

Appendix 7E

Effects on Landscape Character

Prepared for: Kronospan

December 2025

DNS5-4-034

- 1.1.1 This Appendix of the Environmental Statement ('ES') sets out the assessment of the effects of the Proposed Development upon the landscape character of areas identified by Wrexham County Borough Council ('WCBC') and by Shropshire Council. Refer to **Figure 7-1b** of the ES for the location of the various Landscape Character Areas ('LCA') and Landscape Types ('LT').
- 1.1.2 Refer to **Appendix 7C** of the ES for details of the baseline landscape character of each LCA/LT and to **Appendix 7A** for the methodology followed in undertaking the assessment.

Effects on WCBC LCA4: Ceiriog Valley					
Susceptibility to Change		Lower	↔	Higher	Value
Scale	Within the Study Area, a small-scale landscape enclosed by steep topography and woodland cover (becomes more expansive further west, outside the Study Area). Vegetation and traffic are scale indicators. Views are farmed by the landform			■	<ul style="list-style-type: none"> • Overlaps National Landscape. • Overlaps Chirk Castle RPG. • Offa's Dyke Path National Trail. • Ceiriog Trail
Pattern/Complexity	Consistent pattern of dense woodland and patches of more open parkland on steep valley slopes, with a flatter area in the valley floor.	■			
Development/Human Influence	Much of the woodland present is planted. B4500 runs through the valley floor. Fish hatchery. Historic parkland. Few prominent contemporary features. Sparse built development			■	
Connections with adjacent areas	Sharp contrast in elevation with adjacent areas to the north and south. Strong connection with the majority of the Chirk Castle estate in the LCA to the north and with valley landscape types			■	

	within Shropshire to the south-east.				
Visual Interruption	Views are frequently interrupted by both landform and vegetation cover				
Sensitivity					
<p>The LCA is a small scale and well enclosed valley landscape. Built development is sparse, and there are few contemporary influences present. Susceptibility to change is high.</p> <p>The LCA overlaps the Clwydian Range and Dee Valley National Landscape and the Chirk Castle RPG. The Offa's Dyke Path National Trail and the Ceiriog Trail long distance path run through the LCA. Value is medium to high</p> <p>Overall, sensitivity is high.</p>					
Size/Scale of Effect			Geographical Extent		
<ul style="list-style-type: none">• The Proposed Development would not be visible from that part of the LCA within the Study Area.• No change in character.			<ul style="list-style-type: none">• N/a		
Duration			Reversibility		
<ul style="list-style-type: none">• N/a			<ul style="list-style-type: none">• N/a		
Magnitude					
No Change. <p>The Proposed Development would not be visible from within the LCA within the extents of the Study Area. There would be some visibility from more distant and more exposed areas to the south-west (outside of the Study Area). This would not change the character of the LCA.</p>					
Level and Significance of Effect					
As there would be no change in character, no effect would occur.					
Adverse/Neutral/Beneficial					
N/a					



Effects on WCBC LCA5a: Chirk Estate to Froncysyllte					
Susceptibility to Change		Lower	↔	Higher	Value
Scale	Medium to large scale landscape of pasture fields and parkland on an east-facing landform. Views outwards across lower-lying land to the east are available.		■		<ul style="list-style-type: none">• National Landscape.• Chirk Castle (designated heritage assets and visitor attraction).• Offa's Dyke Path National Trail.
Pattern/ Complexity	A mix of enclosed agriculture, plantations and historic parkland, on a landform that slopes consistently from west to east. The pattern is consistent, organic and relatively simple.		■		
Development/ Human Influence	Traditional (and often designated) built features predominate within the LCA. The presence of industrial features at the Kronospan Facility is an established discordant presence in outward views.		■		
Connections with adjacent areas	Obvious and very strong visual relationship with LCA 7a to the east. Very marked transition into the valleys of the Ceiriog (to the south) and the Dee (to the north). Plantation woodland marks the transition into the higher ground to the west.			■	
Visual Interruption	Typically open views are available eastwards, due to the underlying landform. However, there is significant screening vegetation also present, especially with the Chirk Castle Estate		■		
Sensitivity					
<p>The LCA is a mixture of pastoral agriculture, plantation woodland and historic parkland. The east-facing landform focuses views outwards over Chirk and includes the Kronospan Facility, which is a well-established if discordant presence. Susceptibility to change is medium to high, with the predominantly traditional built environment, strong linkages with the land to the east, and the simple consistent landscape pattern the most susceptible components of character.</p> <p>The value of the landscape is high. The LCA is located within the Clwydian Range and Dee Valley National Landscape. As such, the value of the landscape itself is clearly recognised and protected by statute. Additionally, wider value is represented by the presence of Chirk Castle (and estate) both as a designated heritage asset and as an important visitor destination, and by the presence of the Offa's Dyke Path, a nationally imported promoted walking route.</p> <p>Overall, sensitivity is high.</p>					
Size/Scale of Effect		Geographical Extent			
<ul style="list-style-type: none">• The Proposed Development would be added to the existing assemblage of structures at Kronospan.• The Proposed Development would be apparent from some locations within the LCA, but would always be seen in the		<ul style="list-style-type: none">• More exposed parts of the LCA, including the eastern and north-western parts of the Chirk Castle RPG, and the hillsides west of Chirk Marina.			



