

10. Landscape and Visual Effect

Background

10.1 This chapter assesses the landscape/townscape and visual resource of the Application Site. This chapter has been prepared by Arthur Amos Associates. It describes the methodology of the assessment, evaluates the landscape and townscape character, describes the extent of views from the surrounding area into the site, assesses the potential effects of the Proposed Development upon the landscape/townscape resources and visual receptors, identifies appropriate mitigation where required and assesses any residual effects.

Legislation and Planning Policy Context

10.2 In carrying out the landscape and visual assessment, the following relevant planning policy and guidance has been considered:

- Planning Policy Statement 1 (PPS1);
- RSS for West Midlands, January 2008;
- Staffordshire and Stoke on Trent Structure Plan 1996-2011, adopted February 2002; and
- Staffordshire Moorlands Local Plan, adopted September 1998.

EU Policies

10.3 The renewed EU Sustainable Development Strategy as adopted by the European Council on 15/16 June 2006, set out as its first key objective in the following paragraph:

“KEY OBJECTIVES

ENVIRONMENTAL PROTECTION

Safeguard the earth’s capacity to support life in all its diversity, respect the limits of the planet’s natural resources and ensure a high level of protection and improvement of the quality of the environment. Prevent and reduce environmental pollution and promote sustainable consumption and production to break the link between economic growth and environmental degradation”.

- 10.4 The European Landscape Convention (Ref. 10.1) also known as “The Florence Convention”, is the first international treaty to be exclusively concerned with the protection, management and enhancement of European landscapes. It is a Europe-wide agreement, developed through the Council of Europe (CoE). It came into force in the UK on 1 March 2007.
- 10.5 The Florence Convention definition of landscape is short and simple, yet comprehensive: *‘landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors’*. The definition is inclusive: it applies to all urban and peri-urban landscapes, towns, villages and rural areas, the coast and inland areas. It also applies to ordinary or even degraded landscape as well as those areas that are outstanding or protected.
- 10.6 EH’s Action Plan (Ref. 10.2) *“is designed to guide our contribution to the further implementation of the Landscape Convention [i.e. Florence Convention], and to help to ensure that implementation at all levels of government captures the cultural and historical as well as the natural richness of landscape”*. The Action Plan describes the aims of the convention as follows, *“The convention’s forward-looking approach is concerned with providing the highest quality landscape for future generations, by protecting special landscapes and by managing and enhancing all landscape everywhere. Its definition and scope encompass everyday and degraded landscape as well as outstanding or special areas. It does not offer an exclusively preservationist agenda, but sees that the essence of landscape is its living, changing character, and that landscape is dynamic both physically and in terms of perceptions and opinions. It is spatial planning, place making and agricultural policy that are likely to be primary delivery mechanisms.”*

Legislation

- 10.7 The Government has over many years established a comprehensive body of legislation and regulation controlling the effect of development on the wider environment and on the setting and local neighbourhood of each development. This imposes duties on any developer to ensure not only that their particular development provides attractive and commodious spaces within its boundaries, that are culturally and ecologically sensitive, without prejudicing future uses of the land, but also does no harm to areas outside the development, that might be

affected by the development or the uses it may reasonably be expected to accommodate.

10.8 Pertinent legislation with regard to landscape in England includes the following:

- Wildlife and Countryside Act 1981 as amended in 1991 and 2004;
- Environmental Protection Act 1990;
- Water Resources Act 1991;
- Conservation (Natural Habitats) Regulations 1994 as amended 2007;
- Environment Act 1995;
- Countryside and Rights of Way Act 2000;
- Water Act 2003;
- Natural Environment and Rural Communities Act 2006; and
- Environmental Damage Regulations 2009

National Planning Policy

10.9 Relevant PPG and PPS include:

- National Parks: PPS 1, 7, 11, 12, 22;
- Rural Development: PPS 1, 4, 7, 14, 18, 21 and PPG 7, 17;
- Recreation and Tourism: PPG 21;
- Visual and Landscape Amenity: PPS 2;
- Urban Design: PPS 1, 3, 4, 7, 12, 15, 17, and Draft PPS15;
- Historical and Cultural Conservation: PPG 15, 16 and Draft PPS15;
- Environmental Protection: PPS 7, 9, 12, 15, 23, PPG 25 and Draft PPS15;

- Climate Change: PPS 1, 18, 26;
- Sustainable Drainage: PPS 1, 15, 23, 25 and Draft PPS 5.

Regional Planning Policy

10.10 While the Application Site is not itself within the designated green belt it is within an area designated for “*active landscape conservation*” (Ref. 10.3) and partly within an area designated as of Special Landscape Quality, and is overlooked by areas that fall within the green belt and the above areas of Special Landscape Quality. So that regard should be had to effects the development may have on the perceived quality of such areas beyond the Application Site boundary. Relevant policies include:

- West Midlands RSS:
 - Policy QE3 (Creating a High Quality Built Environment for All);
- Structure Plan:
 - Policy D2 (The Design and Environmental Quality of Development) ;
and
 - Policy NC18 (Listed Buildings).

Local Planning Policy

10.11 Paragraph 1.15 of the adopted Local Plan states that, “*The general objective of the Staffordshire Moorlands Local Plan is to balance the need for development - new houses, roads, businesses and facilities - with conservation - of attractive landscapes, features, important buildings, nature conservation and history and with the need to reduce harmful emissions which are produced by wasteful travel patterns*”.

10.12 Other more specific objectives relating to each of the main issues in the Plan are:

- Natural Environment - to conserve and improve the appearance and ecology of the area and to increase public enjoyment of it;

- Built Environment - to secure good quality new building, including alterations and extensions, particularly in sensitive locations, and to conserve and enhance the rich heritage of the Staffordshire Moorlands;
- Housing - to meet future housing needs in the District by providing an adequate supply of land for houses in the three towns and in the rural area in locations which help to reduce travel demands, which can be developed economically and which will have the minimum impact on the environment.

10.13 Relevant policies to this chapter from the Local Plan include the following:

- N7 (Green Belt Design);
- N8 (The Special Landscape Area);
- N9 (The Special Landscape Area);
- N11 (The Peak National Park);
- N13 (Designated Nature Conservation Sites);
- N14 (Designated Nature Conservation Sites);
- N15 (Designated Nature Conservation Sites);
- N17 (Unimproved Grasslands);
- N18 (Lowland Heaths);
- N23 (Boundary Walls);
- B13 (Design);
- H4 (Town and Village Development Boundaries);
- R1 (Open Space in Settlements); and
- R2 (Open Space in Settlements).

10.14 The draft LDF as proposed within the LDS states in clause 2.1, *“One of the most obvious characteristics of the Staffordshire Moorlands District is its attractive and diverse countryside. This landscape has been created by a distinctive combination of topography, natural history, land use,*

settlement pattern and human culture. Its appearance and character has to be protected for a variety of reasons:

- *For its own sake, as part of our national and cultural heritage (including being the setting for villages and buildings);*
- *It is the location for many recreational activities, most of which rely on the attractive appearance of the landscape;*
- *The wildlife, flora and geology are important in their own right, both locally and nationally, and because of their influence on the landscape and their recreational and educational value;*
- *It is the essential component of the local tourist industry.”*

10.15 Adopted Policies N8 and N9 relate to the Special Landscape Area. The council encourages good building design within the Area.

10.16 Adopted Policy N22 requires, where appropriate, measures for the protection, conservation and enhancement of hedgerows and hedgerow trees and the adoption of management practices which are sensitive to sand ecological principles.

10.17 Draft Policy NE1 of the Core Strategy Submission DPD seeks the protection and enhancement of the District's biodiversity and geological resources by positive management and strict control and development.

Other Guidance

10.18 The Application Site lies within an area designated in “Planning for Landscape Change: Supplementary Planning Guidance to the Structure Plan. Appendix 1: Maps and Plans” as an area of “Active Landscape Conservation”.

Assessment Methodology and Significance Criteria

Assessment Methodology

10.19 The assessment method has used a structured, informed and reasoned professional judgement, taking into account a combination of quantitative and qualitative factors. This is widely accepted as best practice and was based on an analysis of desk research and field assessment. This

approach is recommended by the Landscape Institute/Institute of Environmental Management & Assessment (Guidelines for Landscape and Visual Impact Assessment) (Ref. 10.4) and the Countryside Agency/Scottish Natural Heritage (Landscape Character Assessment – Guidance for England and Scotland) (Ref.10.5). The principles referred to in these documents form the basis of the methodology adopted.

10.20 Landscape and townscape effects relate to effects of the Proposed Development upon the physical characteristics, or components, which together form the character of the landscape and townscape.

10.21 Visual effects are considered to constitute an intrusion into, or change to, an existing view arising from the construction or end use of a proposal. The visual assessment is intrinsically linked with the landscape assessment: qualitative changes to townscape, whether or not they are deemed significant in their own right, will affect to some extent the amenity that people derive from their visual environment. The visual assessment also takes account of more direct effects on views, where these are obstructed, impinged on or otherwise changed directly by the introduction or removal of physical features.

10.22 The visual envelope describes the area of land from which there is a potential view of any part of the development. It is determined largely by the topography and Proposed Development's dimensions. The visual envelope has been determined by desk top studies and site analysis undertaken between January and October 2009 by Chartered Landscape Architects. Not all the areas within the visual envelope will be able to see the development as the intervening effects of buildings, landform and vegetation can have screening effects. The Zone of Visual Impact (ZVI) refers to the area from which the development will actually be visible, taking account of existing buildings and vegetation.

10.23 The assessment considers potential effects of the Proposed Development upon sensitive receptors such as Landscape Character Areas and designated sites on the day of construction/completion, and 15 years after landscape mitigation.

Scope of Assessment

10.24 The Scoping Opinion exercise identified potential landscape/townscape and visual significant effects from the Proposed Development.

Consequently a full assessment of potential effects following appropriate guidelines (*in particular the Landscape Institute/Institute of Environmental Management & Assessment Guidelines for Landscape and Visual Impact Assessment, 2002*) has been undertaken.

10.25 The technical scope of the landscape and townscape character assessment considers the many factors that contribute to a sense of place or landscape/townscape value.

10.26 The geographical extent of the detailed study area was confined within the Visual Envelope for the project (i.e. the approximate area from which the project might be visible, based on existing natural topography).

10.27 Landscape, townscape and visual effects were addressed for both constructional and operational phases. A worst case scenario (i.e. winter landscape condition) was assumed for assessment during the construction phase and in year one of operation. Residual effects, after landscape mitigation, were assessed as a best case after 15 years, therefore assuming a significant growth of planting.

