

# SP MANWEB

## Reinforcement to the North Shropshire Electricity Distribution Network



Document Reference: 6.6.4  
Environmental Statement Appendix 6.4  
Cumulative Landscape and Visual Impact Assessment

PINS Reference: EN020021  
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November 2018



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**Reinforcement to the North Shropshire Electricity Distribution Network**

**APPENDIX 6.4**

**CUMULATIVE LANDSCAPE AND VISUAL IMPACT ASSESSMENT (CLVIA)**

**Environmental Statement**

**DCO Document 6.6.4**

**November 2018**

**PINS Reference EN020021**

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**The Planning Act 2008**

**The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009**

**Regulation 5(2)(a)**

**Reinforcement to the North Shropshire Electricity Distribution Network**

**Environmental Statement: Appendix 6.4 – Cumulative Landscape and Visual Impact Assessment**

<b>Document Reference No.</b>	6.6.4
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**APPENDIX 6.4: CUMULATIVE LANDSCAPE AND VISUAL IMPACT ASSESSMENT (CLVIA)**

**1.1 INTRODUCTION**

1.1.1 This section assesses the likely cumulative landscape and visual effects, with reference to the Proposed Development and other developments i.e. inter-project effects as identified by IEMA<sup>1</sup> and explained in Chapter 4 ‘Approach and General Methodology’ (DCO Document 6.4) of this ES. The methodology for the cumulative landscape and visual impact assessment (CLVIA) is provided in Section 1.5 of Appendix 6.1 (DCO Document 6.6.1).

1.1.2 Figure 4.2 (DCO Document 6.14) maps the other developments considered within the CLVIA.

**1.2 CUMULATIVE LANDSCAPE AND VISUAL IMPACT ASSESSMENT**

1.2.1 The projects included in the CLVIA were identified by a search of the Shropshire Council planning portal, as detailed in Section 4.8 of Chapter 4 ‘Approach and General Methodology’ (DCO Document 6.4).

1.2.2 Table A6.4.1 below lists the projects and identifies whether they are considered in the inter-project CLVIA, i.e. identifies those projects where cumulative landscape and/or visual effects could result from the interaction of the Proposed Development with the listed project. A rationale is given to justify their inclusion or exclusion from the CLVIA.

Table A6.4.1 – Inter-Project Cumulative Landscape and Visual Impact Assessment						
Reference	Location	Proposal	Distance from nearest point on Order Limits (including access tracks)	Distance from edge of Order Limits adjacent to 132kV overhead line	Consider project for detailed CLVIA based on likely significant effects	Rationale (including comment on any relevant LVIA’s)
17/03751/FUL	Land Adjacent Cairndale Hordley Road Tetchill Shropshire	Residential development of 13 dwellings	2.7km	2.8km	No	The interaction of the Proposed Development with the residential development would not give rise to an additional adverse landscape or visual effect, due to the intervening distance, the low-lying and lightly undulating landscape, and the screening/layering effect of intervening landscape features such as trees. The project also differs both in scale and nature to the Proposed Development, and forms a natural extension to the south of the settlement at Tetchill. Nearby viewpoints at Lee, Welsh Frankton and Hordley reported negligible visual effects resulting from the Proposed Development or no views. At a local level, direct loss of

<sup>1</sup> Institute of Environmental Management & Assessment.

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						landscape features resulting from the proposal would be minimal since the site is an agricultural field.
17/01924/FUL	Land Off Mill Street Wem Shropshire	Erection of two blocks of residential care home comprising 50 units	756m	902m	No	Despite their relative proximity (less than 1km), the interaction of the Proposed Development with the residential care home units is unlikely to give rise to an additional adverse landscape or visual effect, due to the intervening built form and vegetated areas on the western edge of Wem, which would screen the proposed residential care home from the Proposed Development. This would be further minimised by the intervening fields and mature hedgerows, and the scale and differing nature of the project. In particular, the of mature block of trees bordering the River Roden, which lie directly to the west of this proposal would heavily screen the development from any location where the Proposed Development would also be visible. A nearby viewpoint in Wem centre reported no view of the Proposed Development. At a local level, there would be some direct loss of some landscape features (mature trees) but these would occur only within the immediate site of the proposal, other nearby trees would continue to provide screening, and the losses would not be visible in combination with the Proposed Development.
17/01961/EIA	Land Adjoining Lower Fenemere Farm Myddlewood Myddle	Erection of 16,000 Bird Free Range Poultry Shed	4.8km	4.9km	No	The proposal is an EIA development, and the accompanying LVIA reports nil magnitude of change for landscape elements and visual effects on residential properties, low magnitude of change for the landscape character, medium magnitude of change for visual effects on one footpath. The poultry shed LIVIA concludes that, <i>'The Proposed Development is likely to generate</i>



