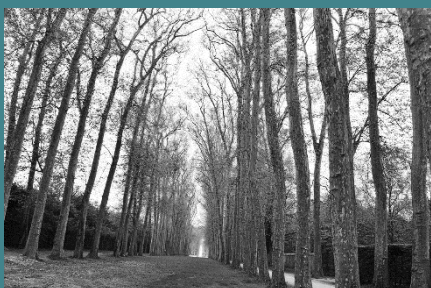


FPCR | environment
& design



LANDSCAPE & VISUAL TECHNICAL NOTE

Client

Bloor Homes

Project

Land at Weaverham Northwich

Date

August 2025

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1.0 INTRODUCTION

- 1.1 This Landscape and Visual Technical Note has been carried out by FPCR Environment and Design Ltd (FPCR) for the potential site allocation at Land south of Weaverham, Northwich.
- 1.2 This study provides an evaluation from a landscape and visual perspective of the suitability of the Site to accommodate the Potential Development. A Concept Masterplan has been produced by Planit, which shows one way in which development on the site could come forward.
- 1.3 FPCR is a multi-disciplinary environmental and design consultancy established over 65 years, with expertise in architecture, landscape, ecology, arboriculture, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

2.0 THE SITE & CONTEXT

- 2.1 The Site is shown on the Aerial Photograph (Figure 1). The Site comprises a series of arable fields to the south of Walnut Avenue and Northwich Road, Weaverham, which generally slope in a southerly direction from the existing housing towards the West Coast Mainline Railway. The railway is generally bounded by a belt of mature woodland, as well as a young community planted woodland, Thorn Wood, to the southeast. As a result, the land is visually very well enclosed.
- 2.2 Existing housing at Walnut Avenue and associated roads form the northern boundary of the site. This is 20th century estate development, and generally just meets the fields, with some housing backing on to the site and some overlooking from frontages with drives. The housing is on land at the top of the slope, and encloses the site from the wider area of Weaverham. There is virtually no landscape treatment along this edge and the transition from housing estate to agricultural land is stark.
- 2.3 Within the site there are a number of field boundaries, mostly formed by hedges, and a small number of mature trees. The playing fields associated with Weaverham High School are adjacent to the site to the north west.
- 2.4 Two public rights of way cross the site and are shown on Figure 1. Weaverham FP9 crosses the northern part of the site and extends between Lime Avenue and Gorstage Lane.
- 2.5 Footpath Weaverham FP10 crosses the central part of the site from Walnut Avenue to cross the mainline railway to the south on an overbridge south of the woodland.
- 2.6 There are a number of other routes across the site which appear to be used informally, such as route between the two rights of way, along the field margin. Thorn Wood also has a network of footpaths publicly accessible from Northwich Road, though these are not designated rights of way. The woodland is made up of a mosaic of woodland, woodland edge and rough grassland habitats.
- 2.7 There is a smaller part of the site identified north of Northwich Road. This comprises an enclosed parcel of farmland, wrapped around by a woodland, Beach Hill Wood. This is shown on Figure 1. Beach Hill Wood is designated as a Local Wildlife Site.

3.0 PLANNING POLICY

Local Planning Policy

Cheshire West and Chester Local Plan (Part One) Strategic Policies (Adopted 29 January 2015)

- 3.1 The following policies are of relevance to landscape and visual matters and the proposed development and have been considered. The site also lies within the Green Belt as shown on Figure 2. This is a spatial planning policy and is covered in the accompanying planning Representations.

Policy EVN 2 Landscape

"The Local Plan will protect and, wherever possible, enhance landscape character and local distinctiveness. This will be achieved by:

- *The identification of key gaps in the Local Plan (Part Two) Land Allocations and Detailed Policies Plan between settlements outside the Green Belt that serve to protect and maintain their character*
- *Supporting the designation of Local Green Space*
- *Protecting the character of the borough's estuaries and undeveloped coast.*

Development should:

- *Take full account of the characteristics of the development site, its relationship with its surroundings and where appropriate views into, over and out of the site.*
- *Recognise, retain and incorporate features of landscape quality into the design."*

Policy EVN 3 - Green Infrastructure

"The Local Plan will support the creation, enhancement, protection and management of a network of high quality multi-functional Green Infrastructure. This will be achieved by:

