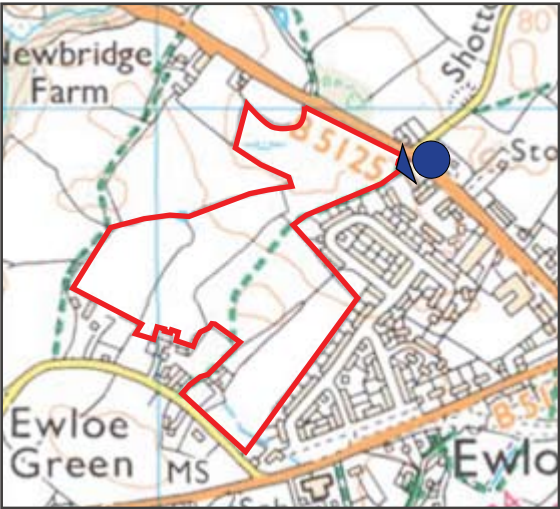




Context photo - Viewpoint location

Context photo - View of further housing to the east off Holywell Road.



|                              |                                                                               |
|------------------------------|-------------------------------------------------------------------------------|
| Representative Viewpoint     | VP1 - Holywell Road (B5125) at junction off Shotton Lane                      |
| Visual Receptor              | Vehicle users, Pedestrian users and Residents                                 |
| Location (Easting, Northing) | 329374,366933<br>Looking south-west.                                          |
| Receptor description         | Residents of properties off Holywell Road<br>Pedestrians and vehicular users. |
| View and orientation         | View south-west immediately opposite the north-east corner of the site.       |
| View elevation               | 79M                                                                           |
| Proximity to proposals       | Adjacent site boundary.                                                       |
| Extent of Visibility         | Proposal will be partially visible within the foreground at close proximity.  |

|                            |                                                                                                                                                                            |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description of View        | Close proximity views south-west towards undulating fields bound by hedgerows and trees. Part of the proposal site is screened by foreground properties off Hilltop Close. |
| Change to View             | Close proximity views south-west will experience a prominent change. Views experienced will be partially screened by hedgerows, hedgerow trees or neighbouring properties. |
| Value and Quality of view  | Ordinary/Poor                                                                                                                                                              |
| Susceptibility of receptor | Low (Vehicular), Medium (Sidewalk Pedestrian), Medium-High (Residential)                                                                                                   |
| Sensitivity of receptor    | Low (Vehicular), Low-Medium (Sidewalk Pedestrian), Medium (Residential) (reduced due to urban context)                                                                     |

|                                                                                                                                                                                                                                            |             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| Magnitude of Change                                                                                                                                                                                                                        | Medium-High |
| Hierarchy of receptor                                                                                                                                                                                                                      | Local       |
| Summary - Visual Effects                                                                                                                                                                                                                   |             |
| Slight-Moderate Adverse (Vehicle users) - Vehicle receptors will experience a perceptible effect partially screened by hedgerows and existing housing. There will be a small loss of existing hedgerow to enable access off Holywell Road. |             |
| Moderate Adverse (Pedestrian users) - Pedestrian users will experience a notable effect partially screened by hedgerows and existing housing.                                                                                              |             |
| Moderate-Substantial Adverse (Residents) - Residents from upper floor and ground floor views will experience a prominent effect partially screened by hedgerows and/ or existing housing.                                                  |             |
| Post Mitigation - Year 15                                                                                                                                                                                                                  |             |
| Effects will remain the same however nature of change will become Neutral as mitigation planting matures and proposed housing establishes as an extension of Ewloe urban settlement.                                                       |             |

**Viewpoint 1 (VP1)**

Project: Land at Holywell Road, Ewloe Green, Flintshire





Context photo - looking south towards the Bungalow near Newbridge Farm



|                              |                                                                                                       |
|------------------------------|-------------------------------------------------------------------------------------------------------|
| Representative Viewpoint     | VP2 - Holywell Road (B5125) near the Bungalow at Newbridge Farm                                       |
| Visual Receptor              | Vehicle users, Pedestrian users and Residents                                                         |
| Location (Easting, Northing) | 329123,367073 Looking south.                                                                          |
| Receptor description         | Vehicle users and Pedestrian users of Holywell Road (B5125). Residents at Bungalow at Newbridge Farm. |
| View and orientation         | View south partially screened by trees and hedgerows.                                                 |
| View elevation               | 79M                                                                                                   |
| Proximity to proposals       | 58m north of the proposal site                                                                        |
| Extent of Visibility         | Proposal will be partially visible within close proximity.                                            |

|                            |                                                                                                                                                                                                                                                         |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description of View        | Main views are along the B5125 to the south-east and north-west with roadside grass edging, hedgerows and trees. Views are also of agricultural fields and woodland with views of the bungalow and a petrol station visible to the south and southwest. |
| Change to View             | Views south-west are to change with views of housing visible at a closer distance and partially screened by trees and hedgerows.                                                                                                                        |
| Value and Quality of view  | Ordinary                                                                                                                                                                                                                                                |
| Susceptibility of receptor | Low (Vehicular), Medium (Pedestrian), Medium-High (Residential)                                                                                                                                                                                         |
| Sensitivity of receptor    | Low (Vehicular), Low-Medium (Pedestrian), Medium (Residential) (reduced due to urban context)                                                                                                                                                           |

|                                                                                                                                                                                                          |             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| Magnitude of Change                                                                                                                                                                                      | Medium-High |
| Hierarchy of receptor                                                                                                                                                                                    | Local       |
| Summary - Visual Effects                                                                                                                                                                                 |             |
| <b>Slight-Moderate Adverse (Vehicle users)</b> - Receptors will experience a perceptible effect at close proximity. Views will be partially screened by hedgerows and trees.                             |             |
| <b>Moderate Adverse (Pedestrian users)</b> - Pedestrian users will experience a notable effect at close proximity. Views will be partially screened by hedgerows and trees.                              |             |
| <b>Moderate-Substantial Adverse (Residents)</b> - Side on views by residents of the bungalow will experience prominent effects at close proximity partially screened by hedgerows and garden vegetation. |             |
| Post Mitigation - Year 15                                                                                                                                                                                |             |
| Effects will remain the same however nature of change will become Neutral as mitigation planting matures and proposed housing establishes as an extension of Ewloe urban settlement.                     |             |

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|---------------------------------------------------------|
| Viewpoint 2 (VP2)                                       |
| Project: Land at Holywell Road, Ewloe Green, Flintshire |
|                                                         |