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						<p><i>no greater than a moderate visual effect, and a low effect upon the landscape setting.</i></p> <p>Interaction of the Proposed Development with the poultry shed would not give rise to an additional adverse landscape or visual effect, due to the large intervening distance, the scale and differing nature of the project. In addition the development is on the south-facing slope of the higher ridge of land 5km south of the Proposed Development and therefore there are no locations of inter-visibility between the two projects.</p>
17/03638/FUL	Land To The South Of Henry Robertson Drive Gobowen	Residential development comprising of 20 dwellings; formation of vehicular access and parking	2.8km	3.7km	No	<p>The interaction of the Proposed Development with the residential development would not give rise to an additional adverse landscape or visual effect, due to the intervening distance and the degree of intervening built form and vegetated areas north of study area. This includes numerous fields and well treed areas, hospitals, settled residential areas, and A roads. The nearest viewpoint at Gobowen reported no view of the Proposed Development. The project also differs both in scale and nature to the Proposed Development, and they would not appear as related developments. At a local level, there would be some direct loss of landscape features (mature trees) but only within the immediate site of the proposal. Visually this development would be a minor infilling/extension of an existing residential estate and visual impacts caused by this development would be localised.</p>
17/00486/FUL	Water Treatment	Application for the	3km	3.5km	No	<p>The interaction of the Proposed Development with the extension to the water</p>

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	Works Broomhall Lane Oswestry SY10 7HQ	extension to Water Treatment Works				<p>treatment works is unlikely to give rise to an additional adverse landscape effect, due to the intervening distance and the degree of intervening built form and vegetated areas. This includes much of urban Oswestry. The project also differs both in scale and nature to the Proposed Development, and they would not appear as related developments. At a local level, direct loss of landscape features would be minimal since the site is an agricultural field.</p> <p>Due to the water treatment works location on rising ground to the west of Oswestry there may be occasional locations where both these works and the Proposed Development were visible simultaneously, however any such view would always include one of the developments at a distance of at least 3km and therefore any combined visual effects would be negligible (for instance see viewpoint 42). In addition these developments could be viewed sequentially by users of long distance walks, including the Shropshire Way, as those walks pass within the vicinity of the developments. However, potential views of both developments would be short-term and glimpsed views, such that any combined change would be almost imperceptible. Any potential cumulative impacts on such receptors would therefore be of a very low magnitude of change</p>
17/03553/FUL	Little Sutton Rednal West Felton Oswestry Shropshire SY11	Erection of agricultural building for storage and livestock	723m	2.2km	No	Interaction of the Proposed Development with the proposed agricultural building would not give rise to additional adverse landscape or visual effects. This is due to the intervening distance, the screening effect of the rail line, the trees and woodland blocks (including the more densely planted areas of

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	4HX	housing				woodland at Woodhouse Estate), the lightly undulating landform between Sutton and the Proposed Development, and the low-lying and relatively small scale and differing nature of the proposed agricultural building. At a local level, direct loss of landscape features would be minimal since the proposed site of the agricultural building is within an existing farm yard.
16/01018/REM	Old Piggery Park Hall Shropshire SY11 4AX	Approval of reserved matters for the mixed residential development of 44 dwellings	1.3km	2km	No	<p>The interaction of the Proposed Development with the mixed residential development would not give rise to an additional adverse landscape or visual effect, due to the intervening distance and the degree of intervening built form and vegetated areas north of study area. This includes the development at Park Hall which includes sports and recreational facilities, wooded areas, numerous fields and well treed areas, settled residential areas, and A roads. The project also differs both in scale and nature to the Proposed Development and will form a northern extension to the existing residential area. At a local level, direct loss of landscape features would be minimal since the site comprises largely of hard standing areas with some occasional small groups of trees.</p> <p>Viewpoint 46 at Park Hall is located 200m from this proposal and was assessed as having 'No View' of the Proposed Development.</p>
16/02598/FUL	The Westlands Station Road Wem Shrewsbury SY4 5BL	Mixed residential development of 32 dwellings for independent living	1.3km	1.4km	No	The interaction of the Proposed Development with the mixed residential development would not give rise to additional adverse landscape or visual effects, due to the intervening distance and the degree of intervening built form and vegetated areas. This includes much of urban Wem. The nearest