- *Development incorporating new and/or enhanced Green Infrastructure of an appropriate type, standard and size or contributing to alternative provision elsewhere.*
- *Increased planting of trees and woodlands, particularly in urban areas and the urban fringe."*

Policy ENV 4 – Biodiversity and Geodiversity

In relation to Beach Hill Wood, a designated Local Wildlife Site (LWS), which falls in part within the site boundary: *"The Local Plan will safeguard and enhance biodiversity and geodiversity through the identification and protection of sites and/or features of international, national and local importance. Sites will be protected from loss or damage taking account of:*

- *The hierarchy of designations of international, national and local importance*
- *The irreplaceability of habitats, sites and/or features and contribution to the borough's ecological network of sites and features*
- *Impact on priority habitats and protected/priority species*

Development should not result in any net loss of natural assets, and should seek to provide net gains. Where there is unavoidable loss or damage to habitats, sites or features because of exceptional overriding circumstances, mitigation and compensation will be required to ensure there is no net loss of environmental value.

Policy EVN 6 High Quality Design and Sustainable Construction

"The Local Plan will promote sustainable, high quality design and construction. Development should, where appropriate:

- *Respect local character and achieve a sense of place through appropriate layout and design*
- *Provide high quality public realm*
- *Be sympathetic to heritage, environmental and landscape assets..."*

Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies (Adopted 18 July 2019)

Policy DM3 – Design, character and visual amenity

"In line with Local Plan (Part One) policy ENV 6, development will be expected to achieve a high standard of design that respects the character and protects the visual amenity of the local area. Design solutions will be supported that, where relevant:

1. *are designed to respect the scale, character and appearance of any existing building within the site and contribute positively to the character of the area;*
2. *respect and where appropriate enhance the prevailing layout, urban grain, landscape, density and mix of uses, scale and height, massing, appearance and materials;*
3. *contribute to the legibility of the area, through form, layout and detailing;*
4. *are sympathetic to the characteristics of the development site, its relationship with its surroundings and where appropriate views into, over and out of the site;*
5. *respect and where possible enhance local distinctiveness through the use of building layout, design, materials, architectural detailing, public realm and boundary treatment;*
6. *provide adequate external storage and amenity space;*
7. *create safe environments and reduce the fear of crime in the area;*
8. *do not prejudice the long term planning of the area.*

Development in the countryside will only be permitted where it would respect the key features of the landscape in line with Local Plan (Part Two) policy GBC 2, and is not detrimental to its character.

New development within the curtilage of a dwellinghouse will be assessed in line with the development plan, including Local Plan (Part Two) policy DM 21."

Policy DM 45 – Trees, woodland and hedgerows

'In line with Local Plan (Part One) policies ENV 3 and ENV 4, development will be supported where it conserves, manages and, wherever possible, enhances existing trees, woodlands,

traditional orchards, and hedgerows. All significant healthy trees, woodlands, traditional orchards, and hedgerows should be integrated into the development scheme. Where possible, existing significant trees should be incorporated within public open space.

Where it is demonstrated to the satisfaction of the Council that integration is not possible and the above assets would be lost, development proposals must:

- 1. include replacement trees, woodlands and hedgerows within the site, or where this can be demonstrated to not be practical, contribute to off-site provision, prioritised within the locality of the development;*
- 2. include replacement planting at a ratio of at least two new trees for each tree lost. Replacement trees should be of heavy or extra heavy standard, and where prominent trees are to be removed, large specimen trees may be required; and*
- 3. use locally native species, where appropriate.*

Development affecting all existing and new woodlands should:

- 4. support proposals which assist in the positive use of woodlands*

3.2 Development on the site would be able to conform with these policies.

4.0 BACKGROUND LANDSCAPE STUDIES

- 4.1 A range of landscape character studies have been undertaken, which provide background and evidence in relation to the Site. These have been reviewed below.