10.28 The assessment has been carried out based on the Proposed Development drawings submitted for detailed planning permission and the maximum parameters for the Outline element (ie. residential). Both have been assessed in order to undertake the effect of the Proposed Development and the differences that will result from future development within the approved drawings/parameters.

10.29 The assessment is based on a combination of desktop and site surveys undertaken with reference to data sources, including:

- National and local archive and administrative data in the public domain;
- European, national, regional and local government policies; including landscape quality and planning status designations;
- Countryside Agency's countryside character assessments;
- Site surveys by Chartered Landscape Architects and Arboriculturalists;
- Ordnance Survey and bespoke measured topographical site survey;
- Specialist archaeological and ecological desktop and site surveys;

- Development proposals prepared by: Chetwoods Associates and Arthur Amos Associates;
- Site and aerial photography; and
- Verified digital surface modelling provided by Troopers Hill Ltd.

Data Collection

10.30 The baseline study commenced in December 2007. The existing situation was identified through desk study and field survey and established the landscape and townscape character, condition, quality and sensitivity of the study area.

10.31 The study area was based on the Visual Envelope, as defined above; with particular emphasis on the effects on sensitive receptors, including residential, recreational, and designated areas and buildings of historic or environmental importance. It was agreed with LPA officers that the effects on the most distant viewpoints, including the summit of the Morridge, would be small, in the context of the very extensive panoramic views available from those viewpoints.

10.32 A photographic record of the study area was undertaken and a selection of key viewpoints (close, medium and long distance views) is described in Photo Viewpoints in **Appendix 10.1**.

10.33 Following analysis of the Study Area and through consultation with SMDC officers, a series of strategic viewpoint locations was agreed for the verified visualisations in **Appendix 10.3**.

10.34 Within the Visual Envelope, a number of important viewpoints were identified that have views toward the Site and therefore would be potentially affected by the Proposed Development. The visual assessment information is presented in the Zone of Visual Influence drawing **Fig.10.2.5** in **Appendix 10.2** and on Photo Viewpoints in **Appendix 10.1**. Views were selected to illustrate the type and extent of view available from sensitive receptor locations.

10.35 The assessment took account of the effects on people with views of the temporary and permanent works, defined within the Visual Envelope. Not all the area within the Visual Envelope will be able to see the

Proposed Development as intermediate buildings, ground modelling and vegetation can have screening effects.

Assessment Objectives

10.36 The objectives of the assessment of landscape/townscape effects resulting from the Proposed Development were to:

- evaluate the sensitivity to change of the landscape/townscape character;
- define levels of magnitude of landscape/townscape change including the nature, scale, duration and visibility of any physical changes resulting from development;
- consider whether changes to character areas are judged to be beneficial, neutral or detrimental to landscape/townscape quality;
- define levels of magnitude change to townscape and landscape designations;
- consider whether changes to the settings of listed buildings and landscape designations are judged to be beneficial or detrimental; and
- identify necessary design changes and/or mitigation measures.

10.37 The objectives of the assessment of effects on visual amenity were to:

- evaluate the sensitivity of receptors/viewers in relation to the importance of the view and nature and type of the viewer (e.g. public views, views from residences);
- define the levels of magnitude of change, which include the appearance or loss of elements in views of the Proposed Development; and
- identify necessary design changes and/or mitigation measures.

Significance Criteria

Sensitivity of Resources and Receptors

10.38 Criteria for assessing the sensitivity of landscape or townscape resources were based on a variety of factors and attributes, which affect

their existing character and value. These are shown in **Table 10.1**. Sensitivity of the Landscape and Townscape Resource.

10.39 The following levels of sensitivity have been used for landscape and townscape resources.

- High sensitivity – a landscape/townscape of particularly distinctive character or highly valued for its scenic or cultural quality.
- Moderate sensitivity – a moderately valued landscape/townscape, such as a locally important area, which is tolerant of some change.
- Low sensitivity – a landscape/townscape, which is not valued for its scenic or cultural quality and is tolerant of considerable change.

10.40 Specified features or locations have been defined as visual receptors if the Proposed Development will form part of the context of the view seen by observers of or from those landscape resources or locations. The overall sensitivity of visual receptors was allocated to one of the following categories of sensitivity:

- High sensitivity – locations where the viewer has an established interest in the view. Typical examples would include private properties and established public viewing points.
- Medium sensitivity – locations where the viewer would have a moderate interest in the visual amenity but this would not be from a fixed viewpoint. Typical examples would include public rights of way and users of community and shopping facilities or sports facilities.
- Low sensitivity – locations where the viewer would have only a passing interest in the view, namely motorists and other road users, train passengers and business premises.

10.41 The above sensitivity criteria are applied to the specific resources as set out in **Table 10.1** and are used to determine the significance of the effects considered as set out in **Table 10.3**

Table 10.1: Sensitivity of the Landscape and Townscape Resource

		Sensitivity of the Townscape and Landscape Resource		
Factors	influencing	High Sensitivity	Medium Sensitivity	Low

value of the resource			Sensitivity
Landscape/townscape quality/condition	High or Medium quality Good condition and largely intact	Medium or low quality Medium condition demonstrating some intactness	Low quality Poor condition and disparate elements
Sense of place	Strong sense of place/identity	Medium sense of place/identity	No sense of place
Unspoiled character	Demonstrates unspoiled characteristics	Demonstrates a degree of change but with some unspoiled characteristics	Demonstrates high degree of change
Scarcity of resource	Particularly scarce or fragile townscape/landscape	Mainly common features, but occasional interesting features	Common features found in many towns
Conservation interests	Historic, landscape or ecological interests which contribute significantly to townscape/landscape character	Some historic, landscape or ecological interests which contribute to townscape/landscape character	Limited or no historic, townscape, landscape or ecological interest
Tranquility	Provides tranquil/reflective locations	High use townscape with some quiet areas	High use townscape

Assessment of the Magnitude of Effects

10.42 Definitions and criteria for evaluating the magnitude of effects on townscape and landscape resources are described qualitatively. Factors that may affect the magnitude of landscape or townscape change include the scale and design of the development and the loss or

introduction of key landscape or townscape features, characteristics and functions. The magnitude of effects also considers factors such as the duration and extent of the effect.

10.43 The magnitude of visual change will be affected by such elements as: distance from development; appearance of the development; whether it is a direct or oblique view; context of the existing view; and duration of the viewing opportunity (prolonged or fleeting).

10.44 Definitions of magnitude are shown on **Table 10.2** these are used to determine the level of effect on the individual receptor, regardless of that receptor's sensitivity.

Table 10.2: Definitions of Magnitude of Landscape Effect

Order of Magnitude	Description
Quality	Effect may be beneficial or detrimental.
Neutral	Effect not apparent to alert observer
Low *	Effect not obvious to casual observer
Medium *	Effect obvious but essential character of landscape/townscape retained
High *	Essential character of landscape altered
Short term	Less than 5 years duration
Long term	5 -15 years duration
Permanent	More than 15 years duration

* See Table 10.4 for more detailed descriptions of these categories.

10.45 **Table 10.3** provides an evaluation of the levels of significance for effects on landscape and townscape character and visual receptors.

Table 10.3: Evaluation of Levels of Significance for Effects on Landscape and Townscape Character and Visual Receptors

	Low Sensitivity	Medium Sensitivity	High Sensitivity
Neutral effect magnitude	None	None	None
Low effect magnitude	Slight	Slight / Moderate	Moderate
Medium effect magnitude	Slight / Moderate	Moderate	Moderate / Substantial
High effect magnitude	Moderate	Substantial / Moderate	Substantial
Local extent		Impact affects only the neighbourhood of the development	
Regional extent		The impact will be detectable across the region due to the importance of the landscape affected	
National extent		The impact will be noticed outside the immediate region due to the importance of the landscape affected	
International		The landscape affected is noted internationally and forms an academic or tourist attraction for international visitors.	

Table 10.4: Effect Magnitude Ranking Definitions

Severity	Magnitude for Landscape and Townscape Resources	Magnitude for Visual Receptors
High	Substantial change in landscape or townscape components and character.	The proposals form a significant and immediately apparent part of the scene
Medium	Obvious change in landscape or townscape components	Readily noticeable change to the view, where change is evident but is not the key feature in the view, and possibly viewed at an oblique angle from the normal view.
Low	Minor change in components or character of the landscape or townscape.	Minor changes to the view, where change is slight.
Neutral	Imperceptible change in components or character of the landscape or townscape.	Imperceptible changes to the view, where change is not perceptible to an observant viewer or is an inconsequential minor element in the overall view.

Consultation

10.47 Agreement was reached with Steven Massey of SMDC over the viewpoint locations to be used for the Verified Visualisations shown in Appendix 10.3. It was also agreed that the National Park is so distant that views of the Proposed Development from that location would be less

important than those from closer to the Application Site. Steven Massey stated in an email dated 13 October 2009, *“To Confirm: Viewpoint 1 (Morrige Top, approx 6km north-east of the site) – OMIT this viewpoint. It is considered that at this distance, there would not be great benefit arising from visual impact assessment, especially as the site is already developed and within the urban area, compared with other viewpoints.”*

Baseline Conditions

10.48 The following section outlines the baseline conditions of the Application Site in terms of topography and landscape/townscape character; and is set out under the following headings:

- Landscape and Local Townscape Character;
- Countryside Character Assessment;
- Geology and Soils;
- Topography and Drainage;
- Vegetation and Land Cover;
- Settlements and Transport Routes;
- Leek’s Cultural Heritage; and
- Leek’s Landscape Heritage.

Landscape and Local Townscape Character

10.49 The townscape and visual baseline information was compiled between February and September 2009 by means of site visits and desk top study including reference to ordnance survey maps and the Countryside Agency’s *Countryside Character Volume 5, West Midlands* (Ref.10.6). A photographic record of the study area was undertaken and a selection of important viewpoints identified. These are provided on Photo Viewpoint Sheets 1 – 41 (**Appendix 10.1**).

Countryside Character Assessment

10.50 The market town of Leek stands on a spur of higher ground in the crook of a sharp bend in the deeply incised and largely rural Churnet Valley; on

the north eastern edge of *The Potteries and Churnet Valley* character area, No 64 in the Countryside Agency's Countryside Character Volume 5. It nestles just below and partly overlooked by the *South West Peak* character area, No 53 in the same publication.