<p>context of the existing Kronospan facility, and the influence this exerts upon the context of views.</p> <ul style="list-style-type: none"> • The proposed new structures would be amongst the largest structures present. • The influence of large-scale industrial development upon the character of the LCA would undergo an incremental increase. • The wider character of the LCA would remain largely as at baseline, with Kronospan continuing to comprise a very obviously distinct element in outward views. 	
Duration	Reversibility
<ul style="list-style-type: none"> • Long-term. 	<ul style="list-style-type: none"> • Reversible following decommissioning.
Magnitude	
<p>Small.</p> <p>The Proposed Development would be added to the existing assemblage of structures at Kronospan. It would be apparent from more exposed locations within the LCA such as the eastern and north-western parts of Chirk Castle RPG and the hillsides west of Chirk marina. The proposed new structures would be amongst the largest structures present. There would thus be some change in the context of outwards views from these locations, but this would occur in the context of the well-established presence of the existing Kronospan Facility and the influence that this already exerts upon these views. The well-established influence of large-scale industrial development upon the character of the LCA would undergo an incremental increase. The wider character of the LCA would remain largely as at baseline, with Kronospan continuing to comprise a very obviously distinct feature in outwards views.</p>	
Level and Significance of Effect	
<p>A minor to moderate level of effect would occur.</p> <p>The presence of the Proposed Development would increase the influence of development at Kronospan upon views out from within the LCA, but not to such a degree that this would noticeably change character from baseline. The character of the LCA would continue to be defined by rural land uses and landcover, including historic parkland, and with long views outwards to the east including a large-scale industrial facility that contrasts with other visible features.</p> <p>Effects would not be significant.</p>	
Adverse/Neutral/Beneficial	
<p>The effects of the Proposed Development would be adverse.</p>	



Effects on WCBC LCA7a: Chirk					
Susceptibility to Change		Lower	↔	Higher	Value
Scale	Generally a small-medium scale landscape, but with the Kronospan site notably out of scale with other features present. Views are typically short-range due to enclosure by buildings and vegetation.		■		<ul style="list-style-type: none">• National Landscape overlaps the western boundary of the LCA;• World Heritage Site (canal);• Canal has recreational function (including marina and towpath);• Heritage assets within Chirk (listed buildings and Conservation Area);• Chirk is an established settlement with village centre and residential areas.
Pattern/ Complexity	A varied pattern of small scale residential and commercial buildings, enclosed agricultural fields, transport corridors and large scale industry. As such, the landscape is not consistent and has both organic and geometric influences.	■			
Development/ Human Influence	Typically small-scale buildings, both traditional and contemporary, but with the Kronospan Site a very prominent large-scale industrial facility, including tall/ bulky structures		■		
Connections with adjacent areas	Visual relationship with the hillsides to the west (LCA 5a). The Canal provides a functional relationship with the landscapes to the north and south (along the canal corridor). Very obvious transition into the valleys of the Ceiriog (to the south) and the Dee (to the north). The A5 corridor marks a clear boundary to the east.		■		
Visual Interruption	Views are frequently interrupted by buildings (within the village) and by vegetation elsewhere. Nevertheless there are localised spots of longer range visibility, with the Kronospan site typically clearly visible.	■			
Sensitivity					
<p>The LCA contains a relatively diverse mix of features, of which the Kronospan site is prominent by virtue of its large size/ scale. Susceptibility to change is medium, with the linkages with the adjacent land to the west the most susceptible component of character.</p> <p>Value is high. The LCA lies partially within the Clwydian Range and Dee Valley National Landscape, thereby recognising the inherent value of the landscape. The presence of the World Heritage Site adds further value, both as a recognised heritage asset that is in important landscape feature in its own right, and also as an important tourist/ recreational resource. Chirk itself provides the setting for the lives of its residents and has clear value in that regard.</p> <p>Overall, sensitivity is medium to high.</p>					
Size/Scale of Effect			Geographical Extent		
<ul style="list-style-type: none">• The Proposed Development would be added to the existing assemblage of structures at Kronospan.			<ul style="list-style-type: none">• Change across much of the LCA, but dependent upon the availability of views		