Natural England National Character Area Profile 61 : Shropshire, Cheshire and Staffordshire Plain

- 4.2 The Site lies within NCA 61 : Shropshire, Cheshire and Staffordshire Plain, which is a very extensive area. This is described as comprising most of the county of Cheshire, the northern half of Shropshire and a large part of north-west Staffordshire.
- 4.3 The Natural England profile for area notes this is an expanse of flat or gently undulating, lush, pastoral farmland, which is bounded by the Mersey Valley NCA in the north, with its urban and industrial development, and extending to the rural Shropshire Hills NCA in the south. To the west, it is bounded by the hills of the Welsh borders and to the east and south-east by the urban areas within the Potteries and Churnet Valley, Needwood and South Derbyshire Claylands, and Cannock Chase and Cank Wood NCAs.
- 4.4 The study does not identify anything specific to the site.

A Landscape Strategy for Chester and Cheshire West 2016

- 4.5 This provides the most up to date evidence base for landscape character and strategy across the local authority area. Within the study the site lies largely within the landscape character type Undulating Enclosed farmlands and within character area 5b Frodsham to Northwich, while the northeast of the site lies within the character area 15c Lower Weaver Valley. These areas are shown on Figure 2.

LCT: Undulating Enclosed Farmland 5b: Frodsham to Northwich

- 4.6 The study notes that this character type is defined by undulating topography and the associated small to medium scale enclosure into which it is divided. Key characteristics are the generally cohesive and un-fragmented historic landscape in the south of the borough, small woodlands, ponds and streams, nucleated rural villages and scattered farmsteads. Land use is mainly pasture.
- 4.7 The key characteristics are described
- A bedrock geology of Bollin Mudstones (part of the Mercia Mudstone Group) covered by a mantle of glacial drift deposits that gives rise to a gently undulating topography between 25m and 50m AOD (rising to 90m where it joins the Frodsham Sandstone Ridge)
 - Steep, wooded cloughs and valleys incise the hills, containing small brooks that drain towards the River Weaver, for example along Cliff Brook, and are of local wildlife importance
 - Grassland meadows that are of local wildlife importance
 - Boulder clay deposits mask the underlying mudstones giving rise to a predominance of poorly draining clay soils that support dairying and some arable crops

- Small scale fields resulting from late eighteenth and early nineteenth century enclosure by private agreement and Parliamentary Act are bounded by hedgerows with hedgerow trees and drainage ditches. Small scale Medieval townfields surround Kingsley
- Small farm woodlands and coverts are important features of a landscape with generally relatively low woodland cover
- Historic orchards throughout the area (previously designated as Areas of Significant Local Environmental Value (ASLEV))
- Field ponds are a feature of the lower lying areas, indicating the extraction of marl (calcareous deposits) from the boulder clay for past agricultural improvement
- Designed landscapes at Pike Nook Farm, Hefferston Grange, Weaver Holt, and Hollies Farm are associated with large country houses or farmsteads. Passive recreation in the form of public footpaths, including parts of the Delamere Way, Eddisbury Way and North Cheshire Way
- Community woodland sites at Thorn Wood and Hazel Pear Wood are managed by the Woodland Trust and provide open access
- A network of small sunken lanes link scattered farms, hamlets and halls. Kingsley, Acton Bridge and Weaverham form nucleated settlements on the edge of the area
- Building materials are typically red brick with large red brick dairy barns a particular feature. Peel Hall is a medieval moated farmstead and a Scheduled Monument
- Promontory hillfort at Bradley, a Scheduled Monument
- Mainline railway lines, the disused ICI mineral railway, electricity pylons, the A49 and A556 pass through the area, contributing to the sense of movement and noise locally
- The Frodsham Sandstone Ridge and the Norley Undulating Enclosed Farmland form a backdrop to views, and Weaverham Church tower is a landmark on the skyline, but generally there is no strong skyline to this relatively low lying landscape
- There are panoramic views from the B5152 across the Weaver Valley

4.8 The site reflects few of these characteristics, which may be more apparent in the wider area around the site.

4.9 The overall management strategy for this landscape should be to conserve the pastoral character of the landscape and to enhance the hedgerow and woodland network.

