

## Appendix A

### Landscape and Visual Appraisal – Methodology and Appraisal Criteria

#### Introduction

The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed at Section 2 of the LVA. The following information is provided and should be read in conjunction with the overview methodology outlined in the LVA:

As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions used in assessing sensitivity and magnitude for landscape and visual receptors.

Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement will be described as High/ Medium or Minor/ Moderate etc. This indicates that the receptor is assessed to lie between the respective definitions or to encompass aspects of both.

#### Landscape

##### **Landscape Sensitivity**

Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.

There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

##### Landscape Value

Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in GLVIA3 Box 5.1 Page 84).

- Landscape quality (condition)
- Scenic quality
- Rarity
- Representativeness
- Conservation interest
- Recreation value
- Perceptual aspects
- Associations

<b>Landscape Value</b>	<b>Definition</b>
High	Landscape receptors of high importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations. Limited potential for substitution.
Medium	Landscape receptors of medium importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.  Capable of substitution.
Low	Landscape receptors of low importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.  Potential for landscape improvement and creation.

#### Landscape Susceptibility to Change

This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the proposed development without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

<b>Landscape Susceptibility to Change</b>	<b>Definition</b>
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features and no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced.  Greater capacity to accept the type of change/ development proposed.

#### **Magnitude of Landscape Effects**

The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change and Reversibility. The geographical extent and duration of change are described where relevant in the assessment.

Scale or Size of the Degree of Landscape Change

Scale or Size of the Degree of Landscape Change	Definition
High	Total loss of or major alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.
Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).

## Visual

**Sensitivity of Visual Receptors**

Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

Visual Susceptibility to Change

The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Visual Susceptibility to Change	Definition
High	<p>Residents at home with primary views from ground floor/garden and upper floors.</p> <p>Public rights of way and footpaths where attention is focussed on the landscape and on particular views.</p> <p>Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views.</p> <p>Communities where views make an important contribution to the landscape setting enjoyed by residents.</p> <p>Travellers on recognised scenic routes.</p>
Medium	<p>Residents at home with secondary views (primarily from first floor level).</p> <p>Public rights of way and footpaths where attention is not focussed on the landscape and/ or particular views.</p> <p>Travellers on road, rail or other transport with a focus on the landscape.</p>
Low	<p>Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches).</p> <p>Travellers on road, rail or other transport where views are primarily focussed on the transport route.</p> <p>People at their place of work where views of the landscape are not important to the quality of the working life.</p>

### Value of Views

The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

Value of Views	Definition
High	A unique or identified view (eg. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

### **Magnitude of Visual Effects**

Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the view will be permanent or transient are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

### Level of Effect

The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement involves a reasoned professional overview of the individual judgements against the criteria, to then make the overall judgement.

Whilst GLVIA3 notes at paragraph 5.56 that there are no hard and fast rules about the level of effects, the criteria adopted for this landscape and visual impact assessment are defined as follows:

- Major: An effect that will fundamentally change and be in direct contrast to the existing landscape or views;
- Moderate: An effect that will markedly change the existing landscape or views but may retain or incorporate some characteristics/ features currently present;
- Minor: An effect that will entail limited or localised change to the existing landscape/ views or will entail more noticeable localised change but including both adverse and beneficial effects and is likely to retain or incorporate some characteristics/ features currently present;
- Negligible: An effect that will be discernible yet of very limited change to the existing landscape or views.

Finally a judgement is reached based on the assessment, whether an effect is significant or not. There is not a direct correlation however between the level of effect described in the assessment, and whether the effect is significant or not. As an example the change to a private view as a result of the development may be “major”, but as a change in view to a private residence this effect may not be deemed to be “significant” to the environmental impact assessment.