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		for the elderly				viewpoint at Wem centre reported no views of the Proposed Development due to the screening effect of intervening built form. The project also differs both in scale and nature to the Proposed Development, and they would not appear as related developments. At a local level, direct loss of landscape features would be minimal since the site comprises an existing building with car parking and some small groups of ornamental trees.
16/05336/REM	Land At The Cross West Felton Shropshire	Residential development of 25 houses	2.6km	3.7km	No	The interaction of the Proposed Development with the residential development would not give rise to additional adverse landscape or visual effects, due to the intervening distance, the low-lying landscape and screening/layering effect of intervening landscape features such as trees, and the intervening built form. The nearest viewpoint (74 – south of West Felton) reported no views of the Proposed Development.  The proposal would form an extension to the western edge of the existing settlement at West Felton. The project also differs both in scale and nature to the Proposed Development, and they would not appear as related developments. At a local level, direct loss of landscape features would be minimal since the site is an agricultural field.
15/01029/FUL	Wycherley Hall Bagley Ellesmere SY12 9BY	Installation of ground mounted solar system comprising circa 432 panels (108kw	887m	1.1km	No	The interaction of the Proposed Development with the ground mounted solar system is unlikely to give rise to an additional adverse landscape effect, due to the intervening distance, the layering effect of some mature trees on hedgerows, and the low-lying and gently undulating landscape within which the solar system is proposed. The nature of the project is such that it is low-

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		output) with associated works including inverter cabin, transformer building				<p>lying in the landscape, and will appear as an extension to the existing grouping of agricultural buildings and farming land uses at Wycherley Hall. The project differs both in scale and nature to the Proposed Development, and they would not appear as related developments. At a local level, direct loss of landscape features would be minimal since the site is an agricultural field with no trees or hedgerows.</p> <p>There is a small potential for this development to be viewed in conjunction with the Proposed Development, particularly from higher ground to the south of both developments. However in these location the Proposed Development would only be visible from a distance of at least 1km and any visual effects would be negligible. A ridge of higher undulating land at Ferney Hough and Stanwardine separates this development from the Proposed Development which also limits the potential cumulative visual impacts of the developments. Receptors at that slightly higher ridge of land (around Shade Oak Farm/Ferney Hough and viewpoint 15) would potentially view both developments in succession from the same spot, although the Proposed Development would be to the north of the receptor and the proposed solar development would be to the south of the receptor. Due to its scale and nature, the ground mounted solar panels would be very low in views and visible as an extension to the built development at Wycherley Hall. It would be seen in the context of a landscape featuring existing individual wind turbines and in the context of an existing network of overhead wood pole lines.</p>

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						<p>Road users between the villages of Bagley, Cockshutt and West Lullingfields may experience very brief sequential visual effects as they pass by and between the developments, though the Proposed Development would appear in the distance, largely screened by intervening mature trees and topography, with existing overhead wood pole lines appearing more prominent in views.</p> <p>Potential visual cumulative effects would generally be negligible to no greater than very localised Minor Adverse.</p>
14/02851/OUT	Land Off Roden Grove Wem Shropshire	Outline application for the erection of 25 dwellings (to include access)	690m	715m	No	<p>Despite their proximity, the interaction of the Proposed Development with the residential development is unlikely to give rise to an additional adverse landscape effect. The residential development would appear as an extension to the existing edge of settlement to the southwest of Wem, and its interaction with the Proposed Development would be limited by the screening/layering effect of trees and mature hedgerows, intervening fields and the well vegetated course of the River Roden on the western edge of Wem. The project differs both in scale and nature to the Proposed Development, and they would not appear as related developments. At a local level, direct loss of landscape features would be minimal since the site is an agricultural field.</p> <p>There is the potential for cumulative visual effects between this development and the Proposed Development for a small number of properties at the south-western edge of Wem and for users of local PRoW around the south-west of Wem (see viewpoint 39). However, this development would be</p>