Landscape Management Guidelines

4.10 The study sets out landscape management guidelines for the area.

1. Maintain an intact hedgerow network through management of hedges and ensuring a young stock of hedgerow trees.
2. Avoid over-intensive flail mowing or ploughing too close to hedgerow boundaries – protect saplings and encourage trees to grow up at intervals along the hedgerow.
3. Consider opportunities to replace hedgerows where they have been lost.
4. Conserve the small scale pattern of fields, particularly earlier field systems which provide historic continuity in the landscape.

5. Support retention of pasture and grazing to maintain the pastoral character of the landscape and reduce soil erosion by minimising exposure of bare soil.
 6. Seek opportunities to re-create herb rich hay pastures.
 7. Increase the biodiversity of intensively managed grassland and arable land – create and link buffer strips along linear features such as hedgerows to create a continuous network of wildlife corridors.
 8. Encourage sympathetic integration of horse paddocks through maintenance of hedgerow field boundaries, rather than sub-division of fields and erection of high visibility fencing - ensure the land use does not break up traditional field patterns.
 9. Conserve the remnant fragments of unimproved or semi-improved grassland that are of nature conservation value and consider opportunities to extend / recreate this habitat.
 10. Conserve and manage remaining field ponds that are of importance for biodiversity as well as contributing to the diversity of the landscape.
 11. Seek to conserve and restore historic designed landscapes and their settings, encouraging the management/restoration of permanent pasture, parkland trees, clumps and avenues.
 12. Conserve and manage earthworks, such as the moated sites, promoting sensitive agricultural practices in their vicinity (i.e. grazing not ploughing).
 13. Support plans to enhance woodland cover in areas of low ecological value, including restoring and creating orchards, copses and small woodlands within the existing field pattern. Respect the small scale of the landscape when designing new woodland.
 14. Manage existing woodlands to ensure a diverse canopy structure and rich ground flora.
 15. Conserve the sense of peace and quiet away from the main roads and conserve the rural character of the lanes. Avoid features that 'suburbanise' the landscape such as kerbs and large scale signage.
 16. Conserve panoramic views from the B5152 across the Weaver Valley and views to the church tower at Weaverham, particularly from the Trent and Mersey Canal. Consider these key views when planning locations for new woodland, for example associated with The Mersey Forest.
 17. Provide informal car parking areas adjacent to recreational sites to avoid erosion of the landscape in these areas.
- 4.11 Some of these guidelines have relevance to the site and any potential development on it, although many of the guidelines are not relevant. In any scheme it would be important to maintain and plant new hedgerows where possible, to enhance the ecological value and to plant new small woodland areas and trees.

Built Development Guidelines

- 4.12 The study sets out guidelines for built development
1. Maintain the low density, scattered settlement pattern of villages/hamlets and farmsteads.
 2. Monitor the cumulative effect of piecemeal change in this area – ensure new built single dwellings and their gardens, drives, gates etc. do not accumulate to detract from the rural character of the area through provision of appropriate guidance.

3. Conserve the local vernacular built form - red brick/sandstone or white washed farmsteads and buildings. Ensure new built development is of high quality design and responds to local materials and styles. Resist suburban style fencing, garden boundaries, kerbs and lighting.
 4. Seek to integrate garden boundaries with the rural landscape through use of native hedgerows.
 5. Retain the red brick dairy barns and their rural settings as features of the landscape.
 6. Local distinctiveness: maintain the rural setting to villages and sandstone farmsteads which are features of the landscape.
 7. Ensure conversion of farm buildings is sensitive to the vernacular style of farmsteads in this area, by maintaining the existing structure of simple form and sandstone/red brick finish. Pay particular attention to the features which accompany the conversion such as driveways and gardens, ensuring that these features do not 'suburbanise' the landscape.
 8. Soften built edges by introducing small scale planting schemes using native broadleaved species.
 9. Ensure riding schools, stables and equestrian development do not accumulate to detract from the rural character of the area – ensure sensitive integration of fencing, tracks, jumps and ancillary buildings.
 10. Consider views from Delamere Way, Eddisbury Way and North Cheshire Way long distance footpaths in any new development proposals.
 11. Ensure signage is appropriate to its setting.
 12. Conserve the open setting of Weaverham Church on the skyline.
 13. Refer to local Village Design Statement (VDS) and Neighbourhood Plans when considering change.
- 4.13 Most of these guidelines are relevant to small scale change in a rural area. With the site, as an enclosed parcel of land where potentially extensive areas of new housing could be developed, the guidelines are of limited value.