This page has been left blank intentionally

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)								
Landscape Receptor and Reference	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect at 10 Years Post Completion
	Susceptibility to Change	Landscape Value	Scale or Size of the Degree of Change (including degree of contrast/integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
National Landscape Character								
The Potteries and Churnet Valley' (Natural England NCA Profile 64; 2015)	Medium	Medium	Construction: Negligible Completion: Negligible Year 10: Negligible	No	The Potteries and Churnet Valley forms a distinctive national landscape character area within which the site is an extremely small parcel of land. The site demonstrates several of the key characteristics and is influenced by surrounding urban elements to the north, east and west, particularly residential development along Milltown Way abutting its eastern edge. The proposed development assists in delivering the 'Environmental Opportunities' for the NCA by way of its layout, landscape and GI proposals.	Negligible	Negligible	Negligible
Landscape Character Assessment (LCA): County/District								
'Dissected Sandstone Cloughs and Valleys' (Landscape and Settlement Character Assessment of Staffordshire Moorlands, 2008)	Medium	Medium	Construction: Low Completion: Low- Negligible Year 10: Negligible	No	While the site demonstrates some of the area's key characteristics of the Dissected Sandstone Cloughs and Valleys landscape type it is also influenced by the urban elements surrounding it. The development will deliver positive measures in terms of landscape enhancement, including new tree and hedgerow planting, using indigenous species, as well as the retention and strengthening of green links to surrounding countryside. Although the proposals introduce new built form into the landscape it is considered that this will reflect local vernacular and that the landscape proposals will contribute positively to the character type.	Minor Adverse	Negligible	Negligible

This page has been left blank intentionally



APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)								
Landscape Receptor and Reference	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect at 10 Years Post Completion
	Susceptibility to Change	Landscape Value	Scale or Size of the Degree of Change (including degree of contrast/integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
‘Dissected Sandstone Cloughs and Valleys Sub Type 1C – Cheddleton & Longsdon’ (Churnet Valley Landscape Character Assessment, 2011)	Medium	Medium- High	Construction: Low Completion: Low- Negligible Year 10: Negligible	No	The site is fairly typical of the landscape sub- type Cheddleton & Longsdon. The site is influenced by the surrounding urban development. There are opportunities for the proposals to adhere to the Landscape Planning Guidelines, such as retaining the existing field pattern and boundaries, and as such would in part contribute positively to the landscape sub-type.	Minor Adverse	Minor Adverse	Minor Adverse - Negligible
‘Important landscape setting to settlement’ Leek Settlement Character Assessment	Medium	Medium	Construction: Low Completion: Low- Negligible Year 10: Negligible	No	The site falls within the defined ‘important landscape setting to settlement’ to the south east of Leek. The north of the site relates to Leek town with views across the northern extent towards the town. It is considered that it is this intervisibility that helps create the setting to Leek. As part of the proposals the northern field within the site will be managed as a community park and will retain the open nature currently present. Development within the site is confined to the less visually prominent locations within the site. As such the area of the site that relates to the town setting will remain largely the same in its nature and not have a significant effect on the landscape setting to the settlement. The community park will be publicly accessible and will allow greater appreciation of the character of Leek as represented by views from the site.	Minor Adverse	Minor Adverse	Negligible- Minor Adverse
Landscape Character: Site and Immediate Context								
Pickwood Recreation Ground	Medium	Medium	Construction: Medium-Low Completion: Medium-Low Year 10: Medium-Low	No	The Pickwood Recreation Ground adjacent the site is well used. There are views from the recreation ground across the site to the north east beyond its north eastern boundary where it adjoins the site. These views will be retained with the northern extent being managed as open grazing land and community park. With this new community space acting as an extension to the recreation ground there will be a beneficial change with regard to this aspect of the proposed development. The south western boundary of the recreation ground will experience a change. Development (Approx. 5 new homes) will take place along this boundary within the site. The proposed housing will be set back from the boundary and there are opportunities to provide well-designed frontages that reflect local vernacular to face onto the recreation ground and will increase natural surveillance of the recreational facility. Accessibility and connectivity will be enhanced.	Moderate Adverse	Moderate Adverse-Minor Adverse	Moderate Adverse – Minor Adverse