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						viewed as part of the existing urban settlement of Wem and views beyond it towards the Proposed Development would be heavily screened by existing vegetation surrounding the development site. Users of PRoW 0231/7/1 could have simultaneous glimpsed views of both developments as they head westwards, however both developments would appear heavily screened and when viewed at the same time they would not appear as related developments, with the Proposed Development being negligible in the view. Overall although this development, in combination with the Proposed Development, would create cumulative visual effects these effects would be negligible.
14/03184/FUL	Brogyntyn Hall Brogyntyn Oswestry SY10 7DA	Change of hall from offices to residential; erection of 50 dwellings within grounds	2km	2.8km	No	The Brogyntyn proposal was subject to an LVIA which identified that in terms of landscape effects, ‘... the significance of effects is considered to be major to moderate adverse during construction, moderate to minor adverse upon completion, unchanged after five years, and minor adverse in winter after 15 years at maturity of the vegetation planted as mitigation.’ The interaction of the Proposed Development with the project is unlikely to give rise to an additional adverse landscape effect, due to the intervening distance and the degree of intervening built form and vegetated areas. This includes much of urban Oswestry and the parkland surrounding Brogyntyn Hall. The project also differs both in scale and nature to the Proposed Development, and they would not appear as related developments. For receptors on the high ground to the west of Brogyntyn Park both developments would be visible simultaneously, however the proposed

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						<p>overhead line would only be visible at a distance of at least 4.5km (see viewpoint 42) and almost imperceptible in the landscape. Similarly for receptors within the Park any potential views of the overhead line would be heavily filtered by intervening woodland and the town of Oswestry and at a distance of at least 3km.</p> <p>Overall although this development, in combination with the Proposed Development, would create cumulative visual effects these effects would be negligible.</p>
13/01393/OUT	Land East Of Kingfisher Way Morda Shropshire	Outline application (to include access) for Use of land for residential development (46 dwellings)	2.4km	2.7km	No	<p>The interaction of the Proposed Development with the residential development to the south of Oswestry is would not give rise to additional adverse landscape or visual effects. This is due to the intervening distance and the lightly undulating landscape, and the degree of intervening built form and vegetated areas. This includes the eastern edge of Urban Oswestry, the Maesbury Road Industrial Estate and agricultural fields northeast of Morda. The project also differs both in scale and nature to the Proposed Development, and they would not appear as related developments. At a local level, direct loss of landscape features would be minimal since the site is on agricultural fields with a small number of mature hedgerow trees and associated hedgerows.</p>
13/04845/FUL	Land West Of Morda Bank Morda Shropshire	Mixed residential development of 65 dwellings	2.4km	2.7km	No	<p>The screening opinion relating to the proposal notes that <i>‘Having regard to all these factors, it is considered that development would not have significant environmental impacts for the purposes of these Regulations and that an</i></p>



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						<i>EIA is not required.</i> The interaction of the Proposed Development with the residential development to the south of Oswestry would not give rise to additional adverse landscape or visual effects. This is due to the intervening distance and the degree of intervening built form and vegetated areas. This includes the eastern edge of Urban Oswestry, the Maesbury Road Industrial Estate and agricultural fields northeast of Morda. The development site is largely bordered by existing settlement, and would appear as an extension to the existing settlement. The project also differs both in scale and nature to the Proposed Development, and they would not appear as related developments. At a local level, direct loss of landscape features would be minimal since the site is an agricultural field and, with the exception of one hedgerow through the site, trees are featured only on the perimeter of the site.
13/01221/OUT	Land North Of Tedsmore Road Holyhead Road West Felton	Outline application for mixed residential development comprising 35 dwellings and 4 commercial units	2.7km	4.1km	No	The interaction of the Proposed Development with the mixed residential development at West Felton would not give rise to additional adverse landscape or visual effects. This is due to the intervening distance, the screening/layering effect of intervening trees and woodland blocks including those at Woodhouse Estate, and intervening built form to the north and west of the proposed site at West Felton. Nearby viewpoints recorded no views of the Proposed Development (Viewpoint 74, which lies some 320m from the proposed mixed residential development). The project also differs both in scale and nature to the Proposed Development, and would not appear as related developments. At a local level, direct loss of landscape features