<ul style="list-style-type: none"> • The Proposed Development would be apparent from some locations within the LCA, but would always be seen in the context of the existing Kronospan facility, and the influence this exerts upon the context of views. • The proposed new structures would be amongst the largest structures present. • The influence of large-scale industrial development upon the character of the LCA would undergo an incremental increase. • The Proposed Development often be wholly or partially screened by existing structures or by vegetation cover, and this would limit its specific influence upon the wider character of the landscape/townscape. 	<p>towards the northern part of the Kronospan Site, which is often screened by vegetation and buildings.</p>
Duration	Reversibility
<ul style="list-style-type: none"> • Long-term. 	<ul style="list-style-type: none"> • Reversible following decommissioning.
Magnitude	
<p>Small.</p> <p>The Proposed Development would be added to the existing assemblage of structures at Kronospan. The proposed new structures would be amongst the largest structures present. Their presence would be apparent from much of the LCA, but would often be locally screened by existing structures or by vegetation cover. The well-established influence of large-scale industrial development upon the character of the LCA would undergo an incremental increase. The wider character of the LCA would remain largely as at baseline, with Kronospan continuing to comprise a conspicuous presence within the wider landscape/townscape.</p>	
Level and Significance of Effect	
<p>A minor to moderate level of effect would occur.</p> <p>The presence of the Proposed Development would increase the influence of development at Kronospan upon the character of the landscape/townscape, but not to such a degree that this would noticeably change character from baseline. The character of the LCA would continue to be defined by urban development within Chirk, including a large-scale industrial facility, set in the context of surrounding rural land uses, and often significant vegetation cover (especially along the canal corridor).</p> <p>Effects would not be significant.</p>	
Adverse/Neutral/Beneficial	
<p>The effects of the Proposed Development would be adverse.</p>	



Effects on WCBC LCA9d: Froncysyllte to Newbridge					
Susceptibility to Change		Lower	↔	Higher	Value
Scale	Small scale valley landscape enclosed by the surrounding landform. Traffic, vegetation, buildings/structures are scale indicators. Views are framed by landform.			■	<ul style="list-style-type: none">• National Landscape.• World Heritage Site.• Offa's Dyke Path.• Cefn viaduct.• Ty Mawr Country Park
Pattern/ Complexity	Consistent pattern of farmland and woodland, with linear transport corridors	■			
Development/ Human Influence	Obvious human influence. Agricultural, canal, railway (on viaduct). Settlement at Pentre. The viaduct is a prominent historic structure		■		
Connections with adjacent areas	Contrast in elevation with areas to the north and south. Strong connections with upstream and downstream parts of the Dee valley. Canal corridor provides a link with LCA7a to the south.		■		
Visual Interruption	Views are frequently interrupted by both landform and vegetation cover.	■			
Sensitivity					
<p>The LCA is a small scale and well enclosed valley landscape, with strong connections to adjacent areas. Susceptibility to change is high.</p> <p>The LCA is located within the Clwydian Range and Dee Valley National Landscape. The Pontcysyllte Canal and Aqueduct World Heritage Site runs through the LCA. The Offa's Dyke Path National Trail runs through the LCA. Cefn viaduct is a prominent feature. Ty Mawr Country Park is located within the valley floor. Value is medium to high</p> <p>Overall, sensitivity is high.</p>					
Size/Scale of Effect		Geographical Extent			
<ul style="list-style-type: none">• Potential glimpses from a short section of canal.• The character of the LCA would be wholly unaffected		• N/a			
Duration		Reversibility			
• N/a		• N/a			
Magnitude					
No Change. <p>The Proposed Development would be barely visible from within the LCA and its present would have no effect upon the existing character</p>					
Level and Significance of Effect					
As there would be no change in character, no effect would occur					
Adverse/Neutral/Beneficial					
N/a					