This page has been left blank intentionally

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)								
Landscape Receptor and Reference	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect at 10 Years Post Completion
	Susceptibility to Change	Landscape Value	Scale or Size of the Degree of Change (including degree of contrast/integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Site and Immediate Context	Medium	Medium-High	Construction: Medium Completion: Medium Year 10: Medium	No	Whilst the area within which the proposed development will be experienced is small, the immediate site context will inevitably change as a result of the new housing and a degree of openness will be lost. However, the built development will be confined to the more contained central and southerly portions of the site. There will be landscape improvement and enhancement through new tree, hedgerow and woodland planting, areas of grassland and open space as part of the new green infrastructure framework. In broad terms, the overall character of the immediate context will remain; c25% of the site will be developed for residential development, the remaining c75% will remain and be enhanced as GI.	Moderate Adverse	Moderate Adverse	Moderate Adverse
Site Landscape Features/ Characteristics								
Site Landscape Features <i>Landform</i>	Medium	Medium	Construction: Negligible Completion: Negligible Year 10: Negligible	No	The proposed development will not result in any significant changes to the existing landform of the site. Some localised changes will be necessary to create appropriate building plots however this will minimal as development will be taking place on relatively flatter landform within the site. No discernible changes are envisaged across the remaining landscape framework area.	Negligible	Negligible	Negligible
Site Landscape Features <i>Vegetation</i>	Low	Low	Construction: Negligible Completion: Negligible Year 10: Negligible	No	Existing vegetation on site includes the significant area of woodland to the northwest of the site, hedgerows and trees to the existing field boundaries, several individual trees within the site and areas of grassland. The more valued grassland and majority of the above mentioned features will be retained as part of the proposals. There will be minimal removal of trees and some lengths of hedgerow where necessary for access. The proposals include an area of new woodland planting to the southwestern boundary which will increase the site vegetation significantly. Additional vegetation will be present within landscape to housing areas.	Minor Adverse- Negligible	Minor Beneficial	Moderate Beneficial
Site Landscape Features <i>Watercourses and Features</i>	Low	Low	Construction: Negligible Completion: Negligible Year 10: Negligible	No	No existing watercourses will be affected by the landscape proposals for the development. The existing stream that forms the site's northwestern boundary will remain and is considered as part of the proposed drainage strategy.	Negligible	Negligible	Negligible

This page has been left blank intentionally

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)								
Landscape Receptor and Reference	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect at 10 Years Post Completion
	Susceptibility to Change	Landscape Value	Scale or Size of the Degree of Change (including degree of contrast/integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Site Landscape Features <i>Land Use and Open Space</i>	Medium	Medium - High	Construction: High Completion: High Year 10: High	No	The majority of the physical landscape resource lost will be open grassland of low ecological value. The replacement of this land use with the new housing and green infrastructure will not be significant in landscape terms.  The more sensitive and higher valued open portions to the south and north of the site will be retained as open space in the north and planted as woodland in the south. The proposed woodland planting within the south is considered to be a positive landscape feature of the proposals.	Moderate-Minor Adverse	Minor Adverse	Minor Beneficial
Site Landscape Features <i>Public Rights of Way</i>	Medium	Medium	Construction: None Completion: None Year 10: None	N/A	The site is not publicly accessible and there are no direct connections to any local PRow within the immediate site context.	None	None	None