10.51 Countryside Character Volume 5 states, "*The Potteries and Churnet Valley Character Area, displays the following key characteristics:*

- *Strongly dissected hills and small plateaux, rising up to the Pennines, and cut by deep river valleys.*
- *Strong contrast between remote uplands, urban areas, sheltered wooded valleys and hillside pastures.*
- *Prominent Millstone Grit and Coal Measures ridges.*
- *Former industrial and extractive sites, many now reclaimed, intermixed with settlements and open land.*
- *Open moorland and rough grazing on higher ground.*
- *Rural settlement of sheltered villages on low ground with hamlets, scattered farmsteads and cottages elsewhere.*
- *Brick and sandstone older buildings with tile and slate roofs".*

"The north eastern edge of this character area is formed where the Millstone Grit and Edale Shales, commonly dipping quite steeply around the Churnet Valley, meet the limestone landscape of the White Peak. The southern margin of the high ground is flanked by the Triassic Sherwood Sandstones."

10.52 Whereas the key characteristics of the neighbouring South West Peak area are as follows:

- *"Integrated mosaic of landform and vegetation patterns comprising tracts of wild expansive moorland with heather on hill tops and ridges, and small scale enclosed farmland, with herb-rich hay meadows and rushy pastures in valleys.*
- *Area of upland flanked by lower hills to the south and west; and indented by valleys, which broaden to the west into gently undulating lowland as the rivers drain to the Shropshire, Cheshire and Staffordshire Plain.*

- *Isolated 'gritstone' edges at Ramshaw Rocks and the Roaches, providing a dramatic contrast to rolling uplands.*
- *Long uninterrupted views, from margins to upland areas and vice versa. Contained and intimate views around the foothills.*
- *Fringes to the upland dissected by river valleys with fast flowing streams, which create an intricate ridge and valley landscape of distinctive pattern and character.*
- *Main rivers of the Goyt, Dove, Dane, Manifold, Churnet and Hamps; all with their sources in the upland area.*
- *Economy of the area based on stock rearing (sheep and beef) with some dairy farming and grouse shooting on the moorland.*
- *Intricate and distinctive field patterns, often with historic associations. Gritstone walls at higher elevations and hedgerows at lower elevations, with Holly prevalent in the lower valleys.*
- *Farm buildings and villages built predominately of local stone, reflecting local geology and history.*
- *Small nucleated settlements with extensive dispersed farm landscape, commonly with distinctive and recognisable area of intake.*
- *Remains of former coal mining activity, particularly in the area around Flash."*

10.53 The Application Site lies close to the boundary between the above two character areas and is overlooked by both. The rural landscape to the north and east of the Application Site exhibits most of the characteristics described with the exception of overt evidence of coal mining which is lacking. Evidence of earlier industry however is found at the edges of the Site to the north, south and west, with more subtle signs of earlier monastic industry a short distance up the valley to the east.

10.54 Along the Macclesfield Road on the southern boundary of the Application Site, more recent light industry now predominates despite the survival of Brindley's Mill. Even so the character of the town is distinctive due to the small scale, incremental and varied nature of the development over the centuries which has encouraged intimate mixing of residential, commercial and industrial land uses to the south and west of the Application Site, and throughout the town centre.

Geology and Soils

- 10.55 The core of this area is the hills, heavily dissected by the Churnet and tributary Valleys, which are associated with Carboniferous and Triassic sandstones, overlain with brown earth and podzols. The Application Site lies at the boundary between Sandstone uplands to the north west and a Gritstone highland fringe to the east. These two geologies give rise to different distinctive landscape characters even at a local scale corresponding to the two character areas described above. The Churnet Valley and its tributaries downstream of the Application Site are defined in the more detailed in Staffordshire Landscape Character Map as falling within the “Dissected Sandstone Cloughs and Valleys Landscape Type”.
- 10.56 The Proposed Development lies on alluvial and filled ground, previously occupied by industrial buildings, and fills the width of this narrow valley’s floodplain.

Topography and Drainage

- 10.57 Please refer to **Figure 10.2.1** Topography in **Appendix 10.2**.
- 10.58 The natural landscape and topography of the area is characteristic of its moorland edge setting. Comprising a strongly undulating eroded plateau, incised by steep sided valleys, whose lower slopes are scattered with small irregular plantations and narrow woods loosely following the contours.
- 10.59 Leek is situated on top of a steep sided spur ridge extending from the main Pennine massive; and falling from a height of 255m AOD on its eastern side by Mount Road to 195m on its western edge at Westwood. This hill is embraced by a bend of the valley of the River Churnet, which defines the edge of the built up area to the north and west. The urban area is further constrained by tributary valleys to the south and east.
- 10.60 The Proposed Development site is located within the flood plain of the Churnet valley on the northern edge of the town. The site varying between 153m at the western extremity and 157m AOD at the eastern tip.
- 10.61 On the north west edge of the Application Site the hill at Bridge End rises abruptly, confining the existing chemical storage depot within a narrow strip of land between the hill and the overflow channel of the River

Churnet. The abrupt brow of this hill hides the Application Site even from the adjacent Staffordshire Moorlands Walks public footpath at this point.

Vegetation and Land Cover

10.62 Please refer to **Figure 10.2.4** Adjacent Landscape Character in **Appendix 10.2**.

10.63 The countryside immediately north and east of the Application Site is improved pasture with scattered, mixed species, plantation woodland along the steeper sides of the valleys. Hedgerows between the small fields are neatly trimmed and thin with low species diversity, but make a useful contribution to screening views within the valley, in part due to hedgerow trees. Further to the east the rising ground supports coarser moorland vegetation and on the lower slopes coniferous plantations. To the north west and west woodland pasture is interspersed with arable on the flatter ground. To the west woodland is confined to the river edge, but mature trees in hedgerows continue to provide screening and visual amenity. To the south urban vegetation consists largely of domestic garden planting, regenerating waste ground and boundary hedgerow vegetation.

Settlement and Transport Routes

10.64 Please also refer to **Chapter 11**, Archaeology of this ES.

10.65 The transport routes and settlement pattern in Leek have been directly influenced by the topography and river crossings. The main rail and road routes follow the ridgeline and river valleys. Initially only water mills and canal or railway based industrial development colonised the valley bottoms with residential development confined to the upper slopes and plateau. Subsequent industry has utilised redundant industrial buildings and expanded across the Proposed Development site, raising ground levels within the flood plain. More recent flood management has included the creation/enhancement of the existing overspill channel across the valley immediately upstream of the Application Site.

10.66 A small area of historic and present day industry is clustered along the Macclesfield Road out of Leek, where it crosses the Churnet Valley. The Proposed Development would redevelop much of the east side of the

Macclesfield Road within this historic industrial area, straddling the river and extending upstream, eastward between the two channels of the river, where it has been historically realigned to power the valley's industry. The valley upstream of the development remains rural and comprises improved pasture with intermittent woodland clinging to the steep valley sides. The small hamlet of Abbey Green recalls the historic presence of the adjacent 13th century Dieulacres Abbey whose monks first harnessed the power of the river. The abbey has now been replaced by a farm. A narrow vista up the valley encompasses the prominent viewing points of The Roaches within the Peak District National Park.

10.67 Overlooking the valley to the south, the urban area of Leek fills and overflows a small narrow plateau, projecting from the higher ground to the east. To the north steep pasture rises abruptly from the flood plain to a locally prominent ridgeline topped by the farmstead settlement of Highfield Hall set in a parkland landscape.

Leek's Built Heritage

10.68 The Proposed Development would be visible (in part/full) from the protected sites, which have views across the valley. The analysis is undertaken in detail and is systematically applied to high, medium and low receptors (**Tables 10.5, 10.6 and 10.7** respectively). (Please also refer to Chapter 11 Archaeology for more detailed descriptions of the SAMS and LB). Only Abbey Green Road footbridge is located within the Application Site.

Table 10.5: Scheduled Ancient Monuments affected.

Status	Site name	PRN number
SAM and Grade II Listed Building	Brindley's Corn Mill / The Brindley Mill Museum	00175-MST175
Scheduled Ancient Monument and 6Nr Grade II Listed Buildings (See below for details of listed buildings)	Ruins of Dieulacres Abbey	00100 – MST 100

Table 10.6: Schedule of Listed Buildings affected

Status	Site Name	PRN Number	Description
Grade II Listed and Scheduled Ancient Monument	Brindley's Corn Mill / The Brindley Mill Museum	00175-MST175	Remains of water mill designed and built by James Brindley in 1752.
Grade II	Broad's Bridge, Abbey Green Rd	06708-MST6858	Post medieval to Georgian stone bridge. Dating from 1700-1799 AD.
Grade II	Abbey Green Road Footbridge	06709-MST6859	Post medieval to Georgian stone bridge. Dating from 1700-1799 AD. Disused.
Grade II	210 Mill Street / Conservative Working Men's Club	06748-MST6897	Early 18 th century house, formerly an Inn and now a club
Grade II	The Big Mill, Mill Street	06746 & 06747	Six storey silk mill with tower, designed in 1857, and operational until 1992
Grade II	Boundary Wall to Big Mill	06747 MST 6896	Ashlar boundary wall to front of Big Mill complex
Grade II*	The Abbey Inn	06647	Built 1702
Grade II	240, Abbey Green	14233	2 storey residential property

Status	Site Name	PRN Number	Description
Grade II	Abbey Farm	6648 – MST 6856	Extant operational farmhouse now divided into two dwellings. Built 1612 with stone from the abbey
Grade II	2Nr stable blocks, byre and barns, separately listed. Abbey Farm	6649 – MST 6857 14238 – MST 11014 and 14239 – MST 11015	Barn built 1818 with stone from the abbey. Pair of matched stable ranges, completed circa 1820
Grade II Listed and Scheduled Ancient Monument	Ruins of Dieulacres Abbey	00100 – MST100	2Nr bases of the principal columns supporting the cross tower of the abbey, are all that remain visible.

Table 10.7: Table of Locally Registered Monuments and Buildings

Status	Site Name	PRN Number	Description
Shine Candidate (Unlikely)	Church Of St John the Evangelist, on Belle Vue Road	01290-MST1285	1875 Brick church, including bell turret and schoolroom.
Shine Candidate (Possible)	Leat at Bridge End	04333-MST4045	Possible site of watermill. Approximately 0.6km length of masonry lined leat with grooved slot for flow control. Located within existing modern factory.
Shine Candidate (Possible)	Industrial Site (on Kiln Lane, just off Macclesfield Road, opposite Brindley Mill)	04423-MST4123	Site of mineral workings including vertical cut face in sandstone bedrock and faced with same stone in courses. Large brick vault chamber and cut passage.
	The Shade Mill, on Belle Vue Road	50900	Three storey mill built in 1890s.
	The Print Works, On Belle Vue Road	50901	Three storey calico printing works built around 1900.
	Highfield Hall and	40060	Only the Former

Status	Site Name	PRN Number	Description
	Park, Bridge End		stable block and Home Farm remain standing. The Park extended to the current alignment of the Staffordshire Moorlands long Distance Footpath between Bridge End and Abbey Green.
	Dismantled Railway (Part of Churnet Valley Branch Line)	50751	Dismantled railway line extending north of extant Churnet Valley Heritage Railway.
	Hermitage, Dieulacres Abbey	00348 MST 348	Rock cut dwelling thought to be a medieval to post medieval hermitage.
Registered Monument	Abbey Green Farm, Abbey Green	00345	Historic example of a model multi yard farm built 1600-1699 AD.
Shine Candidate	Carved stone coffin lid found north east of Dieulacres Abbey	343 – MST 343	Archaeological Find Spot.
Shine Candidate	Remains of Abbey Fishponds	344 – MST344	Earthworks associated with Norman to post medieval fishponds.