Context photo - Viewpoint location along eastern fence boundary

Context photo - looking south east towards rear of properties off Circular Drive



|                              |                                                                                                                                                       |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Representative Viewpoint     | VP3 - PRoW footpath 144 and residents of properties off Circular Road                                                                                 |
| Visual Receptor              | Pedestrian users and residents                                                                                                                        |
| Location (Easting, Northing) | 329329,366889<br>Looking west.                                                                                                                        |
| Receptor description         | Pedestrian users of PRoW footpath 144 and residents of properties off Circular Road                                                                   |
| View and orientation         | Clear views west from PRoW footpath 144 within the site and rear views upper and ground floor from properties partially screened by hedgerow/fencing. |
| View elevation               | 80M                                                                                                                                                   |
| Proximity to proposals       | Within site boundary.                                                                                                                                 |
| Extent of Visibility         | Proposal will be visible within the foreground at close proximity.                                                                                    |

|                            |                                                                                                                                                                                                                           |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description of View        | Views west of undulating fields bound by hedgerows and trees. View includes woodland to the north and the bungalow to the north-west.                                                                                     |
| Change to View             | Views will experience a prominent change to views of proposed housing within the immediate vicinity. Ground views from properties will be partially screened by garden vegetation, boundary hedgerows, trees and fencing. |
| Value and Quality of view  | Moderate                                                                                                                                                                                                                  |
| Susceptibility of receptor | High (Pedestrian),<br>Medium-High (Residents)                                                                                                                                                                             |
| Sensitivity of receptor    | High (Pedestrian),<br>Medium-High (Residents)                                                                                                                                                                             |

|                                                                                                                                                                                                                                                                                               |       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| Magnitude of Change                                                                                                                                                                                                                                                                           | High  |
| Hierarchy of receptor                                                                                                                                                                                                                                                                         | Local |
| Summary - Visual Effects                                                                                                                                                                                                                                                                      |       |
| <b>Substantial Adverse (Pedestrian users)</b> - Pedestrian users will experience a loss of views of rolling countryside. Views would become the immediate setting of proposed built form. Views of the countryside would be limited by intervening proposed built form.                       |       |
| <b>Moderate-Substantial Adverse (Pedestrian users and Residents)</b> - Rear upper and ground views would lose views of rolling countryside. Existing garden vegetation, boundary hedgerows, trees and fencing would partially screen or filter ground floor views of the proposed built form. |       |
| Post Mitigation - Year 15                                                                                                                                                                                                                                                                     |       |
| Effects will remain the same however nature of change will become Neutral as mitigation planting along the eastern boundary matures and proposed housing establishes as an extension of Ewloe urban settlement.                                                                               |       |



|                                                         |
|---------------------------------------------------------|
| Viewpoint 3 (VP3)                                       |
| Project: Land at Holywell Road, Ewloe Green, Flintshire |
|                                                         |





Context photo - looking north towards viewpoint location along eastern boundary of site.



Context photo - looking east towards viewpoint location at eastern boundary and immediately west of properties off Greenville Avenue.



|                              |                                                                                                                                   |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Representative Viewpoint     | VP4- Properties off Greenville Avenue                                                                                             |
| Visual Receptor              | Residents                                                                                                                         |
| Location (Easting, Northing) | 329225,366634<br>Looking north-west.                                                                                              |
| Receptor description         | Residents of properties off Greenville Avenue.                                                                                    |
| View and orientation         | Clear views west from upper and ground floor views from properties partially screened by hedgerow/ fencing and garden vegetation. |
| View elevation               | 89M                                                                                                                               |
| Proximity to proposals       | Within site boundary.                                                                                                             |
| Extent of Visibility         | Proposal will be visible within the foreground at close proximity.                                                                |

|                            |                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description of View        | Views west of foreground undulating field bound by hedgerows and mature oak trees. Views north of field sloping down towards Circular Road playground and urban settlement. Views south of the site used for horse grazing and bound by mature hedgerows that partially screen views of properties along Green Lane and Mold Road. The elevated wooded escarpment is visible in the distance. |
| Change to View             | Views will experience a prominent change within the immediate vicinity.                                                                                                                                                                                                                                                                                                                       |
| Value and Quality of view  | Moderate                                                                                                                                                                                                                                                                                                                                                                                      |
| Susceptibility of receptor | Medium-High (Residents)                                                                                                                                                                                                                                                                                                                                                                       |
| Sensitivity of receptor    | Medium-High (Residents)                                                                                                                                                                                                                                                                                                                                                                       |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                         |       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| Magnitude of Change                                                                                                                                                                                                                                                                                                                                                                                                                                     | High  |
| Hierarchy of receptor                                                                                                                                                                                                                                                                                                                                                                                                                                   | Local |
| Summary - Visual Effects                                                                                                                                                                                                                                                                                                                                                                                                                                |       |
| Moderate-Substantial Adverse (Residents) - Rear upper and ground views by residents of properties along Greenville Avenue would lose rear views of rolling countryside. Hedgerows and trees visible within the foreground would be potentially removed. Rear view would become the immediate setting of a housing estate. Existing garden vegetation, boundary hedgerows/ fencing would partially screen ground floor views of the proposed built form. |       |
| Post Mitigation - Year 15                                                                                                                                                                                                                                                                                                                                                                                                                               |       |
| Effects will remain the same however nature of change will become Neutral as mitigation planting along the eastern boundary matures and proposed housing establishes as an extension of Ewloe urban settlement.                                                                                                                                                                                                                                         |       |

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|---------------------------------------------------------|
| Viewpoint 4 (VP4)                                       |
| Project: Land at Holywell Road, Ewloe Green, Flintshire |
|                                                         |



Proposal Site



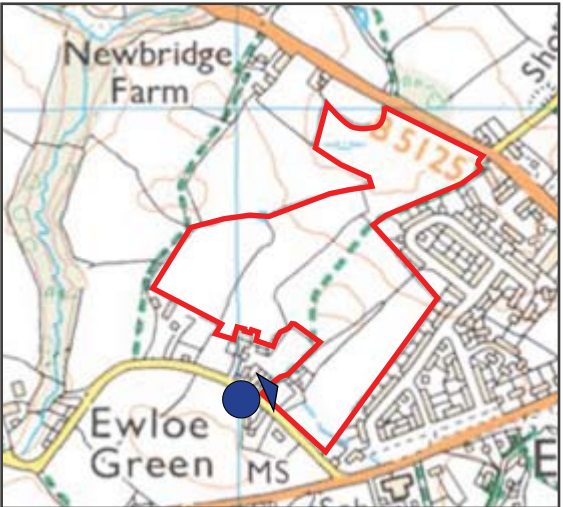
Context photo - Image of Skelmorlie property off Green Lane near viewpoint location.