This page has been left blank intentionally

APPENDIX C: VISUAL EFFECTS TABLE (VET)											
Ref   (Receptor/ Viewpoint Reference)	Receptor Type and Location  (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor		Judged Magnitude of Visual Effects				Description/Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect 10 Years Post Completion
		Susceptibility to Change	Value	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (incl. degree of contrast/ integration) (at Stages of Project)		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
A	Users of footpath:							<ul style="list-style-type: none"><li>Refer to LVA for baseline viewpoint descriptions.</li><li>The footpath is not a public right of way.</li><li>Proposals for open space managed partially as grazing will be present within the foreground.</li><li>In the background of this view activity associated with construction of the proposed housing will be present pre-operation.</li><li>During Operation the completed housing will be visible from the path route. Views of the housing will be softened by landscaping associated with the development. Well-designed housing will relate well to the local settlement character.</li></ul>			
VP1	<b>Path adjacent to northern boundary leading from recreation ground to town</b>	High / Medium	Medium	Adjacent to the site boundary - c.2m	Full - Partial	Transient	Construction: High-Medium Completion: Medium Year 10: Medium		Moderate Adverse	Moderate Adverse	Minor Adverse
B	Pickwood Recreation Ground							<ul style="list-style-type: none"><li>Refer to LVA for baseline viewpoint description.</li><li>Users of the recreational space will predominantly be focused on activities within the recreational ground. The existing mature hedge and trees along the south western boundary of the recreation ground and existing built development and existing trees to the northeast frame and direct views across the north western boundary of the recreation ground and the site's northern extent to the Leek skyline. The northern extent of the site is proposed as open space and therefore the views to the Leek town skyline will be retained. Views to the town are predominantly appreciated from the north eastern boundary of the recreation ground.</li><li>Proposed housing will be visible beyond the south western boundary of the recreation ground; housing will be set back from the boundary to allow for enhancement of the existing boundary to create an appropriate well-design interface between the new housing and the recreation ground.</li></ul>			
VP2 VP3		High / Medium	High / Medium	Adjacent to site boundary	Full/Partial	Permanent	Construction: High-Medium Completion: Medium Year 10: Medium		Moderate Adverse	Moderate Adverse- Minor Adverse	Minor Adverse
C	Residents:							<ul style="list-style-type: none"><li>Refer to LVA for baseline viewpoint description.</li><li>There is potential for varying degrees of intervisibility between the site and these residential dwellings. Views will be available from some first storey vantage points. Views towards the site will be across the recreation ground and will be filtered by existing vegetation present along the recreational ground boundaries.</li><li>The proposed housing will be visible at construction and operation and will be viewed in the context of the existing development along Milltown Way.</li></ul>			
VP3	<b>Monyash Drive &amp; Peak View</b>	High	Medium	c.100m	Partial	Permanent	Construction: Medium Completion: Medium-Low Year 10: Medium-Low		Moderate Adverse	Moderate Adverse-Minor Adverse	Minor Adverse

This page has been left blank intentionally



APPENDIX C: VISUAL EFFECTS TABLE (VET)											
Ref  <											

This page has been left blank intentionally

APPENDIX C: VISUAL EFFECTS TABLE (VET)											
Ref	Receptor Type and Location  (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor		Judged Magnitude of Visual Effects				Description/Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect 10 Years Post Completion
		Susceptibility to Change	Value	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (incl. degree of contrast/ integration) (at Stages of Project)		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
									High Medium Low	High Medium Low	Adverse or Beneficial
G  VP6	PRoW Users:  <b><i>‘Footpath Leek Town 26’</i></b>	High	Medium	c.330m to built development	Glimpse	Transient	Construction: Negligible Completion: Negligible Year 10: Negligible	<ul style="list-style-type: none"><li>Refer to LVA for baseline viewpoint description.</li><li>Views are available into the northern extent of the site. This portion of the site is proposed as open space including in part for grazing and the appearance will not alter significantly.</li><li>The proposed housing will be fully screened by existing woodland to the west of the site.</li></ul>	Negligible	Negligible	Negligible
H  VP2&6	Residents:  <b><i>Wood Street, Moorfields, Southfields, Ballington Gardens and Fynney Street</i></b> <i>(up to 30 dwellings with varying degrees of visibility)</i>	High	Medium	c.230m to built development	Glimpse/ Partial	Permanent	Construction: Medium Completion: Medium-Low Year 10: Low	<ul style="list-style-type: none"><li>Refer to LVA for baseline viewpoint description.</li><li>VP 2 and 7 help illustrate the degree of intervisibility between the site and residential properties to the southeast of Leek town centre.</li><li>Majority of views available into the site are of the northern portions of the site where the open space will be retained as a community park.</li><li>The degree of visibility of the proposals will vary throughout the area concerned. Views will be available across the northern portion of the site towards the north western portion of the proposed housing and will be softened by the existing and proposed trees within the site.</li></ul>	Moderate Adverse	Minor Adverse - Negligible	Minor Adverse - Negligible
I  VP7	Road Users:  <b><i>Ashbourne Road (A523)</i></b>	Low	Medium	c.650m to built development	Glimpse	Transient	Construction: Low Completion: Low Year 10: Low	<ul style="list-style-type: none"><li>Refer to LVA for baseline viewpoint descriptions.</li><li>The transient views of the proposed development will be very limited. There is potential for rooftops of the proposed dwellings to be visible beyond the existing residential development along Mulberry Way and Milltown Way.</li><li>The southern portion of the site is likely to be more visible where proposals include woodland planting that will blend into the existing woodland and trees.</li></ul>	Negligible	Negligible	Negligible
J  VP8	PRoW Users:  <b><i>Staffordshire Moorlands Walks / Mount Road</i></b> <b><i>(Part of promoted walk: Leek circular Country Walk)</i></b>	High	Medium	c.750m to built development	Glimpse	Permanent	Construction: Low Completion: Low Year 10: Low-Negligible	<ul style="list-style-type: none"><li>Refer to LVA for baseline viewpoint description.</li><li>The walk is part of a loop route around Leek; ‘A Country Walk’ promoted by Staffordshire Moorlands District Council.</li><li>Views of the development will be limited by distance and intervening vegetation. Views of the upper portions of the proposed housing will be visible in the context of the existing built form of Leek and will be softened overtime by the proposed woodland block to the south of the site.</li></ul>	Negligible	Negligible	Negligible