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						would be minimal since the site is an agricultural field.
15/03727/FUL	Former Archwood Ltd Whittington Road Oswestry SY11 1HZ	Erection of mixed residential development comprising 53 dwellings	367m (west of Oswestry Substation)	1.1km	No	The interaction of the Proposed Development with the mixed residential development to the north of Oswestry is unlikely to give rise to additional adverse landscape or visual effects. This is due to the intervening distance and the degree of intervening built form and vegetated areas which screen views. This includes the north and eastern edge of Urban Oswestry, the vegetated western edge of the A5(T) road corridor and agricultural fields northwest of Middleton. The development site is largely bordered by existing settlement. Nearby Viewpoints 45 and 44 recorded no views or negligible visual effects resulting from the Proposed Development. The project also differs both in scale and nature to the Proposed Development, and they would not appear as related developments. At a local level, direct loss of landscape features would be minimal since the site consists of factory buildings.
16/02594/OUT	Land To The North Of Shrewsbury Road Oswestry Shropshire	Outline application for residential development of up to 600 units with associated infrastructure including areas of public open space with all matters	560m	796m	No	It was decided during a screening process that this proposal is not an EIA development since the site is not environmentally sensitive, adjoins an existing built up area and is allocated for the proposed use in the forthcoming local policy. The interaction of the Proposed Development with the residential development (including associated infrastructure and open spaces) to the southeast of Oswestry is unlikely to give rise to an additional adverse landscape effect. The proposal is located within relatively close proximity to the Proposed Development, and occupies land on the western edge of the A5(T), near the Maesbury Road Industrial Estate, which is low-

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		reserved except access				<p>lying and borders the eastern edge of the existing residential settlement at Oswestry. The low-lying landscape is such that intervening screening provided by the well treed corridor of the A5(T) would screen views between the proposal and the Proposed Development. Whilst the landscape character of the development site west of the A5(T) would be affected by the introduction of the proposal, screening from the A5(T) corridor would be such that the wider character area, including the area within which the Proposed Development is located, would be unaffected. As noted in the screening process, the development site would form a natural extension of Urban Oswestry. The project also differs both in scale and nature to the Proposed Development, and they would not appear as related developments.</p> <p>Due to the size of this proposal and its location between 800m-1.4km south-west of wood pole no. 1 there would be locations where both developments are simultaneously visible – these would primarily be from the high ground west of Oswestry and 5km west of the Proposed Development; isolated spots of higher ground south-east of Oswestry e.g. Quarry Wood (viewpoint 62) 6.5km south-east of this development and 3km south of the Proposed Development; or occasional areas of open ground directly north of the proposed overhead line where the eastern edge of Oswestry is also visible. At all times when the developments are simultaneously visible, due to the distance of the views and level of intervening screening, views of either one, or both, developments would only be assessed as negligible.</p>

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						<p>Furthermore, primarily due to the level of roadside vegetation along the A5(T) and level local landscape the inter-visibility between the two sites is minimal.</p> <p>Overall the cumulative visual effects resulting from these developments is assessed as negligible to minor adverse at the very most.</p>
13/01643/OUT	Land West Of Artillery Road Park Hall Oswestry Shropshire	Outline application for residential development (all matters reserved)	1.3km	1.9km	No	<p>The interaction of the Proposed Development with the residential development would not give rise to additional adverse landscape or visual effects, due to the intervening distance and the degree of intervening built form and vegetated areas north of study area. This includes the development at Park Hall which includes sports and recreational facilities, wooded areas, numerous fields and well treed areas, settled residential areas, and A roads. The project also differs both in scale and nature to the Proposed Development and will form a northern extension to the existing residential area. At a local level, direct loss of landscape features would be minimal since the site comprises largely of field and scrub areas.</p> <p>Viewpoint 46 at Park Hall is located 200m from this proposal and was assessed as having 'No View' of the Proposed Development.</p>
15/05475/SCR	The Rise Petton Lane Weston Lullingfields Shrewsbury SY4 2AA	Proposed wind turbine	2.4km	2.8km	No	<p>The interaction of the Proposed Development with the proposed wind turbine at Weston Lullingfields is unlikely to give rise to an additional adverse landscape effect. This is due to the intervening distance, the screening/layering effect of intervening trees and woodland blocks including those in the wider estate landscape at Petton. Whilst the turbine occupies</p>