Effects on WCBC LCA12a: Dee/Ceiriog Wooded Valley					
Susceptibility to Change		Lower	↔	Higher	Value
Scale	Small scale valley landscape enclosed by the underlying landform and by dense woodland cover. Vegetation, traffic, buildings and structures are scale indicators. Views are framed by landform.			■	<ul style="list-style-type: none">• World Heritage Site.• Chirk Aqueduct and Chirk Viaduct.• Brynkinallt RPG.• Public rights of way run through the valley
Pattern/ Complexity	Consistent pattern of agriculture, and blocks of woodland superimposed on the valley landform.	■			
Development/ Human Influence	Agriculture, plantation woodland, B5070 and associated causeway. Chirk aqueduct and viaduct. A5. Sparse built development.		■		
Connections with adjacent areas	Contrast in elevation with areas to the north and south. Strong connections with upstream and downstream parts of the Dee valley. Canal corridor provides a link with landscapes to the north and south.			■	
Visual Interruption	Views are frequently interrupted by both landform and vegetation cover.	■			
Sensitivity					
<p>The LCA is a small scale and well enclosed valley landscape, with strong connections to adjacent areas. Susceptibility to change is high.</p> <p>The Pontcysyllte Canal and Aqueduct World Heritage Site runs through the LCA, with Chirk Aqueduct and Chirk Viaduct prominent features within this. Brynkinallt Registered Park and Garden overlaps the LCA. Several public rights of way run through the valley. Value is medium to high</p> <p>Overall, sensitivity is high.</p>					
Size/Scale of Effect			Geographical Extent		
<ul style="list-style-type: none">• There would be very localised visibility of the Proposed Development from the fringes of the LCA, north of the A5/B5070 junction.• The character of the LCA would be wholly unaffected.			<ul style="list-style-type: none">• N/a		
Duration			Reversibility		
<ul style="list-style-type: none">• N/a.			<ul style="list-style-type: none">• N/a.		
Magnitude					
No Change <p>The Proposed Development would be barely visible from within the LCA and its present would have no effect upon the existing character.</p>					
Level and Significance of Effect					
As there would be no change in character, no effect would occur.					
Adverse/Neutral/Beneficial					
N/a					



Effects on WCBC LCA13a: Welsh Maelor					
Susceptibility to Change		Lower	↔	Higher	Value
Scale	Medium to large scale and relatively open landscape. Traffic, vegetation and buildings are localised scale indicators. Expansive views outwards to the east		■		<ul style="list-style-type: none">• Brynkinallt RPG.• Sparse public right of way network.
Pattern/ Complexity	Simple pattern of relatively regular shaped fields, with limited tree cover. A5 is a linear feature than cuts through the LCA.	■			
Development/ Human Influence	Contemporary agricultural practices. A5 corridor. Small settlement at Black Park. Historic landscape and Brynkinallt	■			
Connections with adjacent areas	Contrast in elevation with the valley to the north, east and south. Visual relationship with the lowlands to the east		■		
Visual Interruption	Views tend to be open and unscreened		■		
Sensitivity					
<p>The LCA is medium in scale, and is oriented largely on an east facing slope with views focussed looking out of the Study Area. Susceptibility to change is medium.</p> <p>No landscape designations. Brynkinallt Registered Park and Garden overlaps the LCA boundary. Public rights of way are present, but the network is sparse. Value is medium.</p> <p>Overall, sensitivity is medium.</p>					
Size/Scale of Effect		Geographical Extent			
<ul style="list-style-type: none">• There would be very localised visibility of the Proposed Development from the fringes of the LCA, at the eastern and south-western boundaries.• The character of the LCA would be wholly unaffected.		• N/a			
Duration		Reversibility			
• N/a		• N/a			
Magnitude					
No Change. <p>The Proposed Development would be barely visible from within the LCA and its present would have no effect upon the existing character.</p>					
Level and Significance of Effect					
As there would be no change in character, no effect would occur					
Adverse/Neutral/Beneficial					
N/a					