Context photo - Image of Leaffield and The Moorings properties near viewpoint location.



Context photo - Image of Rose Villa near viewpoint location and off Green Lane to south of the site



|                              |                                                                                                                    |
|------------------------------|--------------------------------------------------------------------------------------------------------------------|
| Representative Viewpoint     | Vp5 - Green Lane near properties Skelmorlie, Leaffield, The Moorings, Rosa Villa and Hafal                         |
| Visual Receptor              | Vehicle users and residents                                                                                        |
| Location (Easting, Northing) | 328995,366604 Looking north-east.                                                                                  |
| Receptor description         | Vehicle users of Green Lane and residents of the Skelmorlie, Leaffield, The Moorings, Rosa Villa and Hafal.        |
| View and orientation         | Views to the north and north-east along Green Lane                                                                 |
| View elevation               | 88M                                                                                                                |
| Proximity to proposals       | 41M south of the site.                                                                                             |
| Extent of Visibility         | Visibility to the north and north-east is limited by intervening properties, trees, hedgerows and telegraph poles. |

|                            |                                                                                                                                                                                                                                                                    |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description of View        | Views north screened by neighbouring 2 storey properties, trees and hedgerows. Views to the north-west are partially screened by properties and hedgerows. Upper floor views from properties will view properties off Greenville Avenue, Green Lane and Mold Road. |
| Change to View             | Views will experience a notable change from upper floor views within immediate vicinity. Ground floor views will be screened by hedgerows, trees or neighbouring properties.                                                                                       |
| Value and Quality of view  | Ordinary                                                                                                                                                                                                                                                           |
| Susceptibility of receptor | Low (Vehicle Users), Medium-High (Residents from Upper Floor), High (Residents from Ground Floor)                                                                                                                                                                  |
| Sensitivity of receptor    | Low (Vehicle Users), Medium (Residents from Upper Floor), Medium-High (Residents from Ground Floor) (reduced due to urban context)                                                                                                                                 |

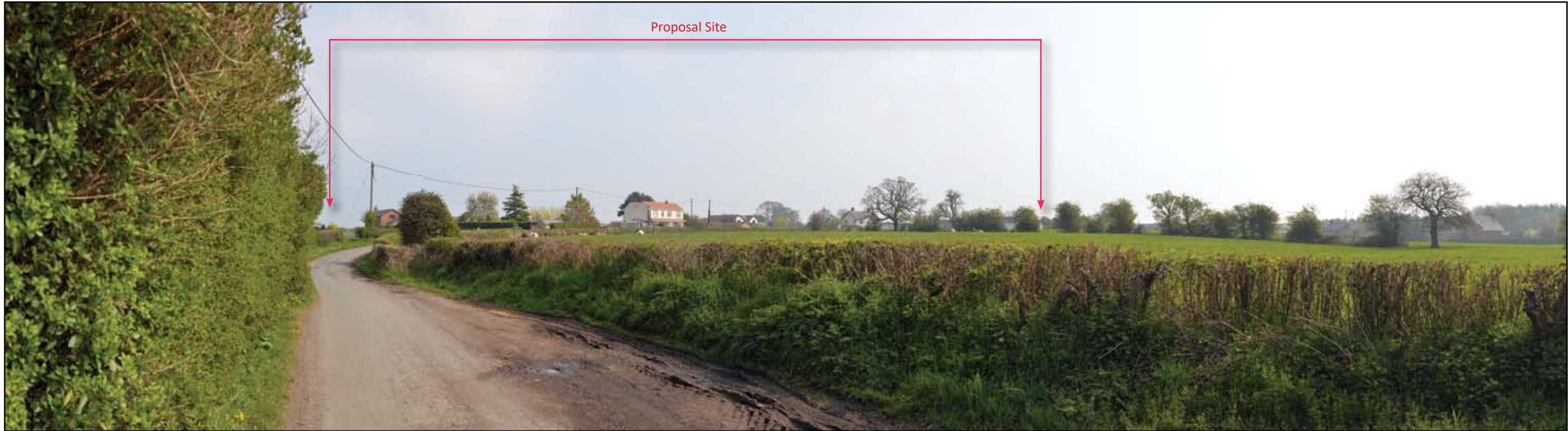
|                                                                                                                                                                                                                                                                                                                                                            |             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| Magnitude of Change                                                                                                                                                                                                                                                                                                                                        | Medium-High |
| Hierarchy of receptor                                                                                                                                                                                                                                                                                                                                      | Local       |
| Summary - Visual Effects                                                                                                                                                                                                                                                                                                                                   |             |
| Slight-Moderate Adverse (Vehicle users) - Vehicle receptors will perceive the proposal site with views partially screened by hedgerows and existing properties off Green Lane.                                                                                                                                                                             |             |
| Moderate-Substantial Adverse (Residents from Upper Floors and Ground Floor) - Residents will experience prominent effects of the proposal site at close proximity. Ground floor views will be partially screened by intervening hedgerows. Upper floor views will experience existing views of properties off Greenville Avenue, Green Lane and Mold Road. |             |
| Post Mitigation - Year 15                                                                                                                                                                                                                                                                                                                                  |             |
| Effects will remain the same however nature of change will become Neutral as mitigation planting along the southern boundary matures and proposed housing establishes as an extension of Ewloe urban settlement.                                                                                                                                           |             |

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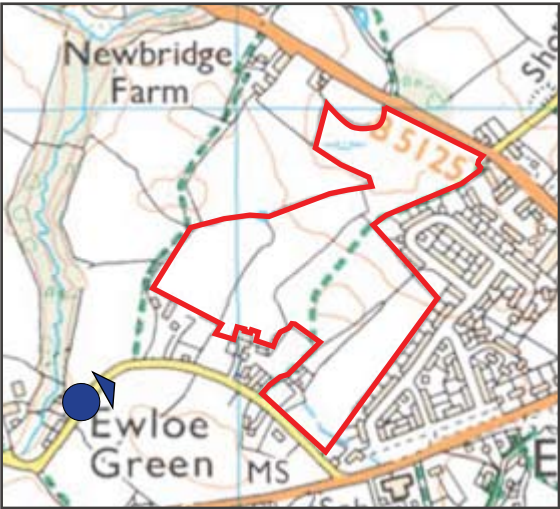
Viewpoint 5 (VP5)