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						<p>slightly higher ground, and there is potential for some distant inter-visibility, individual turbines are an accepted element within this landscape and the magnitude of change in the landscape character is unlikely to be greater than low. The project also differs both in scale and nature to the Proposed Development, and they would not appear as related developments. At a local level, direct loss of landscape features would be minimal since the site is an agricultural field.</p> <p>Due to the scale of the turbine there would be locations when it is visible in the far distance when the proposed overhead line is visible in the foreground. In addition there are occasional areas of high ground where both developments would be visible in the distance simultaneously. However due to the distance between the proposed turbine and the proposed overhead line, and the accepted presence of existing individual wind turbines in views in this area, this would not create a cumulative visual impact greater than minor adverse at most.</p>
15/03443/SCR	Webscott Farm Webscott Myddle Shrewsbury SY4 3QU	Proposed 100kw wind turbine	4.8km	4.8km	No	<p>The interaction of the Proposed Development with the proposed wind turbine at Webscott is unlikely to give rise to additional adverse landscape or visual effects. This is due to the large intervening distance, the screening/layering effect of intervening trees and woodland blocks including those in the wider estate landscape at Petton, Burlton and near Myddle. The height of a turbine is such that there is potential for some distant inter-visibility, however, individual turbines are an accepted element within this landscape and the magnitude of change is unlikely to be greater than low.</p>

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						Nearby viewpoints at Myddle reported negligible visual effects resulting from the Proposed Development. The project also differs both in scale and nature to the Proposed Development, and they would not appear as related developments. At a local level, direct loss of landscape features would be minimal since the proposed site is within a farm setting.
18/01990/FUL	Development Land SE Of Whittington Primary School Station Road Whittington	Erection of 34 dwellings; formation of access onto the B5009; open space area and community parking area (Phase I of area approved under 14/03027/OUT)	325m	785m	No	<p>The interaction of the Proposed Development with the residential development to the south of Whittington is unlikely to give rise to an additional adverse landscape effect. This is due to the low-lying nature of the landscape, intervening distance and the degree of intervening built form and vegetated areas. This includes the north and eastern edge of Urban Oswestry, the screening/layering effect of intervening vegetated boundaries, including the rail line and agricultural fields. The development site is largely bordered by existing agricultural fields and forms an extension to the southern edge of Whittington village and the Conservation Area. The project also differs both in scale and nature to the Proposed Development, and they would not appear as related developments. At a local level, direct loss of landscape features would be minimal since the site consists of agricultural fields.</p> <p>Despite its relative proximity to the overhead line a higher ridge of ground between this development site and the proposed overhead line, together with intervening vegetation, means that there is no inter-visibility between the sites. There would be some very brief sequential cumulative effects for uses of the B5009 and local PRow, however this proposal would merge into</p>

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Reference	Location	Proposal	Distance from nearest point on Order Limits (including access tracks)	Distance from edge of Order Limits adjacent to 132kV overhead line	Consider project for detailed CLVIA based on likely significant effects	Rationale (including comment on any relevant LVIAs)
						the existing residential area of Whittington and not appear in relation to the proposed overhead line. Overall the cumulative visual effects in respect of this development and the Proposed Development would be minor adverse at most.
13/04954/OUT (18/02681/RE M)	Proposed Residential Development Land To The East Of Llwyn Road Oswestry Shropshire	Residential development of 15 dwellings	890m	1.7km	No	The interaction of the Proposed Development with the residential development to the north of Oswestry would not give rise to additional adverse landscape or visual effects. This is due to the intervening distance and the degree of intervening built form and vegetated areas. This includes the north and eastern edge of Urban Oswestry, the screening/layering effect of intervening vegetated boundaries, including the A5(T). Nearby viewpoints in Oswestry reported negligible visual effects resulting from the Proposed Development or no views, with the exception of Viewpoint 45 which occupies higher ground than the proposal site. The development site is largely bordered by a wooded area and forms an extension to the settled residential northern edge of Oswestry. The project also differs both in scale and nature to the Proposed Development, and they would not appear as related developments. At a local level, direct loss of landscape features would be minimal since the site consists of an existing housing plot with grassed areas and trees on the boundary.
17/06025/OUT	Proposed Residential Development Land To The South Of	Residential development of up to 150 dwellings to include means of	410m	580m	No	It was decided during a screening process that this proposal is not an EIA development since the site is not environmentally sensitive, adjoins an existing built up area and is allocated for the proposed use in the forthcoming local policy. The interaction of the Proposed Development with