10.69 Of the aforementioned, the Proposed Development will substantially affect the setting of the following protected buildings:

- James Brindley Mill, Scheduled Ancient Monument and Grade II Listed - the Proposed Development wraps around this structure and addresses it directly across the river, but does not directly alter any of the fabric of the designated monument or listed building. The development will remove much of the more recent and unsympathetic 20th century industrial development surrounding the SAM, restoring presumed earlier ground levels and more naturalistic vegetation to the river bank facing the mill.
- Working Men's Club, Grade II Listed - this stands adjacent to the above Mill building and is similarly affected, but is separated from the development by the river. The building fronts onto the Macclesfield Road, which will not be affected at this point.

Leek's Landscape Heritage

10.70 Please refer to **Figure 10.2.2** (Planning Context) in **Appendix 10.2**.

Landscape Designations

10.71 A Special Landscape Area is designated covering much of the land to the east of the Application Site. A number of viewpoints are available within this area from which the existing site buildings are visible; these visual receptors will therefore also be affected by the new development. Key viewpoints 1 and 9 lie on the nearest edge of this Special Landscape Area.

10.72 Further to the east lies the Peak District National Park. A small number of vantage points within the National Park have sight of the Application Site Proposed Development, but are so distant that the effect will be negligible (as discussed at 10.47). These vantage points include the northern end of the Morridge above Whitehouse, and West Brook Mead, as well as a few restricted lower view points around the village of Thorncliffe. At this distance the main observable effect will be a lightning in colour of the site buildings from dark grey to pale.

Local Character Setting

10.73 Please refer to **Figure 10.2.3** (Landscape Character Areas) in **Appendix 10.2**(and the Landscape Character discussed earlier, for an assessment of the regional landscape character).

10.74 At a more local scale the published Landscape Character Assessment of Staffordshire Moorlands, compiled by Wardell Armstrong and published by SMDC, elaborates on the Countryside Commission's publication, adding the following elements typical of Countryside Character Area 64, Potteries and Churnet Valley, within the Staffordshire Moorlands District. This publication describes the local character as follows:

- *“Clear, fast-flowing rivers and streams in some dales; others are dry or seasonal.*
- *Nucleated villages and small towns connected by crest and valley roads.*
- *Improved farmland for intensive dairy farming characterised by small narrow fields, often of medieval origin, around many villages and large rectangular fields away from the villages, formed by white, limestone, dry stone walls and walled up lead rakes (forming a combination of white walls and green grass).*
- *Poorly vegetated dew ponds, common over the whole plateau, lined with concrete, limestone or clay.*
- *Mosaic of herb-rich grassland, woodland and scrub along dales.*
- *Lack of a unifying style of architecture for buildings and settlements due to the availability of two dissimilar rock types, limestone and ‘gritstone’*
- *used either singly or in combination in various parts of the area.*
- *Large-scale limestone quarries creating major scars in limited places in an otherwise attractive landscape.*
- *Long-disused workings for limestone and ores, particularly lead rakes, provide features rich in ecological, historical and cultural interest.*
- *Features of special archaeological interest together with strong cultural heritage dating from the earliest prehistoric past.”*

10.75 A local visual site assessment of the character of the area in which the Application Site stands has also been undertaken.

10.76 Key factors relevant to the landscape/townscape character in the general Leek area are as follows:

- The town as a whole and a considerable area of rural countryside around it including the Application Site, are overlooked by the Morridge, a prominent hill (summit 395m or 1,298ft) just within the Peak District National Park and the South West Peak Landscape Character Area No.53.
- Leek is a hill top settlement standing astride a spur of hillside projecting from the main Peak District Pennine Massive.
- Leek's urban area is loosely defined by the River Churnet to the north and west and two tributaries, the Ball Haye Brook on the South West and the Cartledge Brook on the south east.
- Leek's townscape is essentially medieval in plan, but the town was at the forefront of the industrial revolution, with relatively small scale historic industrial developments concentrated on the edge of the urban area in the valley of the clear, fast flowing Churnet River.
- When the focus of the industrial revolution moved closer to the coal fields as steam power replaced water power, Leek was left with a legacy of historical buildings, within a relatively intact and unscathed townscape. With a diverse and complex mixture of land uses and architectural period styles.

Character of the Site

10.77 Refer to **Figure 10.2.4** (Adjacent Landscape Character) in **Appendix 10.2**.

10.78 Such modern industry as there has been in the Leek area in the last century has tended to remain close to the earlier industrial sites, within the steep sided Churnet valley, whose valley floor provides the necessary level ground, a scarce resource locally. The steep valley sides, beside confining the more unsightly large scale industry to relatively compact locations on the edge of town, have also helped to shield such areas from many viewpoints within the town and surrounding countryside, thus preserving its rural character.

10.79 In terms of the Application Site:

- The Site contains a mixture of industrial buildings of various ages, styles and uses. Most are in a rather run down condition. Those along the Macclesfield Road tend to be of brick, concrete or masonry construction and have several floors, while those to the north of the River Churnet are generally of cheaper lightweight construction and are single storey.
- The north east portion of the Application Site remains open pasture and serves as a flood storage area. It is surrounded by artificial banks that control water movement during flooding.
- An existing narrow strip of Alder woodland forms a visual and ecological buffer between the Application Site and the River Churnet where it runs beside Abbey Green Road, giving this road a sheltered and rustic character, belied by the industrial nature of the majority of the Application Site.
- The Proposed Development replaces one of the least visually attractive 20th century industrial areas, while remaining on the valley floor, close to the heart of the existing industrial area. The site character is therefore considered to be tolerant of change and of **Low Sensitivity**.

10.80 Outside the Application Site:

- Several existing industrial buildings will remain active, including TFC's chemical storage and distribution centre within the flood plain immediately north west of the Site; several existing industrial properties on both sides of Macclesfield Road; several small works units along the east side of Abbey Green Road.
- Along the south side of Macclesfield Road residential terraced side streets are squeezed between; a football ground (Leek Town FC); a disused PFS; two public houses; and small industrial works.

Site Vegetation

10.81 There are no TPOs within the Application Site, and none affected beyond the Site boundary.

10.82 The Site has little vegetation cover other than at the edges along the two river channels. But the edge of the existing employment area is marked by a mixed species hedge on a substantial bank, reinforced by mature Ash and Sycamore, with occasional other tree species. This forms the

boundary of the existing urban area and the Site's existing flood defences; this hedge bank bisects the Application Site.

10.83 The main river corridor alongside Abbey Green Road is densely vegetated with a narrow strip of Alder and Poplar woodland on the existing wide levee on the north (valley) side of the river. This levee constrains the river to flow along the contour on the south side of the valley to increase the head of water at the Brindley Mill.

10.84 The Bridge End Leat is lined with species poor Hawthorn hedgerows with occasional Ash and Beech trees. The two water channels are connected immediately above the Site, by a modern engineered channel with raised stone levees, that crosses the valley floor from one side to the other. The downstream side of this modern channel features a broad footpath on top of the levee sheltered by a hawthorn hedge and row of mature Ash trees.

10.85 Below Brindley Mill the river wanders back through the Application Site constrained within a piecemeal vertical concrete sided channel to meet with the Bridge End Leat at the low end of the Site. This wandering channel is lined intermittently with Alder and Ash.

Sensitivity

10.86 Using the criteria outlined in **Table 10.2 and 10.4** as a guide, the site vegetation itself has **Local amenity value** and **Medium ecological value**. It reduces visual intrusion from the Site, maintaining the rural character of the area. It includes a number of mature trees, but is predominately made up of younger trees and hedgerow shrubs tolerant of appropriate management. Overall the site vegetation is therefore considered to be of **Medium sensitivity** somewhat tolerant of change. Planting around the edge of the Site is valuable in filtering views into the Site. In particular, the belt of Poplar and Alder trees running parallel to Abbey Green Road, taken as a group, provide significant enhancement of the character of this stretch of the river, enhance and shelter Abbey Green Road itself, and screen existing industry on the Application site. This group of trees is therefore considered worthy of retention if practical.

Potential Effects (without Mitigation)

10.87 The following section outlines the results of the assessment of the landscape and visual effects of the Proposed Development. Please also refer to the descriptions of the Proposed Development in Chapter 2.

Landscape Character

Demolition and Construction

- 10.88 The Application Site is currently occupied by a disparate assortment of largely 20th century industrial buildings in various states of disrepair.
- 10.89 Site clearance will include the removal of those trees and other vegetation not retained under the proposals. The Proposed Development includes the retention of most perimeter trees, but approximately 40 trees will be lost within the body of the Application Site.
- 10.90 Tree protection measures will be put in place in accordance with approved Tree Protection Plan and Arboricultural Method Statement to BS5837:2005, at the commencement of clearance works to safeguard that vegetation identified for retention. And these protective measures will be maintained in place throughout most of the construction period.
- 10.91 Removal of aquatic vegetation and waterside structures, including bridges and weir(s), may temporarily reduce water quality. Surface water runoff from site earthworks will entail a risk of similar effects on water quality unless rigorously controlled. Silt control measures are covered in Chapter 9 Ecology.
- 10.92 Removal of screening vegetation and buildings will open up new views into the Site some of which will be permanent and others temporary. Temporary Construction site hoardings will be erected, if required by the local authority, to screen the most sensitive views.
- 10.93 Removal of vegetation and demolition and clearance of existing buildings, structures and roadways may encourage dust formation in dry weather and mud creation in wet weather. Please refer to Chapter 13 Air Quality, and Chapter 15 Ground Conditions, for details of control measures.

- 10.94 The development will be phased. Clearance of the whole Application Site; together with construction of the supermarket, commercial buildings, PFS and associated roads and car parks will be completed within Phase 1, as will mitigation measures including most of the proposed public open space and amenity landscape construction. The magnitude of effect on site landscape character during construction, without mitigation, would be **Medium Adverse** reducing to **Low Adverse** on completion of Phase 1 and rising to **Low Beneficial** on completion of Phase 2.