Effects on Shropshire LT: Riverside Meadows					
Susceptibility to Change		Lower	↔	Higher	Value
Scale	Flat valley floor landform enclosed by the surrounding slopes. Vegetation and traffic are scale indicators. Views are framed by landform			■	<ul style="list-style-type: none">• World Heritage Site.• Chirk Aqueduct and Chirk Viaduct.• Public right of way runs through the valley floor
Pattern/ Complexity	Consistent pattern of agricultural and occasional woodlands, superimposed on the underlying landform	■			
Development/ Human Influence	Agriculture, plantation woodland, B5070 and associated causeway. Chirk aqueduct and viaduct. A5. Sparse built development.		■		
Connections with adjacent areas	Contrast in elevation with areas to the north and south. Strong connections with upstream and downstream parts of the Ceiriog valley. Canal corridor provides a link with landscapes to the north and south.		■		
Visual Interruption	Views are frequently interrupted by both landform and vegetation cover.	■			
Sensitivity					
<p>The LT is a small scale and well enclosed valley landscape, with strong connections to adjacent areas. Susceptibility to change is high.</p> <p>The Pontcysyllte Canal and Aqueduct World Heritage Site runs through the LT, with Chirk Aqueduct and Chirk Viaduct prominent features within this. A public footpath runs along the valley floor. Value is medium to high</p> <p>Overall, sensitivity is high.</p>					
Size/Scale of Effect			Geographical Extent		
• N/a.			• N/a.		
Duration			Reversibility		
• N/a.			• N/a.		
Magnitude					
No Change The Proposed Development would not be visible from within the LT, and thus there would be no change in character.					
Level and Significance of Effect					
As there would be no change in character, no effect would occur					
Adverse/Neutral/Beneficial					
N/a					



Effects on Shropshire LT: Wooded River Gorge					
Susceptibility to Change		Lower	↔	Higher	Value
Scale	Small scale landscape comprising the southern slopes of the Ceiriog valley. The degree of openness/enclosure varies through with land cover. Building, vegetation and traffic are scale indicators. Expansive views from more open areas.			■	<ul style="list-style-type: none">• World Heritage Site.• Maelor Way.• Canal has recreational function (including towpath)
Pattern/ Complexity	Variable pattern defined by differences in land cover and the valley slopes. Areas of farmland, woodland, settlement and transport corridors. The landform is a constant influence		■		
Development/ Human Influence	Contemporary agriculture, plantation woodland, contemporary and traditional built forms. Historic and more modern transport routes.		■		
Connections with adjacent areas	Contrast in elevation with areas to the north and south. Strong connections with upstream and downstream parts of the Ceiriog valley. Canal corridor provides a link with landscapes to the north and south.		■		
Visual Interruption	The degree of interruption varies with land cover.		■		
Sensitivity					
<p>The LT is a small scale and landscape defined by the underlying landform of the valley slopes, with strong connections to adjacent areas. Susceptibility to change is high.</p> <p>The Pontcysyllte Canal and Aqueduct World Heritage Site runs through the LT. The Maelor Way long distance path runs through the LT and the canal also has recreational value. Value is medium to high</p> <p>Overall, sensitivity is high.</p>					
Size/Scale of Effect		Geographical Extent			
<ul style="list-style-type: none">• There would be very localised visibility of the Proposed Development from the fringes of the LT.• The character of the LT would be wholly unaffected.		<ul style="list-style-type: none">• N/a			
Duration		Reversibility			
<ul style="list-style-type: none">• N/a		<ul style="list-style-type: none">• N/a			
Magnitude					
No Change. <p>The Proposed Development would be barely visible from within the LT and its presence would have no influence upon the existing character</p>					
Level and Significance of Effect					
As there would be no change in character, no effect would occur.					
Adverse/Neutral/Beneficial					
N/a					