Table A6.4.1 – Inter-Project Cumulative Landscape and Visual Impact Assessment						
Reference	Location	Proposal	Distance from nearest point on Order Limits (including access tracks)	Distance from edge of Order Limits adjacent to 132kV overhead line	Consider project for detailed CLVIA based on likely significant effects	Rationale (including comment on any relevant LVIAs)
	Middleton Road Oswestry	access				<p>the residential development (including access) to the east of Oswestry is unlikely to give rise to an additional adverse landscape effect. The proposal is located within relatively close proximity to the Proposed Development, and occupies land on the western edge of the A5(T) which is low-lying and borders the eastern edge of the existing residential settlement at Oswestry. The intervening screening provided by the well treed corridor of the A5(T) would screen views between the proposal and the Proposed Development. The landscape character of the development site west of the A5(T) would become a natural extension of the settlement at Oswestry, but screening from the A5(T) corridor would be such that the wider character area would be unaffected. The project also differs both in scale and nature to the Proposed Development, and they would not appear as related developments. At a local level, direct loss of landscape features would be minimal since the site consists of fields and hedgerow trees on the boundary.</p> <p>Due to the size of this proposal and its location between 580m-850m south-west of wood pole no. 1 there would be locations where both developments are simultaneously visible – these would primarily be from the high ground west of Oswestry and 5km west of the Proposed Development; isolated spots of higher ground south-east of Oswestry e.g. Quarry Wood (viewpoint 62) 6.5km south-east of this development and 3km south of the Proposed Development; or occasional areas of open ground directly north of the proposed overhead line where the eastern edge of Oswestry is also visible. At all times when the developments are simultaneously visible, due to the</p>



Table A6.4.1 – Inter-Project Cumulative Landscape and Visual Impact Assessment						
Reference	Location	Proposal	Distance from nearest point on Order Limits (including access tracks)	Distance from edge of Order Limits adjacent to 132kV overhead line	Consider project for detailed CLVIA based on likely significant effects	Rationale (including comment on any relevant LVIAs)
						<p>distance of the views and level of intervening screening, views of either one, or both, developments would only be assessed as negligible.</p> <p>Furthermore, primarily due to the level of roadside vegetation along the A5(T) and level local landscape, the inter-visibility between the two sites is minimal.</p> <p>Overall the cumulative visual effects resulting from these developments is assessed as negligible to minor adverse.</p>
15/03975/FUL	Proposed Solar Farm At Rhosygadfa Gobowen Shropshire	Construction of a solar farm comprising the installation of (circa) 20,000 ground mounted solar panels; 4 inverter sub-stations; electricity substation; perimeter fencing	3.5km	3.9km	No	<p>The LVIA for this proposal noted that ‘A localised notable landscape effect is expected for the Shropshire landscape topology landscape type - Principal Settled Farmland. The notable effect is for an area within around 0.5km of the site. This would reduce rapidly with distance; beyond around 1km the impact will be negligible. Overall, the impact is moderate at most.’ The interaction of the Proposed Development with the solar farm is unlikely to give rise to additional adverse landscape or visual effects, due to the intervening distance, intervening lightly undulating topography, and the degree of intervening built form and vegetated areas north of study area. This includes numerous fields and well treed areas, large areas of woodland, the development at Park Hall, settled residential areas including Whittington and Babbinswood, and A roads. The project also differs both in scale and nature to the Proposed Development, and they would not appear as related developments. At a local level, direct loss of landscape features would be minimal since the site comprises largely of agricultural fields bordered by hedgerows with occasional mature trees.</p>

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**1.3 SUMMARY**

- 1.3.1 There are no projects considered likely to give rise to a significant inter-project cumulative landscape or visual effects when their interaction with the Proposed Development is taken into account. A lack of inter-visibility between the Proposed Development and the cumulative projects listed above results from a number of factors, including the distance between the respective sites, the very lightly undulating and generally low-lying topography, the intervening screening resulting from the layering effect of trees on field boundaries, screening from intervening woodland areas and transport corridors, and screening from intervening settlement and other built development. As such, the only likely cumulative impacts identified would be negligible to, at very most, minor adverse cumulative visual impacts.