Project: Land at Holywell Road, Ewloe Green, Flintshire





Context photo 1 - looking south towards terraced houses called Rose Cottage, Green Villa Oldfield, Ash House and Ewloe Villa.



|                              |                                                                                                            |
|------------------------------|------------------------------------------------------------------------------------------------------------|
| Representative Viewpoint     | VP6 - Green Lane near Rose Cottage, Green Villa Oldfield, Ash House and Ewloe Villa                        |
| Visual Receptor              | Vehicle users and residents                                                                                |
| Location (Easting, Northing) | 328783,366575<br>Looking north-east.                                                                       |
| Receptor description         | Vehicle users of Green Lane and residents of Rose Cottage, Green Villa Oldfield, Ash House and Ewloe Villa |
| View and orientation         | View north-east partially screened by intervening trees and properties.                                    |
| View elevation               | 87M                                                                                                        |
| Proximity to proposals       | 202m south-west of the site boundary.                                                                      |
| Extent of Visibility         | Visibility to the north-east is limited by intervening properties, trees, hedgerows and telegraph poles.   |

|                            |                                                                                                                                                                  |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description of View        | Views north-west onto foreground rolling fields bound by hedgerows and trees. Middle ground views are of trees, properties along Green Lane and telegraph poles. |
| Change to View             | Views north-west will experience a perceptible change partially screened by intervening hedgerows, properties, trees and telegraph poles.                        |
| Value and Quality of view  | Moderate                                                                                                                                                         |
| Susceptibility of receptor | Low (Vehicle Users),<br>Medium (Residents)                                                                                                                       |
| Sensitivity of receptor    | Low (Vehicle Users),<br>Medium (Residents)                                                                                                                       |

|                                                                                                                                                                                                                  |       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| Magnitude of Change                                                                                                                                                                                              | Low   |
| Hierarchy of receptor                                                                                                                                                                                            | Local |
| Summary - Visual Effects                                                                                                                                                                                         |       |
| Slight Adverse (Vehicle users) - Vehicle receptors will experience perceptible effects with oblique views partially screened by hedgerows, trees and existing properties off Green Lane.                         |       |
| Slight-Moderate Adverse (Residents) - Residents will experience perceptible effects with oblique views partially screened by hedgerows, trees and existing properties off Green Lane.                            |       |
| Post Mitigation - Year 15                                                                                                                                                                                        |       |
| Effects will remain the same however nature of change will become Neutral as mitigation planting along the southern boundary matures and proposed housing establishes as an extension of Ewloe urban settlement. |       |

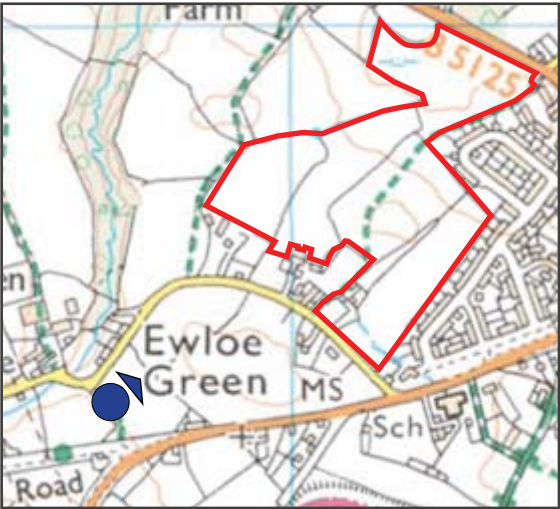
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|                                                         |
|---------------------------------------------------------|
| Viewpoint 6 (VP6)                                       |
| Project: Land at Holywell Road, Ewloe Green, Flintshire |
|                                                         |





Context photo - looking north-west along footpath to access off Green Lane



|                              |                                                                                                          |
|------------------------------|----------------------------------------------------------------------------------------------------------|
| Representative Viewpoint     | VP7 - PRoW footpath 141                                                                                  |
| Visual Receptor              | Pedestrian users                                                                                         |
| Location (Easting, Northing) | 328741,366468<br>Looking north-east.                                                                     |
| Receptor description         | Pedestrian users of PRoW footpath 141                                                                    |
| View and orientation         | View north-east partially screened by intervening trees and properties.                                  |
| View elevation               | 88M                                                                                                      |
| Proximity to proposals       | 315m south-west of the site boundary.                                                                    |
| Extent of Visibility         | Visibility to the north-east is limited by intervening properties, trees, hedgerows and telegraph poles. |

|                            |                                                                                                                                                            |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description of View        | Views north-west onto foreground rolling fields bound by hedgerows and trees. Middle ground views are of trees, properties along Green Lane and Mold Road. |
| Change to View             | Views north-west will experience a barely perceptible change along the skyline partially screened by intervening hedgerows, properties, and trees.         |
| Value and Quality of view  | Moderate                                                                                                                                                   |
| Susceptibility of receptor | High (Pedestrians)                                                                                                                                         |
| Sensitivity of receptor    | High (Pedestrians)                                                                                                                                         |

|                                                                                                                                                                                                               |                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Magnitude of Change                                                                                                                                                                                           | Low-Negligible |
| Hierarchy of receptor                                                                                                                                                                                         | Local          |
| Summary - Visual Effects                                                                                                                                                                                      |                |
| Slight-Moderate Adverse (Pedestrian users) - Pedestrian receptors will experience barely perceptible effects along the skyline partially screened by hedgerows, trees and existing properties off Green Lane. |                |
| Post Mitigation - Year 15                                                                                                                                                                                     |                |
| Effects will remain the same however nature of change will become Neutral as mitigation planting along the southern boundary matures.                                                                         |                |



|                                                         |
|---------------------------------------------------------|
| Viewpoint 7 (VP7)                                       |
| Project: Land at Holywell Road, Ewloe Green, Flintshire |
|                                                         |