Operational Development

- 10.95 Fully rendered and verified photomontage visualisations from agreed key viewpoints are shown in **Appendix 10.3**. For each viewpoint, these show the existing appearance and the expected appearance 10 years after completion of the full development.
- 10.96 The completed development will include a mixture of industrial, commercial, retail and residential blocks incorporating units of varied size and scale in keeping with the scales of building currently existing on site and in the immediate vicinity. These proposed buildings will be set in a context of new landscaped grounds and car parking. An existing narrow woodland belt and riverside trees will be retained at the edges of the Proposed Development and supplemented by new tree planting. These will filter views into the development from the surrounding area and help to blend the development into the surrounding high quality landscape. Effect magnitude on the character of adjacent areas during construction will be **Low Adverse** rising to **Medium Beneficial** on completion of Phase 2 and mitigation.
- 10.97 The Proposed Development extends the mixed uses of the older parts of the town into this hitherto purely industrial area, increasing the diversity and townscape quality of this 20th century employment area. This effect is considered **Medium Beneficial**.
- 10.98 The main visual and landscape character effects will come from the following elements:
- Removal of the existing industrial buildings, with consequent opening up of views across the Application Site. Mixed effects, overall **Neutral**,

- Construction of the proposed new main site entrance off Macclesfield Road and the associated roundabout within that main road. **Medium Adverse** effect,
- Construction of four new bridges over the River Churnet. **Medium Adverse** effect,
- Removal of existing bridges and service crossings of River Churnet. **Low Beneficial** effect,
- Removal of existing trees within the body of the site. **Medium Adverse** effect,
- Construction of pale coloured buildings in place of the existing dark buildings; and in contrast to the neighbouring urban townscape. **Low Adverse** effect,
- Construction of extensive surface car parking and associated roads, including the extension of hard surfaces across part of the existing field in the north east portion of the Application Site. **Medium Adverse** impact,
- Opening up and de-canalisation of the River Churnet below the main weir. **Medium Beneficial** effect,
- Removal of redundant weir. **Low Beneficial** effect,
- Erection of flue stack for proposed biomass boiler. **Low Adverse** effect; and
- Erection of 7 storey block of flats. **Low Adverse** effect.

Elements effecting Character Impacts

Physical Size

10.99 The heights of the proposed buildings, varying between 7.5 and 23 metres, are very similar to those of nearby buildings, but the spaces within the Proposed Development will be significantly larger than those found within the intimate streets of Leek town centre, and more akin to the open character of the surrounding area. The apparent size of spaces will be reduced by street tree and shrub planting to define boundaries and routes, and restore a more human scale.

Sense of Enclosure

- 10.100 Streets in central Leek typically have a ratio of building façade height to street width in the order of between 1:1.5 and 1:2. This ratio drops in modern residential estates to 1:5.6, but fluctuates erratically in the historic industrial area, rising to nearly 1:1 in Mill Street next to the six storey Big Mill, but dropping below 1:5 next to single storey buildings, such as those prevalent over much of the site of the Proposed Development. The larger spaces within the Proposed Development will be offset by slightly taller proposed buildings, which will create equivalent ratios for the two side streets varying between 1:1.3 in Macclesfield Rd and 1:10 across the main car park. Street tree planting will tend to improve the effective ratio.
- 10.101 The overall effect on spatial proportion is therefore considered to be **Low Adverse**.

Human Scale

- 10.102 Detailing to the elevations of the commercial buildings will break up the facades into more domestic scale elements, through the use of contrasting colour finishes, including Staffordshire Blue Brick. Tree and shrub planting will further emphasise the human scale.
- 10.103 The elements characterising the development, in medium distance views of it, particularly from the north and east, will be in scale with the industrial buildings adjacent to the Site (as are the existing industrial buildings which will be replaced). The effect is judged **Neutral**.
- 10.104 On the southern elevation, which faces domestic scale properties, the scale will be reduced from the existing industrial scale to nearer a domestic scale in keeping with existing residential buildings on the south side of Macclesfield Rd and the hillside beyond. The effect of the slightly reduced scale along Macclesfield Rd is judged **Neutral**.

Hierarchy of Status

- 10.105 The proposed supermarket building will be among the larger buildings in Leek, but from most sensitive viewpoints the supermarket will generally be seen in the background, adjacent the existing, taller chemical depot buildings, and so will be less imposing. The proposed biomass boiler flue

will be shorter than the flues of other existing nearby industrial buildings including that of the chemical works. The combined effect is judged **Low Adverse**.

Complexity

- 10.106 Because of its scale the Proposed Development will be discernable from a considerable distance. Despite the apparent complexity of the development's design, it will have a somewhat simpler silhouette than the existing and neighbouring zigzag roofscape of small buildings. This contrast is however reduced because many of the existing residential buildings are terraced and several industrial buildings are contiguous. Both size and simplicity will increase the apparent scale and will contrast with the surrounding townscape. However the existing buildings being replaced are themselves industrial in scale and tend to merge together in distant views, increasing their apparent scale. Effect is judged **Neutral**.

Clutter

- 10.107 Conversely, the cluttered appearance of the existing piecemeal urban fabric which will be replaced by the proposed buildings and car park is currently detrimental to the coherence and quality of the townscape; its replacement by a coherent layout is to be welcomed as benefiting the townscape. Effect is judged **Medium Beneficial**.

Vegetation

- 10.108 There will be an overall increase in vegetation. The most visually significant existing vegetation will be retained within the Proposed Development. Those trees lost will be replaced with large nursery stock trees. These will be planted into appropriate soil conditions to encourage better growth. Shrub, climber, wetland and herbaceous planting will be limited in area but denser and more extensive than at present. This effect is judged to be **Low Beneficial**.

Arrival Point

- 10.109 The site is adjacent to Macclesfield Road, where it crosses the River Churnet; a prime gateway into the town of Leek and clearly visible across the valley from the residential areas of Leek on the south side of

the valley; the Proposed Development will enhance the first impressions of those arriving into the town. The significance of the effect on this viewpoint will be **Medium and Beneficial**.

Other effects

- 10.110 The Proposed Development will offer the following additional benefits:
- Provide a more sympathetic setting for the residential properties neighbouring the Application Site, than is currently provided by the existing rundown industrial units. Providing a **Medium Beneficial** effect.
 - The completed development will open up access to the Site to the general public and introduce new views from within and through the Site to the surrounding countryside. Providing a **Low Beneficial** effect.

Visual Amenity Effect

Demolition and Construction and Operational Phases

Extent of visual effect

- 10.111 The effects of the development itself on visual amenity are generally local in extent, due to the Site's location in a comparatively narrow valley. However higher ground within the Special Landscape Area and further off the National Park, overlooks the valley and limited vantage points within these areas will have longer distance views of the Proposed Development. This effect is therefore judged to be **Medium** in accordance with the definitions provided in **Table 10.4** Impact Magnitude Ranking Definitions.

Visual Envelope

- 10.112 Please refer to **Figure 10.2.5** (Zone of Visual Influence) in **Appendix 10.2**.
- 10.113 The Proposed Development's location in the valley bottom, close to the industrial heart of the town, where it will be overlooked on two sides by adjacent residential hillsides, ensures that while it will alter the immediate townscape, it will be partially screened by the surrounding hills from more distant views.

- 10.114 The Application Site itself is partially screened due to its low level within the valley, and by neighbouring buildings and vegetation both offsite and retained on the site boundary.
- 10.115 Proposed on site planting of trees and shrubs will enhance such screening to a certain extent, once established.
- 10.116 However those limited vantage points on high ground within the National Park with clear views down the valley to the Application Site are a minimum of 4km from the Application Site and extend up to 6km distant.
- 10.117 The ZVI is quite extensive with limited views extending to approximately 5.5km from the Proposed Development.

High Sensitivity Receptors

- 10.118 SAMs, Listed Buildings and other statutorily protected structures; together with residential properties are considered to be sensitive receptors. Sensitive receptors, including specified viewing points within protected landscapes, are listed and assessed in the following sub-section.
- 10.119 There are residential areas situated on the hillsides to the south and west of the Application Site, which will overlook the Proposed Development, and those SAMs and several listed buildings listed below which enjoy views, across or up the valley, that include the Application Site. Effects on these properties will have high significance effecting their existing setting and landscape.
- 10.120 Further afield, the protected landscapes noted above are considered sensitive visual receptors, particularly those parts with public access, such as public footpaths and bridleways.

Statutorily Protected Structures

Table 10.8 Effects on Scheduled Ancient Monuments and Listed Buildings without Mitigation

Receptor	Degree of Intrusion
Scheduled Ancient Monuments	

Receptor	Degree of Intrusion
Brindley's Corn Mill / The Brindley Mill Museum 00175-MST175	This building is located on the south bank of the River Churnet, with open and direct views of the Application Site on the opposite side of the river, from the rear of the building. The SAM includes the associated weirs and other structures. The effect Magnitude would be High Adverse .
Ruins of Dieulacres Abbey 00100-MST100	Glimpse views of the Application Site may be possible across fields, over intervening hedgerows and between intervening hedgerow trees, and trees lining Abbey Green Road. The Impact Magnitude would be Low Adverse .
Listed Buildings	
Brindley's Corn Mill/Brindley Mill Museum 00175-MST175	This building is located on the south bank of the River Churnet, with open and direct views of the Application Site on the opposite side of the river from the rear of the building. The effect Magnitude would be High Adverse .
Grade II Broad's Bridge, Abbey Green Rd 06708-MST6858 (Viewpoint 10)	From Broad's Bridge there are views across the River Churnet into the Application Site. But these views are well screened from the Proposed Development by retained woodland within the site along the bank of the river. The effect Magnitude would be Low Adverse .
Grade II Abbey Green Road Footbridge 06709-MST6859	There are unobstructed views from the footbridge towards the south west and the existing Application Site entrance bridge across the river. Views into the Application Site to the west of the bridge will be

Receptor	Degree of Intrusion
	<p>opened up when existing trees are removed to make the bridge accessible. Views of the Application Site to the north are well screened by retained woodland along the bank of the river. The effect Magnitude would be High Beneficial.</p>
<p>Grade II 210 Mill Street / Conservative Working Men's Club 06748-MST6897</p>	<p>This building is located on the south bank of the River Churnet, with open and direct views of the Application Site on the opposite side of the river, from the rear of the building. The effect Magnitude would be High Adverse.</p>
<p>Grade II The Big Mill, Mill St 06746 & 06747</p>	<p>This derelict building has extensive views towards the valley and including part of the Application Site. The effect Magnitude would be Medium Adverse.</p>
<p>Grade II Boundary Wall to Big Mill 06747 MST 6896</p>	<p>The Application Site will be visible from Mill Street. The effect Magnitude would be Low-Medium Adverse.</p>
<p>Grade II* The Abbey Inn 06647 (Viewpoint 34)</p>	<p>Glimpse views of the Application Site will be visible through the trees lining the opposite side of Abbey Green Road. The effect Magnitude would be Medium Adverse.</p>
<p>Grade II 240, Abbey Green 14233</p>	<p>Glimpse views of the Application Site may be possible over and through roadside hedge, and between intervening buildings and trees lining Abbey Green Road. The effect Magnitude would be Low Adverse.</p>
<p>Grade II Abbey Farmhouse</p>	<p>Glimpse views of the Application Site may</p>

Receptor	Degree of Intrusion
06648-MST6856	be possible from Abbey Farmhouse (2 dwellings) across fields, over intervening hedgerows and between intervening hedgerow trees, and trees lining Abbey Green Road. The effect Magnitude would be Low Adverse .
Grade II 2Nr.Stable blocks and other outhouses, Abbey Farmstead 14238-MST11014, 14239-MST11015, & 06649-MST6857	Glimpse views of the Application Site may be possible from Abbey Farm across fields, over intervening hedgerows and between intervening hedgerow trees, and trees lining Abbey Green Road. The effect Magnitude would be Low Adverse .

