in the distance beyond the hedgerow and pylons, adjoining existing settlement)

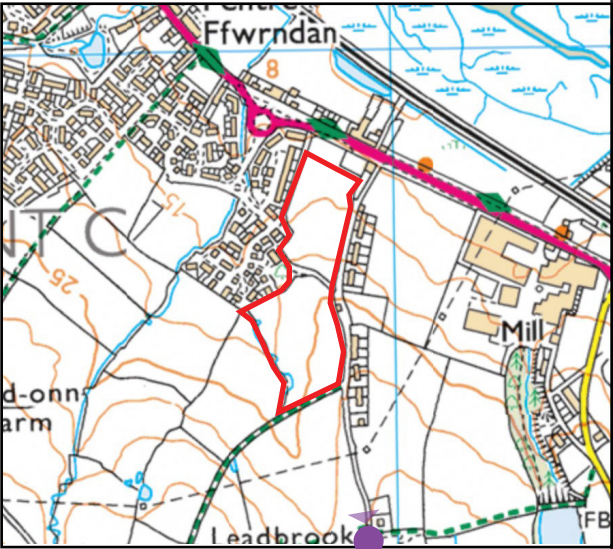


V11 View looking north-west towards the proposal site from the public right of way footpath which runs approximately 250m to the south of the proposal site.

Representative Viewpoints	V11
Visual Receptor	Residential Property on Leadbrook Drive, and vehicle users of Leadbrook Drive (private access at this location)
Location	Latitude: 53.134451 Longitude: 3.6365526
Receptor description	People living at the property on Leadbrook Drive, and accessing private properties further up the hill.
View and orientation	Views generally looking north
View elevation AOD	35m
Proximity to proposals	250m
Extent of Visibility	Approximately 10% of the view in the direction of the site, however the site is orientated away from the property with no principle windows in the direction of the site.
Receptor Susceptibility	Medium Susceptibility. Rural location, however the proposed development is located in the direction of the existing settlement.

Description of View	Rural view of pasture fields bounded by hedgerows. A gently undulating landscape which is generally attractive and views to the hills and partial views of the estuary, however the lines of pylons are a major detracting element of the view.
Change to View	There will be a Low change to the view initially as there will be some parts of the proposed development which are visible, however the proposed development forms an extension of the existing settlement and the change will become Negligible as propose mitigation planting matures and the site becomes an integrated part of the existing settlement, viewed from this distance.