Context photo - Viewpoint location

Context photo - Image of the Barn



|                              |                                                                                 |
|------------------------------|---------------------------------------------------------------------------------|
| Representative Viewpoint     | VP8 - PRoW footpath 143 near the Barn                                           |
| Visual Receptor              | Pedestrian users and residents of the Barn.                                     |
| Location (Easting, Northing) | 328872,366747<br>Looking east.                                                  |
| Receptor description         | Pedestrian users of PRoW footpath 143                                           |
| View and orientation         | View north-east over rolling fields bound by hedgerows and hedgerow trees.      |
| View elevation               | 88M                                                                             |
| Proximity to proposals       | Immediately adjacent the site.                                                  |
| Extent of Visibility         | Visibility to the north-east is limited by local landform, hedgerows and trees. |

|                            |                                                                                                                                                                                                                                                                                                |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description of View        | Views north-east onto foreground rolling fields bound by hedgerows and trees. Middle ground views are of trees. Properties off Green Lane including the Barn are visible to the south-east at close proximity. Views of Ewloe urban fringe are not possible due to intervening local landform. |
| Change to View             | Views north-east will experience a prominent change due to the immediate vicinity to the site. The south-western and southern part of the proposal site will be visible however the northern part of the site will likely be screened by intervening local landform.                           |
| Value and Quality of view  | Moderate                                                                                                                                                                                                                                                                                       |
| Susceptibility of receptor | High (Pedestrians), Medium-High (Residents from Upper Floor).                                                                                                                                                                                                                                  |
| Sensitivity of receptor    | High (Pedestrians), Medium-High (Residents from Upper Floor).                                                                                                                                                                                                                                  |

|                                                                                                                                                                                                                                                                                               |       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| Magnitude of Change                                                                                                                                                                                                                                                                           | High  |
| Hierarchy of receptor                                                                                                                                                                                                                                                                         | Local |
| Summary - Visual Effects                                                                                                                                                                                                                                                                      |       |
| <b>Moderate-Substantial Adverse (Pedestrian users)</b> - Pedestrian receptors will experience prominent effects due to the immediate vicinity of the proposal site and the loss of foreground agricultural fields.                                                                            |       |
| <b>Moderate-Substantial Adverse (Residents from Upper Floor Views)</b> - Pedestrian and Residential receptors will experience prominent effects from upper floor non-principle views due to the immediate vicinity of the proposal site. Immediate side on views of countryside will be lost. |       |
| Post Mitigation - Year 15                                                                                                                                                                                                                                                                     |       |
| Effects will remain the same however nature of change will become Neutral as mitigation planting along the western boundary matures.                                                                                                                                                          |       |

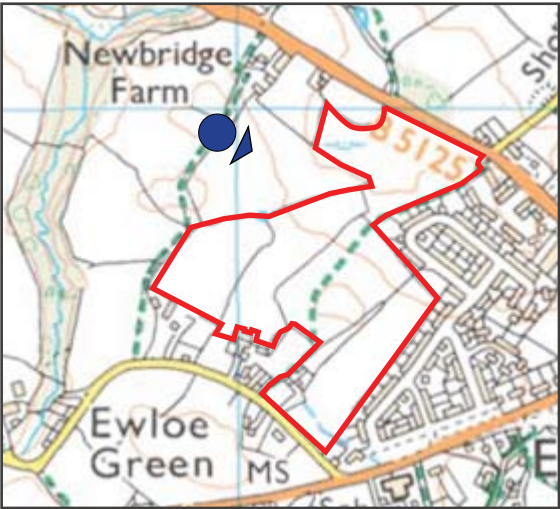


|                                                         |
|---------------------------------------------------------|
| Viewpoint 8 (VP8)                                       |
| Project: Land at Holywell Road, Ewloe Green, Flintshire |
|                                                         |





Context photo - elevated viewpoint location



|                              |                                                               |
|------------------------------|---------------------------------------------------------------|
| Representative Viewpoint     | VP9 - PRoW footpath 143                                       |
| Visual Receptor              | Pedestrian Users                                              |
| Location (Easting, Northing) | 328983,366975<br>Looking east.                                |
| Receptor description         | Pedestrians PRoW footpath 143                                 |
| View and orientation         | Open elevated panoramic view to the east                      |
| View elevation               | 91M                                                           |
| Proximity to proposals       | 130M west of the site.                                        |
| Extent of Visibility         | Proposal site will be visible for a large extent of the view. |

|                            |                                                                                                                                                                                                                     |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description of View        | View looks onto foreground rolling agricultural fields with hedgerows and hedgerow trees. Distant views are of Ewloe urban settlement and woodland. Detractors include urban settlement, roads and telegraph poles. |
| Change to View             | A prominent change will be experienced within a large extent of the elevated view.                                                                                                                                  |
| Value and Quality of view  | Moderate                                                                                                                                                                                                            |
| Susceptibility of receptor | High (pedestrian users)                                                                                                                                                                                             |
| Sensitivity of receptor    | Medium-High (pedestrian users) (reduced due to urban context)                                                                                                                                                       |

|                                                                                                                                                                                                                                                                                                                                                                                                    |             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| Magnitude of Change                                                                                                                                                                                                                                                                                                                                                                                | Medium-High |
| Hierarchy of receptor                                                                                                                                                                                                                                                                                                                                                                              | Local       |
| Summary - Visual Effects                                                                                                                                                                                                                                                                                                                                                                           |             |
| Moderate-Substantial Adverse (Pedestrian users) - Pedestrian receptors will experience a prominent effect due to the extent of the proposal site within the view at a mid range distance. Pedestrian users already experience a large amount of urban settlement within the view and the proposal site would increase the amount of urban development while making Ewloe settlement appear closer. |             |
| Post Mitigation - Year 15                                                                                                                                                                                                                                                                                                                                                                          |             |
| Effects will remain the same however nature of change will become Neutral as mitigation planting along the western boundary matures and the proposal site establishes within the landscape as an extension of Ewloe urban settlement.                                                                                                                                                              |             |

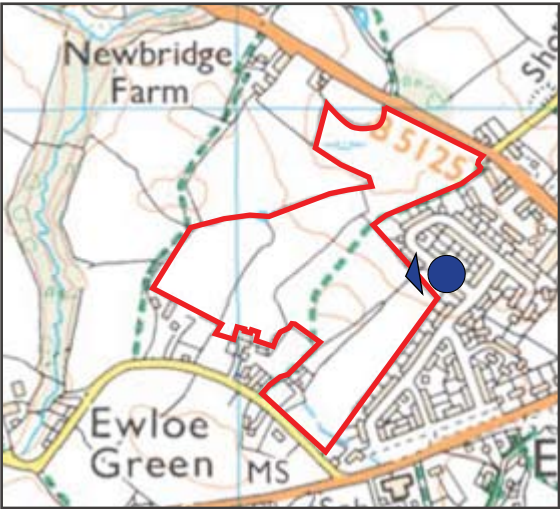


|                                                         |
|---------------------------------------------------------|
| Viewpoint 9 (VP9)                                       |
| Project: Land at Holywell Road, Ewloe Green, Flintshire |
|                                                         |