Table 10.9 Effects on Residential Properties without Mitigation

Property	Degree of intrusion
Macclesfield Road Nos. 47-53 (Odd)	Directly opposite proposed main entrance. Aspect and setting character significantly altered. The effect Magnitude would be High Adverse .
Abbey Green Road Nos. 17, 22-40(even) & 41-53 (Odd) (Viewpoint 2)	Adjacent to development. Views impeded only by existing on site vegetation. The effect Magnitude would be High Adverse .
Thomas St No. 1	Side of house directly opposite proposed main entrance to development. Setting significantly altered. The effect Magnitude would be High Adverse .
Thomas St Nos. 19 & 20 (Viewpoint 29)	Unimpeded vista down Thomas Street to proposed main entrance of development. The effect Magnitude would be High Adverse .
Thomas Street Nos. 2-18 (Even) & 3-17 (Odd).	Oblique short range views of proposed Macclesfield Road frontage of development. The effect Magnitude would be Medium Adverse .

Property	Degree of intrusion
Grace Street No. 1 (Viewpoint 30)	Side of house has short range views of Macclesfield Road frontage of development, impeded by intervening houses. The effect Magnitude would be Medium Adverse .
Mill Street No. 131	Side of house has short range views of existing site entrance to be superseded. The effect Magnitude would be Low Adverse .
Belle Vue Road, Linomme	Side and rear of house has short range views of existing site entrance to be superseded. The effect Magnitude would be Medium Adverse .
Belle Vue Road Nos. 120-124 (Even)	Glimpses of development from rear of property. The effect Magnitude would be Low Adverse .
Kiln Lane Nos. 5 & 6	Short range glimpses of Proposed Development. The effect Magnitude would be Medium Adverse .
Kiln Lane, Rudyard View	Possible view of development from upper floor over intervening existing works building. The effect Magnitude would be Low Adverse .
Back Lane, The Bungalow	Short range view of Proposed Development from rear of house. Partly obscured by existing Brindley Mill building. The effect Magnitude would be Medium Adverse .
Belle Vue Road Nos. 117-163 (Odd)	Oblique views of Proposed Development part obscured by existing intervening buildings. The effect Magnitude would be Low Adverse .
Kiln Lane, Rock Villa	View of Proposed Development. Obscured by existing intervening warehouse. The effect Magnitude would be Low Adverse .
Kiln Lane Nos. 20-42	Glimpsed views of Proposed Development. Obscured by existing intervening buildings.

Property	Degree of intrusion
	The effect Magnitude would be Low Adverse.
Orchard Court No. 1 & 2	Glimpsed views of Proposed Development. Obscured by intervening deciduous trees and existing intervening buildings. The effect Magnitude would be Medium Adverse.
Kiln Lane, (hill top house)	Panoramic views of Proposed Development across football ground. The effect Magnitude would be High Adverse.
Nicholson Way Nos. 2-10 (Even) & 17-23 (Odd)	Views over intervening buildings across Proposed Development. The effect Magnitude would be High Adverse.
Hillcrest Nos. 21-35 (Odd)	Views over intervening buildings across Proposed Development. The effect Magnitude would be High Adverse.
Barracks Way Nos. 5-12	Oblique views over intervening buildings across Proposed Development. The effect Magnitude would be Medium Adverse.
Barracks Way Nos. 14-18	Views over intervening buildings across Proposed Development. The effect Magnitude would be High Adverse.
Northcliffe (Belle Vue Road) Nos. 1-7	Views over intervening buildings across Proposed Development. The effect Magnitude would be Medium Adverse.
Nab Hill Nos. 5-7	Panoramic views over intervening buildings across Proposed Development. The effect Magnitude would be High Adverse.
Hillswood Avenue Hillswood House & Nos. 28-40	Panoramic views from upper floor over intervening buildings across Proposed Development. The effect Magnitude would be Medium Adverse.
Hillcrest Nos. 14,16 & 20	Views from upper floor over intervening buildings across Proposed Development. The effect Magnitude would be Medium

Property	Degree of intrusion
	Adverse.
Park Road Nos. 7-15 (Odd)	Short range views of new river crossing and proposed riverside open space. The effect Magnitude would be Medium Adverse.
Park Road Nos. 1-5 (Odd)	Oblique views of proposed new housing, filtered by existing trees retained on site. The effect Magnitude would be Medium Adverse.
Park Road Nos. 17-29 (Odd)	Oblique views of proposed new river crossing. The effect Magnitude would be Medium Adverse.
Park Road Nos. 71 (Odd), 30-36 (Even)	Oblique glimpses of Proposed Development between existing buildings. The effect Magnitude would be Low Adverse.
Hamil Drive, Parkway	Views across Proposed Development over existing intervening buildings. The effect Magnitude would be Low Adverse.
Hamil Drive Nos. 1-19 (Odd), 2, 8 & 18	Glimpsed views of Proposed Development. Obscured by existing intervening deciduous trees. The effect Magnitude would be Low Adverse.
Mill Street Nos.162-168 (Even) & 182-186 (Even)	Views of Proposed Development from side of upper flats over existing intervening buildings. The effect Magnitude would be Medium Adverse.
Badhall Close Nos. 1-7 (Odd)	Possible views of Proposed Development from upper floor over intervening building. The effect Magnitude would be Low Adverse.
Hencroft Nos. 1, 2-10 (Even)	Oblique views over existing intervening building. The effect Magnitude would be Low Adverse.
Daisy Bank 11-35 (Odd)	Views of Proposed Development partly obscured by existing intervening trees and buildings. The effect Magnitude would be

Property	Degree of intrusion
	Low Adverse.
Abbey Green Village	Most houses within the village, from the Abbey Inn southward, have distant glimpsed views of the Proposed Development from upper floors (where present). In most cases views from the ground floor are obscured by existing intervening agricultural hedges. Views from further up the hill within the village are obscured by either deciduous or coniferous trees depending on the house in question. The effect Magnitude would be Medium Adverse.
Grade II* The Abbey Inn 06647	Glimpse views of the Application Site will be visible through the trees lining the opposite side of Abbey Green Road. The effect Magnitude would be Medium Adverse
Grade II 240, Abbey Green 14233	Glimpse views of the Application Site may be possible over and through roadside hedge, and between intervening buildings and trees lining Abbey Green Road. The effect Magnitude would be Low Adverse
Abbey Green Farm, Registered Monument No. 00345	Views of the application site from Abbey Green Farm across fields, over intervening hedgerows and between intervening hedgerow trees. The effect Magnitude would be Low Adverse
Abbey Farm	Views of the Proposed Development from Abbey Farm and non-residential listed buildings within the SAM of Dieulacres Abbey, are obscured by existing intervening buildings, deciduous trees and hedges along Abbey Green Road. The effect

Property	Degree of intrusion
	Magnitude would be Neutral

Table 10.10 Effects on Other Sensitive Receptors without Mitigation

Receptor	Degree of Intrusion
Rights of way within statutorily designated landscapes	
Peak District National Park	
Morridge Top (Viewpoint 39)	Panoramic but very distant views of the Application Site are possible from public roads, footpaths, farmland and possibly from residential properties, between and over intervening landform, woodland, trees and hedgerows, and beyond the Leek urban area and to the fore of the adjacent chemical works site. The effect Magnitude would be Low Adverse .
Road descending in a south west direction from Morridge Top down to Thorncliffe.	Distant views of Application Site. The effect Magnitude would be Low Adverse .
Road descending in a northwest direction from Morridge Top down to Thorncliffe.	Intermittent distant views of Application Site. The effect Magnitude would be Low Adverse .
Easing Lane (Morridge)	Intermittent distant views of Application Site. The effect Magnitude would be Low Adverse .
Road between Buxton Road and Thorncliffe.	Intermittent distant views of Application Site. The effect Magnitude would be Low Adverse .
Special Landscape Areas	
Leek Town Footpath No 6 at Bridge End (Viewpoint 9)	Walking from Bridge End, views of the Application Site are screened by landform until reaching the top of ridge, from where there are panoramic views across the Application Site, until crossing the stile into the adjacent field. From this point views of the Application Site from the footpath are

Receptor	Degree of Intrusion
	<p>screened by intervening hedgerow and landform until the footpath passes to the north of the intervening landform. The proposed supermarket building and most of the commercial buildings are concealed by the existing landform and the simpler forms of the proposed low rise residential terraces will be an improvement on existing industrial buildings. The proposed 7 storey block of flats will be prominent from this viewpoint. The effect Magnitude would be Medium Adverse.</p>
<p>Leek Town Footpath 6, between Bridge End and Abbey Green (Viewpoint 32)</p>	<p>Walking south from Abbey Green towards Bridge End, there are views of the Application Site from the footpath across fields, over intervening hedgerows and between intervening hedgerow trees. Existing hedgerow on site along the northern boundary of the industrial area of the Application Site proposed to be removed, opening up views from the footpath into the Application Site development area. The effect Magnitude would be High Adverse.</p>
<p>Leek Town Footpath No 6 at Abbey Green (Viewpoint 33)</p>	<p>Walking from Abbey Green towards Bridge End, there are views of the application site from the footpath across fields, over intervening hedgerows and between intervening hedgerow trees. The effect Magnitude would be Medium Adverse.</p>
<p>Leek Town Footpath No 7 at Abbey Green (Viewpoint 36)</p>	<p>Walking south from Abbey Wood along the footpath towards Abbey Green, there are intermittent glimpse views of the Application Site between intervening trees on the hill slope, and hedgerow trees in the</p>

Receptor	Degree of Intrusion
	valley. The effect Magnitude would be Medium Adverse .
Leek Frith Footpath No 9 (Viewpoint 38)	Walking south from the hilltop towards Abbey Wood, there are distant views of the Application Site in the valley, above intervening woodland and trees. The effect Magnitude would be Low Adverse .
Leek Frith Footpath No 50 (Viewpoint 37)	Walking south from Back Hills Wood, there are glimpse views of the Application Site in the valley, between and above intervening hedgerows and trees. The effect Magnitude would be Low Adverse .
Leek Frith Bridleway No1	Walking or riding south down hill there are panoramic distant views over Leek, including the Application Site. The effect Magnitude would be Low Adverse .