LCT: Undulating Enclosed Farmland 15c: Flower Weaver Valley

- 4.14 Beach Hill wood in the northern part of the site lies within this character area. No development within this area is being proposed. The study notes that this character type is defined by steep, predominantly wooded, slopes that mark the transition between the Cheshire Plain and a narrow valley floor and meandering watercourse. This puts the character area in contrast with the surrounding areas; the steep ground of the valley sides compared to the surrounding flat plain and the dense tree cover within the valleys compared to the scarcity of woodland upon the plain.
- 4.15 The key characteristics are described
- Distinct valley with a flat open floodplain and steep, wooded, valley sides
 - Containing the course of the River Weaver and Weaver Navigation with many artificial channels ('cuts'), remnant meanders, locks at Dutton and sluices/weirs

- The steep valley sides and series of steep sided tributary valleys support distinctive clough woodland, much of which is ancient - some have extensive displays of bluebells
- The LCA includes Beechmill Wood and Pasture SSSI and Warburton's Wood and Well Wood SSSI
- Valley sides also support small/medium scale arable and pastoral fields, bounded by low gappy hedgerows
- Alluvium on the valley floor gives rise to waterlogged soils which generally support permanent pasture including seasonally wet species rich grassland
- Recreational opportunities are provided by public footpaths alongside the river/navigation, including Delamere Way and the Cheshire Ring Canal Walk long distance recreational footpaths
- The locks and 'boat graveyard' at Dutton, and the Anderton Boat Lift are visitor attractions
- Views are typically restricted to within the valley, for example there are views across the valley from either side, and from floodplains to the valley sides. The top of the valley side forms a skyline
- Generally a quiet, tranquil landscape with a low settlement density. However, industrial elements have a defining visual influence on parts of the valley
- The Trent and Mersey Canal (a Conservation Area) follows the northern bank of the valley – contributing associated structures and artefacts of industrial archaeology, many of which are listed
- Marker stones at the meadows at Frodsham are listed
- Steel road bridges, such as at Frodsham (A56), Acton (A49), and Northwich Swing Bridge (A533) and two huge sandstone arched railway viaducts (Frodsham and Dutton viaducts) contribute to the industrial character of the valley
- Settlement is generally absent from floodplain, except at locks and alongside the A49. Scattered farms are typical of the less steep valley sides
- Industry has had a great influence on the valley with old tipping lagoons, dredging lagoons and deposit grounds now forming rich wildlife habitats including open water, reed beds and unimproved grassland
- Large scale industrial works have a defining visual influence on the valley at Winnington (Northwich) and Rocksavage (Runcorn)

Landscape Management Guidelines

- 4.16 The study sets out landscape management guidelines for the area.
1. Use ASCV designation to protect the LCA from inappropriate development and enhance when possible.
 2. Support the management of all existing woodlands and pay special regard to the ancient woodland sites. Promote traditional woodland management techniques of the valuable clough woodland on the valley sides to ensure a diverse (indigenous) species and age structure.
 3. Support plans to extend woodland cover by planting on the valley shoulders and valley sides, avoiding planting on areas of existing ecological value. Where possible, new woodlands should be established adjacent to ancient woodland, or to connect to separate wooded blocks, ensuring no detriment to historic assets.
 4. While wet woodland may be appropriate alongside the river on the valley floor care should be taken to also conserve the pastoral and open character of the valley floor. Care should be taken not to block the line of the valley floor by extensive planting.
 5. Encourage reversion of arable back to pasture on the floodplain. Encourage seasonal grazing to maintain the pastoral character of the floodplain.
 6. Conserve and extend characteristic floodplain habitats such as unimproved grassland, traditionally managed meadows, reedbeds and riverside trees which contribute to the natural character of the floodplain.
 7. Support recreational use of the landscape, particularly passive recreation. However, ensure that any visitor facilities are integrated into their landscape context and that recreational pressure is managed, including boat traffic.
 8. Seek to improve boundary management e.g. of hedgerow boundaries to strengthen this feature of the valley sides.
 9. Support creative use of derelict and neglected land to improve the area's image.
 10. Minimise the impact of roads, signage and associated development on the valley sides using native planting where appropriate.
 11. Monitor water levels and manage water abstraction to prevent drying out wetland habitats.
 12. Seek to increase opportunities for views into the valley.
 13. Planting near watercourses should consist of native species.
 14. Control spread of invasive species, e.g. Japanese Knotweed, Himalayan Balsam and Giant Hogweed.
- 4.17 Some of these guidelines have relevance to the site, though many of the guidelines are not specifically relevant. The Concept Masterplan does not propose any development within the designated LWS, so the management guidelines relate to the continued ongoing management of Beach Hill Wood.