Context photo - Viewpoint location on Circular Drive



|                              |                                                                                                                                                                            |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Representative Viewpoint     | VP10 -Playground off circular road.                                                                                                                                        |
| Visual Receptor              | Recreational users, Vehicle users, and Residents                                                                                                                           |
| Location (Easting, Northing) | 329303,366770<br>Looking south.                                                                                                                                            |
| Receptor description         | Recreational users of playground off circular road. Vehicle users and residents of properties off Circular Road.                                                           |
| View and orientation         | View south-west partially screened by intervening hedgerows, trees and properties. Also the local landform of the site means a large part of the site will not be visible. |
| View elevation               | 80M                                                                                                                                                                        |
| Proximity to proposals       | 39m north of the site boundary.                                                                                                                                            |

|                            |                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description of View        | View looks north-west along Circular Road with properties set back by small enclosed gardens with driveways. A playground to the south west enables open views of the eastern part of the site comprising of a field with a steep incline creating a high skyline. A large part of the site is screened by mature hedgerows, hedgerow trees and intervening properties along Circular Road. |
| Change to View             | A prominent change will potentially affect he skyline just south of the playground. Roofs of proposed built form may be partially visible behind properties along Circular Road.                                                                                                                                                                                                            |
| Value and Quality of view  | Ordinary/Poor                                                                                                                                                                                                                                                                                                                                                                               |
| Susceptibility of receptor | Medium (Recreational users), Low (Vehicle users), High (Residents)                                                                                                                                                                                                                                                                                                                          |
| Sensitivity of receptor    | Low-Medium (Recreational users), Low (Vehicle users), Medium-High (Residents) (reduced due to urban context)                                                                                                                                                                                                                                                                                |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| Magnitude of Change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Medium-High |
| Hierarchy of receptor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Local       |
| Summary - Visual Effects                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |             |
| <b>Moderate Adverse (Recreational users)</b> - Pedestrian receptors will experience notable effects due to the immediate vicinity of the proposal site visible to the south of the playground. The proposed development would potentially interrupt the skyline.<br><b>Slight-Moderate Adverse (Vehicle users)</b> - Pedestrian receptors will experience a perceptible effect with the loss of agricultural field south of the play ground and views of the proposed development south of the playground.<br><b>Moderate-Substantial Adverse (Residents)</b> - Resident receptors with existing front on views of the playground will experience prominent effects due to proposed built form likely interrupting the skyline at close proximity. |             |
| Post Mitigation - Year 15                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |             |
| Effects will remain the same however nature of change will become Neutral as mitigation planting along the eastern boundary matures and the proposal site establishes within the landscape as an extension of Ewloe urban settlement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |             |

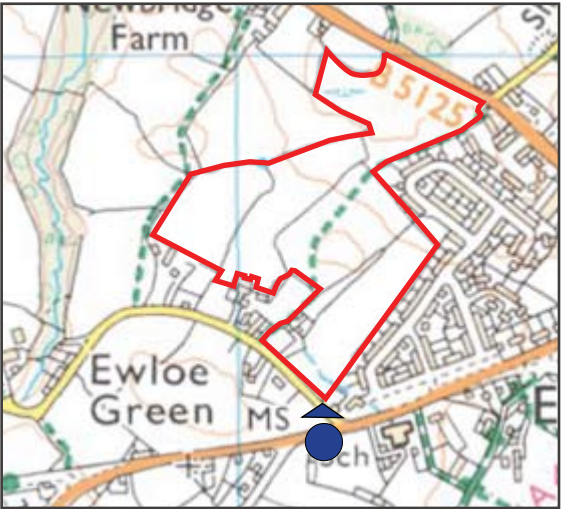


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| Viewpoint 10 (VP10)                                     |
| Project: Land at Holywell Road, Ewloe Green, Flintshire |
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Context photo - Viewpoint location at Maes Hewitt Junction off Mold Road



|                              |                                                                                                     |
|------------------------------|-----------------------------------------------------------------------------------------------------|
| Representative Viewpoint     | VP11 - Mold Road off Maes Hewitt                                                                    |
| Visual Receptor              | Vehicle users, Pedestrian users and Residents                                                       |
| Location (Easting, Northing) | 329125,366457<br>Looking north.                                                                     |
| Receptor description         | Residents of 2 Maes Hewitt<br>Pedestrians and vehicular users of Mold Road.                         |
| View and orientation         | View north-east partially screened by intervening hedgerow and properties.                          |
| View elevation               | 87M                                                                                                 |
| Proximity to proposals       | 87m to the south of the site boundary.                                                              |
| Extent of Visibility         | Visibility to the north is limited by intervening properties, trees, hedgerows and telegraph poles. |

|                            |                                                                                                                                                                                                                                                      |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description of View        | Views north of agricultural fields with hedgerows and trees with properties and telegraph poles focused along Green Lane.                                                                                                                            |
| Change to View             | A perceptible change will be experienced while partially screened by intervening hedgerows and properties along Green Lane and Greenville Avenue. Ground floor and Upper floor views of properties along Mold Road will experience a notable change. |
| Value and Quality of view  | Ordinary                                                                                                                                                                                                                                             |
| Susceptibility of receptor | Low (Vehicle Users),<br>Medium (Pedestrian users)<br>Medium-High (Residents)                                                                                                                                                                         |
| Sensitivity of receptor    | Low (Vehicle Users), Low-Medium (Pedestrian users), Medium (Residents) (reduced due to urban context)                                                                                                                                                |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Magnitude of Change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Low-Medium |
| Hierarchy of receptor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Local      |
| Summary - Visual Effects                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |            |
| <b>Slight-Moderate Adverse (Vehicle users and Pedestrian users)</b> - Vehicle and pedestrian receptors will perceive the proposal site along Mold Road with views partially screened by hedgerows and existing properties off Green Lane.<br><b>Moderate Adverse (Residents)</b> - Residents from upper floor views will notice front on or oblique views of the proposal site partly screened by hedgerows and existing properties off Green Lane and Greenville Avenue. The proposal site will appear as an extension of Ewloe settlement from upper floor views |            |
| Post Mitigation - Year 15                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |            |
| Effects will remain the same however nature of change will become Neutral as mitigation planting matures along the southern boundary and proposed housing establishes as an extension of Ewloe urban settlement.                                                                                                                                                                                                                                                                                                                                                   |            |