Medium Sensitivity Receptors

- 10.121 A designated long distance public footpath, Staffordshire Moorlands Way (Leek Town Footpath No.6), runs along the top of the escarpment on the north west boundary of the Site with views over the Site. Although the path is set back from the edge of the escarpment and walkers will not be able to see the ground within the Site from the closest part of the path they will see the proposed building roofs. The view from this part of the footpath (See Visualisation No. 10.3.9 in **Appendix 10.3**) is extensive and includes a wide panorama across the valley. But the site as viewed from this path currently consists of an untidy clutter of industrial roofs which distracts from the quality of the view. The proposed buildings will stand between 8 and 21 metres tall, and when viewed from this direction the roofs will almost all be lower than the footpath and visually below the horizon beyond to viewers walking on the footpath. Views up the valley towards the National Park would be retained unaffected, as would views down the valley to the west. The magnitude of the landscape effect from these viewpoints will therefore be **Medium** but **Beneficial**. Further east along this footpath it drops into the valley and has more distant lower level views of the Application Site. Although more distant these views

along the valley floor will be more affected by the Proposed Development for those walking westward. The magnitude of this effect would be **Medium Adverse**.

10.122

The Application Site itself, is located in the bottom of the narrow Churnet Valley, and has a limited visual envelope confined to north, south and west within a short length of the valley. Within the immediate vicinity of the Site the greatest visual effect will be experienced by visual receptors looking across the valley from the south. On the west side of the development views of the development will be partially obstructed by intervening buildings which are industrial in scale. Views of the development will therefore be concentrated where roads are aligned to the development or steeper hillsides where houses are able to overlook the roofs of their lower neighbours, in particular this applies to the south and west sides of the valley.

Table 10.10 Effects on Medium Sensitivity Receptors without Mitigation

Receptor	Degree of Intrusion
Non statutorily recognised monuments	
Church Of St John the Evangelist, on Belle Vue Road 01290-MST1285	The Application Site is visible from the church behind the SAM Brindley's Mill. The effect Magnitude would be Medium Adverse .
Leat at Bridge End 04333-MST4045	This leat forms part of the western boundary of the Site. Its setting will be substantially altered by the Proposed Development. The effect Magnitude would be High Adverse .
Industrial Site (on Kiln Lane, just off Macclesfield Road, opposite Brindley Mill) 04423-MST4123	The Application Site is glimpsed behind Brindley's Mill and Conservation Working Men's Club, across the Macclesfield Road from this monument. The effect Magnitude would be Medium Adverse .
The Shade Mill, on Belle Vue Road 50901	This converted mill building, part of the Big Mill complex, has extensive views across the valley including part of the Application Site. The effect Magnitude would be Medium Adverse .

Receptor	Degree of Intrusion
The Print Works, On Belle Vue Road 50900	This converted mill building is screened from the Application Site by its neighbour, but observers of the Print Works may be able to glimpse the Proposed Development in the background. The effect Magnitude would be Neutral .
Highfield Hall and Park, Bridge End 40060	Parts of the Proposed Development are likely to be glimpsed from limited areas within this property. The effect Magnitude would be Neutral .
Dismantled Railway (Part of Churnet Valley Branch Line) 50751	There may be possible glimpsed views of the Proposed Development during winter, from a short length of this disused railway line where it crosses the Churnet Valley. The effect Magnitude would be Low Beneficial .
Hermitage, Dieulacres Abbey 00348-MST348	The Proposed Development will be well screened by intervening existing agricultural hedges. The effect Magnitude would be Low Adverse .
Leisure Venues	
The White Lion public house Macclesfield Road	The Proposed main entrance will be visible along Macclesfield Rd from the street entrance and car park to this PH, but not from the beer garden to the rear of the premises. Oblique views of the Macclesfield Rd frontage of the Proposed Development may be possible through windows in the PH. The effect Magnitude would be Low Beneficial .
The Dyers Arms public house Nos.3-5 Macclesfield Rd	The Application Site is located directly in front of this PH and restaurant. The Proposed Development will substantially alter the setting of this venue situated immediately across the Macclesfield Road from Brindley's Mill. The effect Magnitude

Receptor	Degree of Intrusion
	would be Medium Adverse .
Leek Football Club "Harrison Park"	The proposed main entrance to the development will be clearly visible from the entrance to the club grounds, but because of the inward looking nature of the stadium, the Proposed Development will have little visual effect on the grounds. However the storage tanks to the north east of the ground, which are visible from the west stands, will be removed, improving this view. The effect Magnitude would be Low Adverse .
Leek Town Footpath 8 (West End) (Viewpoint 3)	This footpath overlooks the Application Site from the north east as it descends directly toward the Site, to Broads Bridge at the apex of the Application Site. The effect would be High Adverse during construction.
Leek Town Footpath 9 (Viewpoint 18)	This footpath descends towards the Site from the town centre, but stops some distance short of the Application Site. The effect would be Low Adverse during construction.
Other public footpaths within the urban area	Due to the urban nature of these footpaths the visual effect of the redevelopment of this existing employment site will be reduced. The effect Magnitude would be no worse than Medium Adverse .
Vehicular travellers on roads	
Travellers on A523 Macclesfield Rd	The proposed main entrance roundabout at Macclesfield Rd will be visible to travellers. Demolition of existing structures with the Application Site will open up the north side of the road to views into the Proposed Development and will alter its townscape

Receptor	Degree of Intrusion
	character. The effect Magnitude would be Medium Adverse .
Travellers on A523 Mill St (Viewpoint 5)	The Proposed Development will be visible to those travelling north towards Macclesfield, behind Brindley's Mill and Grade II Listed Working Men's Club. The effect Magnitude would be Medium Beneficial .
Travellers on Abbey Green Rd	The Application Site strongly influences the landscape character of the southern end of Abbey Green Road as it runs along the Site's eastern boundary. The Proposed Development will also be visible from this road, over or through the road-side hedge, at intervals as far east as Abbey Green village. The effect Magnitude would be High Adverse .
Travellers on Belle Vue	Travellers descending Belle Vue towards the north experience views directly into the southern portion of the Application Site. The Proposed Development will partly occlude this view into the site with 3 storey housing, proposed along Macclesfield Rd. The effect Magnitude would be Medium Adverse .
Travellers on more distant roads	The Application Site is much less visible from other roads than those listed above and any visual impact on travellers on such roads is likely to be small. The effect Magnitude would be Low Adverse .

Low Sensitivity Receptors

10.123 Next to the site to the north west, west, south and south east, there are a series of industrial units that will have views into the Proposed Development.

Table 10.11 Low Sensitivity Receptors

Receptor	Degree of Intrusion
Existing Industrial Units on the north side of Macclesfield Rd, including TFC's works.	The rear of these properties directly overlook the Application Site. The effect Magnitude would be High Beneficial .
Existing industrial units on Mill St.	Taller industrial units on Mill St and adjoining streets may have occasional oblique views of the west end of the development forming part of the backdrop to existing Brindley Mill SAM. The effect Magnitude would be Medium Adverse .
Existing industrial units on Abbey Green Rd (South end)	The entrances to the small workshops facing the Application Site across Abbey Green Road, have unobstructed views into the Application Site across the River Churnet by the Grade II Listed Abbey Green Road Footbridge. The effect Magnitude would be High Adverse .
Existing industrial units on Abbey Green Rd (By Broad's Bridge) (Viewpoint 11)	The small industrial premises next to Broad's Bridge have views across Abbey Green Road and the River Churnet into the Application Site. But these views are well screened from the Proposed Development by existing and retained woodland within the Site along the bank of the river. The effect Magnitude would be Low Adverse .

Mitigation Measures

Proposed Construction Period Mitigation

10.124 Is as follows:

- It is recommended that, prior to site clearance or other works on site, any notifiable weed species found to be present on site be eradicated;
- The Grade II Listed footbridge (06709-MST6859) over the River Churnet is proposed to be repaired and reopened to pedestrians. This will involve the removal of existing trees currently damaging the structure;
- During the demolition and construction phases, sensitive timing and management of site operations could reduce effects on residents and neighbouring businesses;
- Sensitive neighbouring properties should be shielded by construction site hoardings erected along the margins of the area to be cleared. In particularly sensitive locations, such as adjacent to Brindley's Mill SAM, it may be appropriate to provide temporary artwork to enhance the appearance of such hoardings;
- Silt control, dust suppression and mud reduction techniques should be routinely practiced;
- Subject to detailed phasing requirements, Site clearance should proceed from the interior of the site towards the margins to minimise effects on neighbouring properties and visual receptors during clearance operations, by retaining as long as practicable the screening offered by site buildings and vegetation due to be removed;
- Use of larger plant stock, combined with best practice cultivation techniques, during plant selection, supply, planting and establishment can significantly reduce adverse effects;
- Soil amelioration should be applied where necessary to enhance growing conditions for proposed planting and grassed areas. But excessive application of fertilizers and pesticides should be avoided. Where practicable existing site topsoil, ameliorated as appropriate, should be used in preference to imported soil, and where importation is necessary haulage distances and effects should be minimised;
- Aquatic and water margin vegetation should be preserved insitu during construction so far as possible to reduce water contamination by soil erosion, and site water run off should be captured and de-silted prior to release into watercourses. It is recommended that where possible a 5m wide exclusion zone be maintained for construction vehicles and activity on each side of any water course. Existing site vegetation should be

retained in this exclusion zone throughout the construction period. Where watercourses or their margins need to be regraded, then silt control management should be maintained throughout the construction period until waterside vegetation can be re-established;

- Retained trees and other retained vegetation should be protected throughout the construction period by tree protection measures as detailed in the approved Tree Protection Plan and Arboricultural Method Statement. Access, materials storage, or works within any tree protection zone should be strictly prevented except under the supervision of a qualified arboriculturist, who can advise on any further remedial or ameliorative works made necessary;
- Damage to retained trees occurring despite protective measures put in place at the start of work on site, will be made good so far as practicable by tree surgery works in accordance with an Arboricultural Methodology agreed with SMDC's tree officer;
- No fires may be permitted on site within 20m of a retained tree or protected structure; and
- Proposed new planting within the Site will alleviate views of the existing rundown elements within the neighbourhood and tie in with existing retained planting and natural vegetation surrounding the Proposed Development.