This page has been left blank intentionally

APPENDIX C: VISUAL EFFECTS TABLE (VET)											
Ref	Receptor Type and Location  (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor		Judged Magnitude of Visual Effects				Description/Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect 10 Years Post Completion
									Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		Susceptibility to Change	Value	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (incl. degree of contrast/ integration) (at Stages of Project)		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
(Receptor/ Viewpoint Reference)		High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/None				
K  VP8	Residents:  Home Farm	High	Medium	c.750m to built development	Glimpse	Permanent	Construction: Low Completion: Low Year 10: Low-Negligible	<ul style="list-style-type: none"><li>Refer to LVA for baseline viewpoint description.</li><li>Views of the development will be limited by distance and intervening vegetation. Views of the upper portions of the proposed housing will be visible in the context of the existing built form of Leek and will be softened overtime by the proposed woodland block to the south of the site.</li></ul>	Negligible	Negligible	Negligible

This page has been left blank intentionally



Development Framework September 2014

- A NEW COMMUNITY PARK WILL BE INCLUDED TO THE NORTH OF THE SITE ACTING AS A GENEROUS EXTENSION TO PICKWOOD RECREATION GROUND. THIS OPEN SPACE WILL BE PARTIALLY MANAGED FOR GRAZING AND IN DOING SO WILL ENHANCE THE AGRICULTURAL CHARACTER OF THE LEEK SETTING.
- A SIGNIFICANT REDUCTION IN THE PROPOSED RESIDENTIAL DEVELOPMENT EXTENT WITH THE PROPOSED HOUSING RESTRICTED TO THE MORE CONTAINED FLATTER LAND WITHIN THE CENTRAL AREA OF THE SITE. NUMBER OF DWELLINGS WILL BE REDUCED FROM 90 DWELLINGS TO UP TO 40 DWELLINGS.



Indicative Development Framework June 2016

- VIEWS FROM PICKWOOD RECREATION GROUND ACROSS THE NORTHERN PORTION OF THE SITE WILL BE RETAINED WITH OPENNESS BEING MAINTAINED WITHIN THE NEW COMMUNITY PARK SPACE..
- WOODLAND PLANTING TO THE SOUTH AND SOUTH WESTERN BOUNDARY OF THE SITE WILL EXTEND THE EXISTING WOODLAND TO PROVIDE A BUFFER BETWEEN PICKWOOD HALL AND BOTH THE EXISTING AND PROPOSED DEVELOPMENT ALONG MILLTOWN WAY.



Gladman Developments Limited

Milltown Way, Leek  
Staffordshire

Renewed Development Proposals

NTS @ A3

LP

June 2016

# Appendix D

This page has been left blank intentionally