Effects on Shropshire LT: Pasture Hills					
Susceptibility to Change		Lower	↔	Higher	Value
Scale	Medium to large scale landscape. Exposed and open due to the underlying landform, although with some localised enclosure from woodland. Vegetation, buildings and traffic are scale indicators. Views tend to be expansive		■		<ul style="list-style-type: none">• No landscape designations• Offa's Dyke Path.• Ceiriog Trail• Relatively dense public rights of way network.
Pattern/ Complexity	Relatively simple pattern of regular shaped and regular sized fields superimposed on the steep slopes south of the Ceiriog valley. Woodland cover scattered throughout, and prevalent along tributary valleys.		■		
Development/ Human Influence	Contemporary agriculture. Built development is sparse. Traditional and utilitarian built forms. Minor road network. Taller structures at Kronospan visible to the north from some locations		■		
Connections with adjacent areas	Contrast in elevation with the valley to the north. Visual relationship with areas further to the north.		■		
Visual Interruption	Views are typically uninterrupted		■		
Sensitivity					
<p>The LT is a medium to large scale landscape located on north-facing slopes south of the Ceiriog Valley. There is a clear visual relationship with areas north of the river, which includes views of existing structures at the Kronospan facility. Susceptibility to change is moderate.</p> <p>The LT is not subject to any landscape designations. The Offa's Dyke Path National Trail and the Ceiriog Trial long distance path both run through the LT and the network of public rights of way is relatively dense. Value is medium.</p> <p>Overall, sensitivity is medium.</p>					
Size/Scale of Effect			Geographical Extent		
<ul style="list-style-type: none">• The Proposed Development would be visible from more exposed locations within the LT.• This change would be experienced in the context of existing expansive views northward that include existing structures at Kronospan.• Incremental change in the visual context of the LT			<ul style="list-style-type: none">• From more elevated/exposed locations throughout the LT.		
Duration			Reversibility		
<ul style="list-style-type: none">• Long-term.			<ul style="list-style-type: none">• Reversible following decommissioning.		
Magnitude					
Small. <p>The Proposed Development would be visible from more exposed/elevated locations within the LT. This change would be experienced in the context of the expansive northward views that are characteristic of the LT and which already include the existing Kronospan facility. There would be incremental change in the visual context of the LT, but underlying characteristics would remain as at baseline.</p>					
Level and Significance of Effect					



A **minor** level of effect would occur.

The introduction of the Proposed Development would result in a very limited increase in the influence of the Kronospan facility upon the visual context of the LT. Underlying characteristics would not change to any appreciable degree from baseline.

Effects would **not be significant**.

Adverse/Neutral/Beneficial

The effects of the Proposed Development would be **adverse**.



Effects on Shropshire LT: Principal Settled Farmlands					
Susceptibility to Change		Lower	↔	Higher	Value
Scale	Medium scale landscape. Internally open but with significant areas of woodland and built development providing enclosure from the outside. Buildings, vegetation and traffic are scale indicators. Views tend to be relatively broad but restricted in length		■		<ul style="list-style-type: none">• No landscape designations• Public rights of way connect the various settlements.• Llangollen Canal is an important recreational feature.• Maelor Way.
Pattern/ Complexity	A mixture of enclosed farmland, small woodlands and (in the local context) relatively large settlements, superimposed on a gently undulating landform. Variable and somewhat inconsistent overall character.		■		
Development/ Human Influence	Contemporary agriculture. Settlement at Chirk Bank, Rhoswel/Preesgweene and Wseton Rhyn. Built development along the A5/B5070 corridor. Road and rail corridors.	■			
Connections with adjacent areas	Contrast in elevation with the Ceiriog valley to the north. Part of the wider rural landscape mosaic of northern Shropshire		■		
Visual Interruption	Vegetation and other features restrict the availability of long-range views		■		
Sensitivity					
<p>The LT is a medium scale landscape that is subject to a series of different influences, resulting in a variable character. Susceptibility to change is medium.</p> <p>The LT is not subject to any landscape designations. A network of public rights of way connects the various settlements. The Llangollen Canal and Maelor Way long distance path are more widely promoted recreational routes. Value is medium</p> <p>Overall, sensitivity is medium.</p>					
Size/Scale of Effect			Geographical Extent		
<ul style="list-style-type: none">• Scattered views of the Proposed Development.• No appreciable change to the existing character of the landscape			<ul style="list-style-type: none">• Small patches of visibility throughout		
Duration			Reversibility		
<ul style="list-style-type: none">• Long-term.			<ul style="list-style-type: none">• Reversible following decommissioning.		
Magnitude					
Negligible. <p>Scattered views of the Proposed Development would be available from locations within the LT. This would not result in any appreciable change upon the character of the landscape</p>					
Level and Significance of Effect					
<p>A negligible level of effect would occur.</p> <p>The presence of the Proposed Development would result in some very limited change in view from some locations, but would not give rise to any appreciable change in character from baseline.</p> <p>Effects would not be significant.</p>					



Adverse/Neutral/Beneficial

The presence of the Proposed Development would neither enhance nor detract from the character of the landscape. As such, effects would be neutral.
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