5.0 VISUAL APPRAISAL

- 5.1 A full visual appraisal has not been completed for this Technical Note, but the following section uses a series of viewpoints to understand the visibility of the site and potential effects of development on it.

Viewpoint 1, View North from Footpath FP10

- 5.2 Taken from the public footpath within the site, looking north, this shows the arable field within the site, with the existing housing at Walnut Avenue on the horizon. The hedge line along the footpath route can be seen.

Viewpoint 2, View North from Footpath FP10

- 5.3 Taken further north along the footpath Route than viewpoint 1, this shows the relationship of the existing housing with the site. The existing housing can be seen backing on to or siding onto the site.

Viewpoint 3, View South from Footpath FP10

- 5.4 The view south along the footpath, faces away from the existing settlement edge. The viewpoint shows a view across the site, to the perimeter woodland, which forms the boundary with the West Coast Mainline Railway. There are some glimpses to land beyond, but generally the woodland provides a very high degree of visual enclosure.

Viewpoint 4, View east across the site from Footpath FP9

- 5.5 This viewpoint is located on the footpath at the north western end of the site. As a panorama across the site, it shows the existing housing at Holly Road, the arable fields and trees within the site, and the enclosing woodland to the south along the rail line.

Viewpoint 5, View South across the site from Northwich Road

- 5.6 The access to the potential development would come from Northwich Road, and this viewpoint shows the eastern end of the site from this road. The view shows a highly enclosed parcel of arable farmland, with housing to the north and woodland to the south.

Viewpoint 6, View northeast from Footpath Weaverham FP28

- 5.7 Footpath FP28 extends from Footpath FP10 south of the rail line. Taken just past the crossing, it shows the mature woodland which surrounds the site to the south and prevents any views to the site or to Weaverham.

Viewpoint 7, View northeast from Hodge Lane

- 5.8 This viewpoint shows what can be seen through a field gate off Hodge Lane, to the south of Weaverham. The rolling agricultural landscape can be seen, with gantries along the rail line in the mid distance. The woodland beyond the rail line, that forms the southern boundary of the site can be seen limiting any views beyond.

Viewpoint 8, View north from Byway Cuddington RB3

- 5.9 This viewpoint shows a potential more distant view from elevated land to the south of the site, along Byway RB3. A foreground rail line can be seen, with woodland beyond visible. The overlapping vegetation limits views to the site, and also to the wider settlement of Weaverham.

Summary

- 5.10 A review of the area has shown the very limited visibility of the site. To the north the site is enclosed by the existing residential development at Walnut Avenue and other residential streets, and the south and east by woodland, which borders the West Coast Mainline Railway. There are few opportunities to see the site beyond the site itself. Some sample viewpoints have been taken from the south, and these demonstrate that the mature woodland provides an effective screen to the site and wider settlement from this direction.