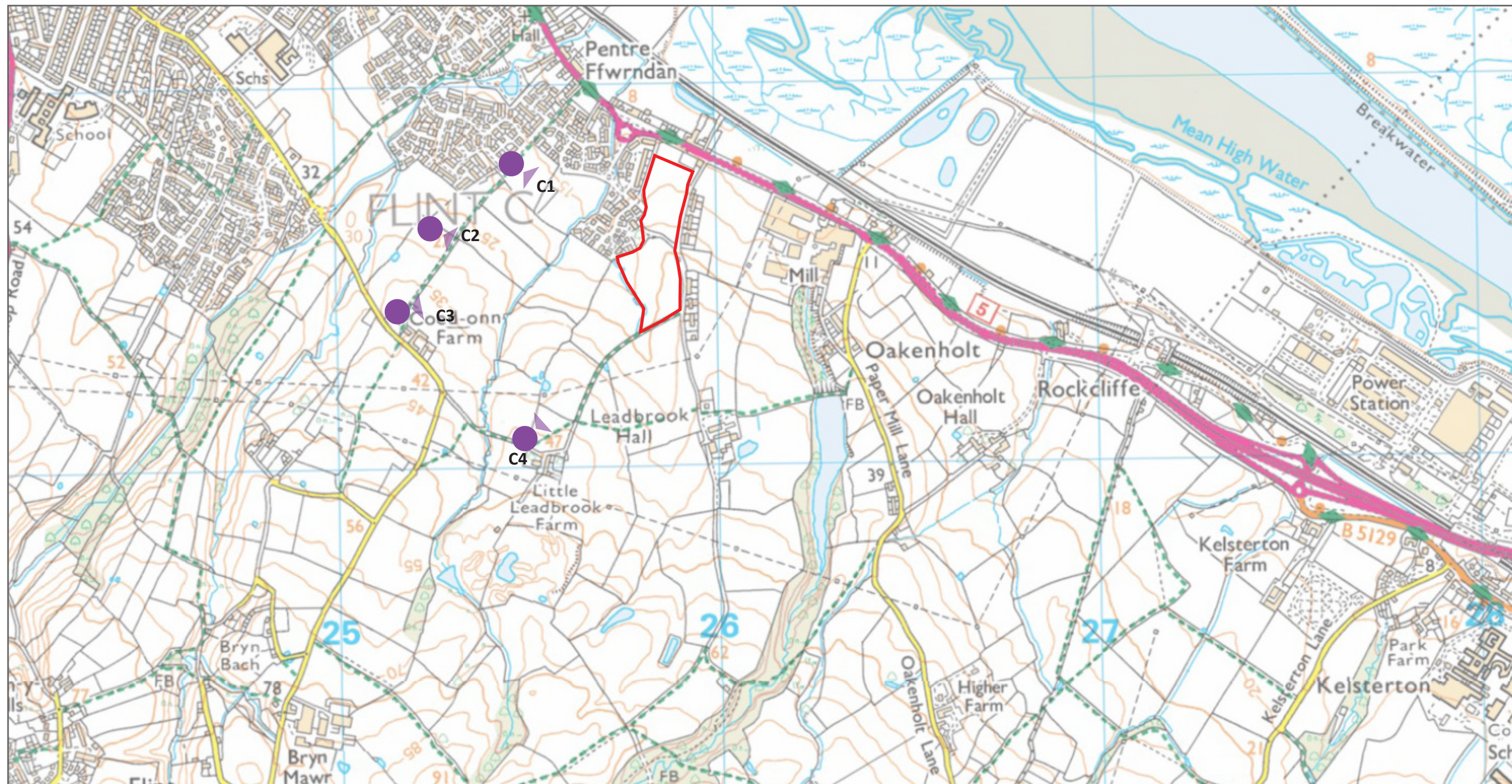
Value and Quality of view	Ordinary
Susceptibility of receptor	Medium
Sensitivity of receptor	Medium (reduction due to distance and orientation)
Magnitude of Change	Low reducing to Negligible following mitigation.
Hierarchy of receptor	Local
Summary - Visual Effects	
Slight Adverse reducing to Negligible following mitigation.	
Mitigation to reduce potential effects	
Retain boundary trees and vegetation and incorporate new tree and planting to integrate the development in its setting, particularly on the southern boundary of the site	



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Figure: 7.11 Viewpoint 11
Quarry Farm, Oakenholt
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#### CONSIDERED VIEWPOINTS

The following viewpoints were assessed, as desktop study suggested that there was potential for the proposed development to have an effect to the view. Following the site visit, these potential views were discounted, as it was assessed that the site was either not visible from the viewpoint, or where any potential change to the view would be negligible or very low.

The viewpoints are included without a full assessment, but with a commentary to describe the intervening factors or reasons preventing the proposal site from being seen from the location.

The location of the proposal site is estimated on the photographs, as no wireframe CGI images have been produced, and there are few specific elements in the landscape to help identify where the outer parameters of the site lie.

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#### Considered Viewpoints

Project: Quarry Farm, Oakenholt

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Approximate location of the Proposal site (beyond trees and hedgerow)



**IEWS C1 TO C3 INCLUSIVE** Views looking east towards the proposal site from the public footpath which runs south from the junction of Ffordd Dewi and Ffordd Eilan at the southern edge of Flint settlement (and also houses along this boundary). The footpath is neither very accessible, nor the route easy to follow. The proposal site will be entirely screened from views from this footpath route by the existing settlement, and layers of intervening hedgerow and woodland in the landscape . Any views will be Nil/Negligible for all these considered views.



**C2** View looking in the direction of the proposal site from the same footpath as View C1 (above), but further south. The approximate location of the proposal site cannot be identified in this view.

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**Figure: 7.13 Considered Views C1, C2**

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**C3** View looking in the direction of the proposal site from the same footpath as View C1 (above), but further south. Views are obscured by topography, but also, layers of hedgerow and woodland across the landscape. Any changes to the view would be Nil/ Negligible. The approximate location of the site cannot be identified in the view.

Approximate location of the Proposal site (beyond trees and hedgerow)



**C4** View looking north-east towards the proposal site from the public right of way footpath at Little Leadbrook Farm, approximately 450m to the south-east of the proposal site (beyond the pylons and trees in the photograph). The edge of the existing settlement is just about visible in the view, but the proposal site would be obscured by trees and hedgerow. Any changes to the view would be Negligible.

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Figure: 7.13 Considered Views C3 and C4
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