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| Viewpoint 11 (VP11)                                     |
| Project: Land at Holywell Road, Ewloe Green, Flintshire |
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|                              |                                                                                         |
|------------------------------|-----------------------------------------------------------------------------------------|
| Representative Viewpoint     | VP12 - PRoW Footpath 24A                                                                |
| Visual Receptor              | Pedestrian users                                                                        |
| Location (Easting, Northing) | 329552,367026<br>Looking south-west.                                                    |
| Receptor description         | Pedestrian users of PRoW Footpath 24A                                                   |
| View and orientation         | View south-west partially screened by intervening hedgerows, trees and properties.      |
| View elevation               | 84M                                                                                     |
| Proximity to proposals       | 79m north-east of site boundary.                                                        |
| Extent of Visibility         | Visibility to the south-west is limited by intervening trees, hedgerows and properties. |

|                            |                                                                                                                                                                                                         |
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| Description of View        | Views south-west onto foreground fields bound by hedgerows and trees. Middle ground views are of hedgerows with hedgerow trees that partially screen views of Ewloe settlement and agricultural fields. |
| Change to View             | There will be a barely perceptible change with glimpses of the proposal site between trees in the middle ground and partial screening by intervening hedgerows and existing built form                  |
| Value and Quality of view  | Ordinary                                                                                                                                                                                                |
| Susceptibility of receptor | High (Pedestrian Users)                                                                                                                                                                                 |
| Sensitivity of receptor    | Medium-High (Pedestrian Users) (reduced due to urban context)                                                                                                                                           |

|                                                                                                                                                                                                                         |                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Magnitude of Change                                                                                                                                                                                                     | Low-Negligible |
| Hierarchy of receptor                                                                                                                                                                                                   | Local          |
| Summary - Visual Effects                                                                                                                                                                                                |                |
| Slight-Moderate Adverse- (Pedestrian users) - Pedestrian receptors will experience glimpses of a small part of the proposal site with views partially screened by intervening hedgerows, trees and existing built form. |                |
| Post Mitigation - Year 15                                                                                                                                                                                               |                |
| Effects will remain the same however nature of change will become Neutral as the proposal site establishes as an extension of Ewloe urban settlement.                                                                   |                |

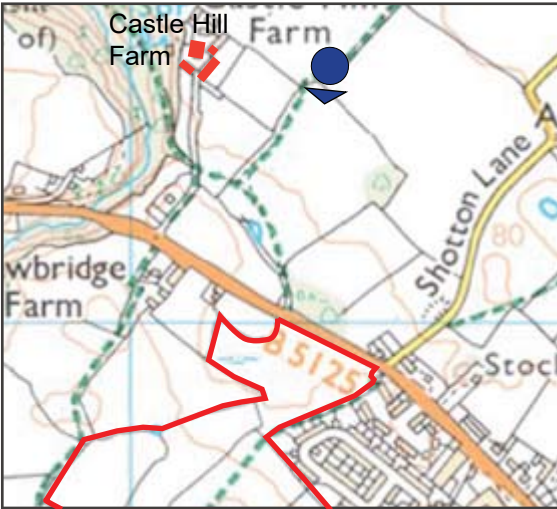


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| Viewpoint 12 (VP12)                                     |
| Project: Land at Holywell Road, Ewloe Green, Flintshire |
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Context photo - Image of Castle Hill Farm (See inset for location)



|                              |                                                                                                                                  |                            |                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |       |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| Representative Viewpoint     | VP13 - PRoW Footpath 18 near Castle Hill Farm                                                                                    | Description of View        | Mid range view south towards rolling lowlands comprising of fields bound by hedgerows, trees and woodland.                                                                                                                                 | Magnitude of Change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Low   |
| Visual Receptor              | Pedestrian users and residents                                                                                                   | Change to View             | Views south will change, with the proposal site perceptible in the middle ground while partially screened by intervening woodland, trees and topography. The proposed built form will however be visible in context with Ewloe settlement. | Hierarchy of receptor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Local |
| Location (Easting, Northing) | 329552,367026<br>Looking south-west.                                                                                             |                            |                                                                                                                                                                                                                                            | Summary - Visual Effects                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |       |
| Receptor description         | Pedestrian users of PRoW Footpath 18.<br>Residents of Castle Hill Farm.                                                          |                            |                                                                                                                                                                                                                                            | Slight-Moderate Adverse (Pedestrian) - Pedestrians receptors will perceive the proposal site even though partially screened by woodland and trees. Views of the proposals will be visible in context with existing urban settlement and will appear as an extension of Ewloe settlement.<br>Slight-Moderate Adverse (Residents) - Upper floor and ground floor views by Residents of properties will perceive the proposal site from upper floors partially screened by hedgerows, woodland and topography. |       |
| View and orientation         | View south-west partially screened by intervening hedgerows and trees.                                                           |                            |                                                                                                                                                                                                                                            | Post Mitigation - Year 15                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |       |
| View elevation               | 83M                                                                                                                              | Value and Quality of view  | Moderate                                                                                                                                                                                                                                   | Effects will remain the same however nature of change will become Neutral as mitigation planting along the northern boundary matures and structure planting helps soften views. The proposed housing will also establish as an extension of Ewloe urban settlement as it is will be visible in context with the existing settlement.                                                                                                                                                                        |       |
| Proximity to proposals       | 345m north of the site boundary.                                                                                                 | Susceptibility of receptor | High (Pedestrian users), Medium-High (Residents)                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |       |
| Extent of Visibility         | Proposals will be visible for a large extent of the view to the south. Visibility partially screened by woodland and topography. | Sensitivity of receptor    | Medium-High (Pedestrian users), Medium (Residents) (reduced due to urban context)                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |       |