6.0 LANDSCAPE AND VISUAL ANALYSIS AND CONCLUSIONS

- 6.1 The Site and its immediate context are not covered by any landscape designations such as National Parks, National Landscapes (AONBs) or Special Landscape Areas. The site lies within the Green Belt and this is discussed in the accompanying Planning Representations.
- 6.2 The site itself comprises an area of arable farmland surrounded by mature woodland, which generally slopes from north to south, with the existing residential edge of Weaverham forming the northern boundary. Within the site itself there are a small number of mature trees and some hedgerows, but the site generally has few landscape features. The woodland that borders the site is a significant landscape feature, providing visual enclosure and limiting views to the settlement or to the site from the south.
- 6.3 The illustrative masterplan shows one way in which the site could be developed. This shows a mix of residential development and green space on the land between Walnut Avenue and the rail line, with an area of new green infrastructure to the north of Northwich Road. The existing rights of way could be maintained within attractive, but different, routes through the site and new paths and recreational routes and areas can be established where there is currently no formal access.
- 6.4 The existing mature trees and most of the hedgerows could be maintained within the site and supplemented with new tree and hedgerow planting. This would be in accordance with guidance in the Chester Cheshire West Landscape Strategy. The residential development would mostly take place on arable land, of limited landscape value in itself.
- 6.5 In terms of any potential visual impact, this would be limited to views from the houses that border the site to the north, views from the two paths that cross the site, and from limited sections of Northwich Road and Gortstage Lane, where access would be provided.
- 6.6 Views from the existing houses could be addressed by careful detail design. The illustrative masterplan shows some areas of green space on the highest parts of the site, close to the existing houses. In other areas development would be closer, but in all cases, it would be possible to protect the residential amenity of existing residents, even if the outlook changes.
- 6.7 Views from footpaths FP9 and FP10 would inevitably become more enclosed, but the rights of way could be retained in areas of greenspace providing attractive routes for users.
- 6.8 Views from the two roads that border the ends of the site, would be very limited, mainly just views around the new access points. No notable visual effects are expected.
- 6.9 Overall, the site comprises a highly enclosed parcel of land, comprising mainly of arable land, with some trees and enclosing woodland. The features of landscape value, namely the woodlands, trees and hedges could be largely retained with any development and supplemented with areas of new greenspace and planting. Whilst the site itself would inevitably experience a complete change of character, there would be a negligible impact on landscape character beyond the site itself. This is highly unusual for a site of this size.
- 6.10 The site comprises an appropriate one for potential residential development and could be developed with very limited and localised landscape and visual effects.



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-  Site Boundary
- Public Rights of Way**
-  Byways
-  Footpaths

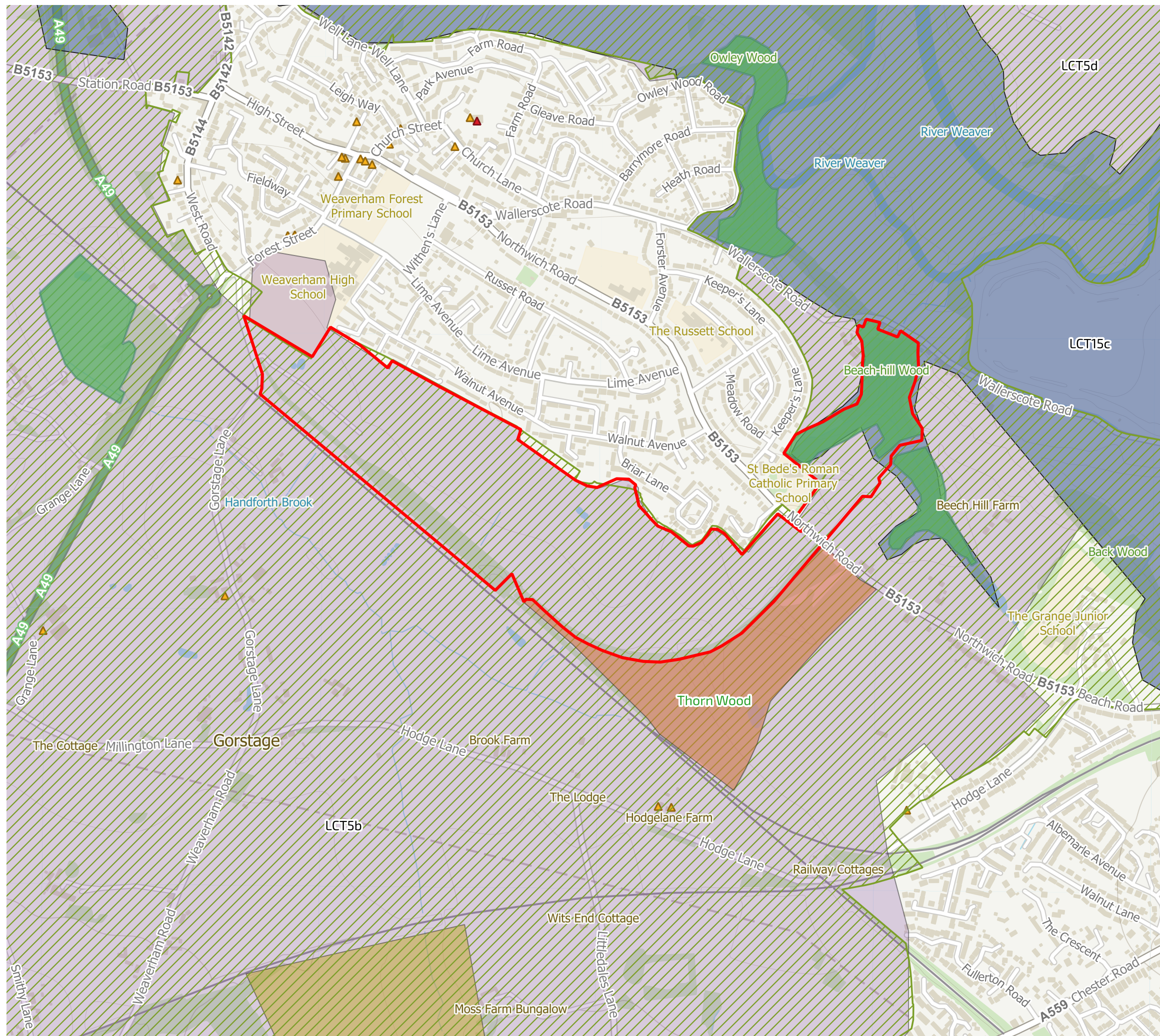
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Weaverham