**Viewpoint 13 (VP13)**

Project: Land at Holywell Road, Ewloe Green, Flintshire





Context photo - Viewpoint location on overbridge along Liverpool Road and over the A55



|                              |                                                                                                                                                  |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Representative Viewpoint     | VP14 - Overbridge along Liverpool Road                                                                                                           |
| Visual Receptor              | Vehicle users and pedestrian users                                                                                                               |
| Location (Easting, Northing) | 328676,366162<br>Looking north-east.                                                                                                             |
| Receptor description         | Pedestrians and vehicular users of Liverpool Road                                                                                                |
| View and orientation         | View north-east filtered by intervening trees and properties.                                                                                    |
| View elevation               | 95M                                                                                                                                              |
| Proximity to proposals       | 554m south-west of the site boundary.                                                                                                            |
| Extent of Visibility         | Views towards the proposal site are limited to the north-east. Visibility partially screened by woodland, properties, telegraph poles and trees. |

|                            |                                                                                                                                                      |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description of View        | Main views north and south along Liverpool Road and east and west over the A55 bound by roadside embankment, trees or hedgerows.                     |
| Change to View             | Only a small part of the proposal site will be visible with the change being mainly indiscernible due to intervening woodland, trees and properties. |
| Value and Quality of view  | Ordinary/Poor                                                                                                                                        |
| Susceptibility of receptor | Medium (Pedestrian users), Low (Vehicle users)                                                                                                       |
| Sensitivity of receptor    | Low-Medium (Pedestrian users), Low (Vehicle users) (reduced due to urban context)                                                                    |

|                                                                                                                                                                                                                                                                                                                                    |            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Magnitude of Change                                                                                                                                                                                                                                                                                                                | Negligible |
| Hierarchy of receptor                                                                                                                                                                                                                                                                                                              | Local      |
| Summary - Visual Effects                                                                                                                                                                                                                                                                                                           |            |
| Negligible (Pedestrian and vehicle users) - Pedestrian and Vehicle receptors will barely perceive the proposal site due to intervening trees, woodland, telegraph poles and properties. Any glimpses of the site will be visible in context with other existing urban influences including, roads, telegraph poles and built form. |            |
| Post Mitigation - Year 15                                                                                                                                                                                                                                                                                                          |            |
| Not applicable                                                                                                                                                                                                                                                                                                                     |            |



|                                                         |
|---------------------------------------------------------|
| Viewpoint 14 (VP14)                                     |
| Project: Land at Holywell Road, Ewloe Green, Flintshire |
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Context photo - Viewpoint location at viewing point along PRoW footpath 8



|                              |                                                                                                  |
|------------------------------|--------------------------------------------------------------------------------------------------|
| Representative Viewpoint     | VP15 - PRoW footpath 8 / Buckley Town Trail and viewing point                                    |
| Visual Receptor              | Pedestrian users                                                                                 |
| Location (Easting, Northing) | 329075,365063<br>Looking north                                                                   |
| Receptor description         | Pedestrian users of PRoW Footpath 8.                                                             |
| View and orientation         | View north partially screened by intervening trees and woodland.                                 |
| View elevation               | 150M                                                                                             |
| Proximity to proposals       | 1.44km south of the site boundary.                                                               |
| Extent of Visibility         | Views towards the proposal site is a small part of an elevated panoramic view to the north-east. |

|                            |                                                                                                                                                                                                                        |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description of View        | Panoramic view to the north-east towards the River Dee. Views of agricultural fields and woodland to the north-west and north while views of the A55, urban settlement, trees and woodland to the north-east and east. |
| Change to View             | Only a small part of the proposal site will be visible in the distance with the change being mainly indiscernible due to intervening woodland, trees and properties.                                                   |
| Value and Quality of view  | Moderate                                                                                                                                                                                                               |
| Susceptibility of receptor | High (Pedestrian Users)                                                                                                                                                                                                |
| Sensitivity of receptor    | Medium-High (Pedestrian users) (Reduced due to urban context)                                                                                                                                                          |

|                                                                                                                                                                                                                                                   |            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Magnitude of Change                                                                                                                                                                                                                               | Negligible |
| Hierarchy of receptor                                                                                                                                                                                                                             | Local      |
| Summary - Visual Effects                                                                                                                                                                                                                          |            |
| Negligible (Pedestrian users) - Pedestrian receptors will barely perceive the proposal site due to long distance and intervening woodland, trees and properties. Any glimpses of the site will be visible in context with other urban built form. |            |
| Post Mitigation - Year 15                                                                                                                                                                                                                         |            |
| Not applicable                                                                                                                                                                                                                                    |            |

Viewpoint 15 (VP15)

Project: Land at Holywell Road, Ewloe Green, Flintshire





Context photo - Viewpoint location at styal gate to disused railway track



|                              |                                                                                                  |
|------------------------------|--------------------------------------------------------------------------------------------------|
| Representative Viewpoint     | VP16 - PRoW footpath 135                                                                         |
| Visual Receptor              | Pedestrian Users                                                                                 |
| Location (Easting, Northing) | 328024,365590<br>Looking north-east.                                                             |
| Receptor description         | Pedestrian users of PRoW footpath 135                                                            |
| View and orientation         | View north partially screened by intervening trees and woodland.                                 |
| View elevation               | 130M                                                                                             |
| Proximity to proposals       | 1.42km to the south-west of the site boundary.                                                   |
| Extent of Visibility         | Views towards the proposal site is a small part of an elevated panoramic view to the north-east. |

|                            |                                                                                                                                                                                     |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description of View        | Panoramic view to the north-east towards the A55 comprising of sloping agricultural fields bound by hedgerow, woodland, trees and some elevated built form.                         |
| Change to View             | The change would be barely perceptible due to intervening trees, woodland and properties. Any partial visibility of the proposal site will be indiscernible at long range distance. |
| Value and Quality of view  | Moderate                                                                                                                                                                            |
| Susceptibility of receptor | High (Pedestrian Users)                                                                                                                                                             |
| Sensitivity of receptor    | Medium-High (Pedestrian users) (Reduced due to urban context)                                                                                                                       |

|                                                                                                                                                                        |            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Magnitude of Change                                                                                                                                                    | Negligible |
| Hierarchy of receptor                                                                                                                                                  | Local      |
| Summary - Visual Effects                                                                                                                                               |            |
| Negligible (Pedestrian users) - Pedestrian receptors will barely perceive the proposal site due to long range distance and intervening woodland, trees and properties. |            |
| Post Mitigation - Year 15                                                                                                                                              |            |
| Not applicable                                                                                                                                                         |            |



|                                                         |
|---------------------------------------------------------|
| Viewpoint 16 (VP16)                                     |
| Project: Land at Holywell Road, Ewloe Green, Flintshire |
|                                                         |