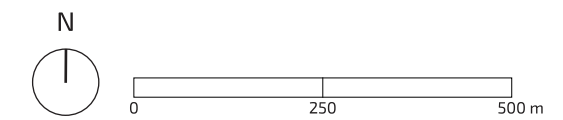
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 Site Boundary

A Landscape Strategy for Chester and Cheshire West

- 1: Woodland, Heath, Meres, Mosses
- 5: Enclosed Farmland
- 15: River Valleys

Designations within the Cheshire West and Chester Local Plan (2015)

-  STRAT 9 - Green Belt
-  ENV 4 - Local Wildlife Site
-  SOC 6 - Open Space, Sport and Recreation

Listed Buildings

- Grade I
- Grade II

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LANDSCAPE CHARACTER AND DESIGNATIONS

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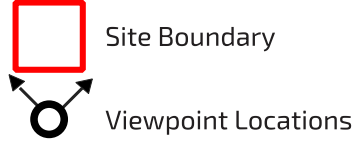
FIGURE 2

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Weaverham

title	scale
VISUAL APPRAISAL	1:10,000 @ A3

number	rev
FIGURE 3	-

FPCR | environment & design



Photo Viewpoint 1 View northeast toward the site from Eastwood Drive



Photo Viewpoint 1

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 05/08/25
Time: 12:56
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 77°
Direction of View: 355° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
07/08/25	MEC / GH

client
Bloor Homes
project
Weaverham, Weaverham

title
PHOTOVIEWPOINT 1

number	rev
FIGURE 4	-



Photo Viewpoint 2 View northeast across the site from footpath Weaverham FP10

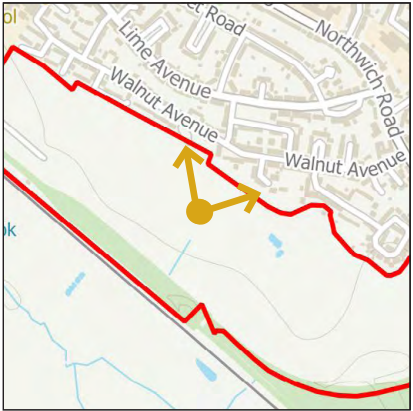


Photo Viewpoint 2

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 05/08/25
Time: 13:00
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 70° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date 07/08/25 drwn/chkd MEC / GH

client Bloor Homes
project Weaverham, Weaverham

title PHOTOVIEWPOINT 2

number FIGURE 5 rev -

Photo Viewpoint 2 Continued...

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