Operational Development

- 10.125 The southern edge of the Proposed Development will be formed by the existing Macclesfield Road which will be widened at the entrance to the Application Site and traffic calmed through the provision of a new roundabout. Landscape treatment of the roundabout and widened footways will provide a new gateway feature to this important entry point to the town of Leek, enhancing the perceived townscape character of the town for visitors.
- 10.126 Addressing this main road frontage and the residential properties on the far side of it a proposed small, low rise, block of flats and small terrace of housing will reflect the scale and materials of the existing industrial buildings, but be more sympathetic in character to the residential properties across Macclesfield Road. This will enhance and expand the residential nature of this street, reducing the harshness of its current

more industrial character. These main road frontage buildings will provide a solid block to views into the Application Site and of the proposed larger buildings within the development; restoring the sense of enclosure and small scale townscape character of this street.

- 10.127 Landscape treatment of the curtilage of these flats will further soften the visual character of this urban gateway, introducing seasonal interest and providing some relief from extremes of weather both in summer and in winter.
- 10.128 Adjacent to the main entrance and opposite the proposed block of flats the visual effect of the proposed PFS will be mitigated by a line of proposed trees and low shrubs at back of footway. This planting will provide spatial definition and enclosure to the highway and PFS forecourt. It will help to provide continuity to the street frontage. This enclosure and definition will be less than that currently provided by existing industrial buildings proposed for demolition.
- 10.129 West of the proposed PFS existing buildings forming the road frontage to Macclesfield Road remain outside the Application Site, but buildings, storage tanks and some trees behind these within the Application Site will be removed. The consequent opening up of views between existing buildings into the Application Site will be wholly offset by dense tree and shrub boundary planting within these visual windows into the Site. Once established this boundary planting will provide a more consistent and attractive backdrop to the remaining existing industrial buildings along Macclesfield Road, than at present.
- 10.130 The proposed car wash and domestic waste recycling facility will be effectively screened from Macclesfield Road and residential properties south of the road by an existing offsite industrial building and proposed boundary planting. These proposed facilities will be visible from outside the Application Site only from the rear of this existing industrial building.
- 10.131 North of the proposed PFS and block of flats, the River Churnet will be opened up and de-canalised improving its ecological value, water quality, amenity and visual value as well as increasing its flood storage capacity. The existing narrow channel will be retained in the downstream south west corner of the Site to minimise increased outfalls from the Site downstream. (Please also refer to **Chapter 14** Flood Risk).

- 10.132 The proposed removal of three small redundant bridges and one small redundant weir will help to improve water flow and quality, while at the same time assisting in the remodelling of the river corridor referred to above. Migrating fish and other aquatic fauna will find it easier to travel further upstream, extending their range and breeding opportunities.
- 10.133 Retention of the existing narrow river channel in the south west corner of the Site will also allow the retention of a closely spaced line of existing alder trees along the river bank. These retained trees are effective in screening the Application Site and thus, in future, the Proposed Development from viewpoints to the south west further down the Churnet Valley.
- 10.134 A proposed riverside linear public open space will provide recreational opportunities for new adjoining residents and the general public for informal relaxation, while providing a naturalistic setting to proposed and existing buildings, including the SAM and Grade II Listed Brindley Mill, and Grade II Listed Working Men's Club. While this will clearly alter the historic setting of these buildings, it is considered that modern degradation of this setting has already compromised the historical integrity of the north bank configuration. This linear park will also assist in managing flood water, through the incorporation of shallow, self draining, dry swales, providing additional protection for the proposed housing within the Application Site.
- 10.135 The proposed housing north of the River Churnet will extend the residential area of Leek, replacing rundown, poor quality, industrial sheds; and so enhancing the townscape quality of the Application Site. This housing will largely screen views of the proposed supermarket and other commercial units from Abbey Green Road, thus maintaining and enhancing its informal mixed use townscape character.
- 10.136 Behind the housing, three medium sized, commercial retail units will face the proposed Sainsbury's store, across the main car park, providing equivalence of scale and enclosure to the open car park. The shared service delivery yard for these three units will be separated from the back gardens of the housing by a high, heavy duty, close boarded fence to improve security for both sides and reduce noise transmission. The housing will further reduce noise transmission to the existing residential property on Abbey Green Road.

- 10.137 West of the above commercial retail units and across the main access road into the estate, two compact blocks of employment units, including a wide range of unit sizes, face each other across a separate car park. Tree and shrub planting within the car park and around the blocks helps to soften the character of this space.
- 10.138 The proposed Sainsbury's building will stand adjacent to the northern boundary of the Application Site, hidden from points to the north by the abrupt 13m high ridge that constrains the expansion of the very narrow chemical storage depot there. It will be visible from Abbey Green to the north east and the hills beyond, but this distant view will be softened by proposed intervening tree planting within the car park.
- 10.139 The main car park will be visually broken up by proposed formal heavy standard tree planting scattered throughout the car park, and will be screened by perimeter planting of trees and hedging. It will be separated from the adjacent housing by a high, close boarded, heavy duty timber security fence. A central pedestrian route through the car park will link to the proposed new public open space to the east.
- 10.140 The north east corner of the Application Site will be given over to a proposed public open space and flood storage area, which will be designed to promote diversity of ecological habitats including aquatic habitats. It will include an area of permanent standing water, with reed beds and water margin planting, as well as wet and dry grassland wildflower seeded areas and tree and shrub planting. Trees within this open space will help to screen the built development from the north east.
- 10.141 The River Churnet overflow storm channel or leat forms the Application Site's northern boundary. This is retained unmodified except for the planting of trees, shrubs and water margin planting to soften the appearance of the development from the adjacent Special Landscape Area.
- 10.142 Views from Leek Town Footpath No.6 within the Special Landscape Area above Bridge End (Key Viewpoint No.9) are elevated above the Application Site such that views of the Proposed Development will be largely of the roofscape of the proposed taller buildings. The proposed biomass boiler flue will project above these roofs, but will be of slim construction and restricted and approximately 9-10m tall, so will not break the skyline from this viewpoint, the top of the flue being at a lower altitude than the footpath. It is recommended that the flue be finished in

a dark grey-green colour to further reduce visual effect. Also prominent from this viewpoint will be the higher element of the proposed residential accommodation, although again these will not break the skyline when viewed from most of the more sensitive surrounding viewpoints. These proposed residential buildings have not yet been subject to detailed design, so finishes are not determined; however it is recommended that the finished colouring and surface textures be selected to harmonise with their urban context and avoid excessive contrast. Sensitive design should mitigate any effects on this and more distant views.

- 10.143 Other, longer distance, views of the Proposed Development from surrounding hills will also have views of the proposed roofscape. To mitigate the effect on such views a pale grey coloured matt finish will be used on the commercial buildings within Phase 1 of the Proposed Development. Finishes on subsequent residential phases have yet to be determined, but as recommended above colours and finishes should be selected to harmonise with existing surroundings.
- 10.144 It is proposed that the railings of the retained site access bridge off Abbey Green Road be painted black, as part of a general refurbishment of this bridge as a pedestrian and cycle route into the site (Viewpoint 10.6 at **Appendix 10.3**). This would improve the setting of Brindleys Mill SAM and the Listed Buildings (Mill and Working Men's Club).

Residual Effects

Landscape Character

Demolition and Construction

- 10.145 Mitigation of effects on site character during site clearance and construction of Phase 1, will be limited to general good site practice as outlined in the section on mitigation above, and will have only a small effect on quality of landscape character during the process. However early implementation of landscape mitigation works during Phase 1 will greatly improve site appearance and reduce effects during Phase 2. Residual effects during Phase 2 may therefore be expected to be reduced to **Low Adverse**, but will remain at **Medium Adverse** during Phase 1.

Operational Development

- 10.146 Loss of existing site trees will be more than balanced by replacement tree planting providing an overall increase in tree cover distributed across the Application Site. The residual effect on landscape character will be **Medium Beneficial**.
- 10.147 Residual effects on noise, vibration, pollution, air and water quality are dealt with elsewhere within this ES.
- 10.148 Proposed public open spaces along the riverside and in the north east of the Application Site will provide overall increases in local amenity to residents and site users. The residual effect is judged **Medium Beneficial**.
- 10.149 The proposed Phase 1 industrial and commercial buildings will, on completion, be less damaging to the landscape and townscape character of the Site than those existing on the site at present, despite being more conspicuous due to their paler colouring. This improvement will be enhanced by tree and shrub planting. The residual effect is judged **Low Beneficial**.
- 10.150 Following mitigation tree and shrub planting many of the views across the Site opened up by the site clearance will be closed off by vegetation, restoring a more intimate sense of enclosure and shelter from wind. This more natural enclosure will enhance the rural character of the neighbourhood and reduce the industrial character. This is judged **Beneficial**. The change will be readily noticeable and so is classed **Medium** magnitude.
- 10.151 The proposed main entrance roundabout off Macclesfield Road, will be mitigated by associated street tree planting creating a modest gateway feature for the town. The overall residual effect of the entrance will remain readily noticeable and therefore **Medium** but may be regarded as **Beneficial**.
- 10.152 The four proposed new bridges over the river, will be mitigated by the removal of several smaller, redundant, ugly utilitarian bridges and various unsightly service crossings; and by the widening and decanalisation of the river channel, facilitating the creation of a linear public open space along the riverside. The residual effect is judged to be **Medium Beneficial**.

- 10.153 The proposed car parks will be mitigated by replacement tree and shrub planting within and around the car parks, increasing shelter from wind, rain and sun and the sense of spatial enclosure and definition. A tree lined pedestrian route through the main car park to the public open space will assist street legibility and navigation. Residual effect is judged to be **Low Adverse**.
- 10.154 Use of a visually recessive colour and surface finish for the proposed biomass boiler flue, will reduce its effect on landscape and townscape character as well as on its longer distance visual effects. Its character will reflect that of existing flues on adjacent properties. The residual effect is considered to be **Neutral**.
- 10.155 Some of the larger spaces within the Proposed Development will be visually broken up by tree and/or shrub planting, reducing their scale and open character. This will reduce their adverse effect on the landscape character. The residual effect is regarded as **Low Adverse**.
- 10.156 The spatial proportions of streets bordering the Proposed Development will be enhanced by mitigating tree planting, to improve the sense of enclosure. This will also apply within the southern part of the Proposed Development and the proposed public open spaces, but will be offset by the lack of trees within the main car park. The overall effect on spatial proportion will therefore be **Neutral**.
- 10.157 Detailing to the elevations and planting will help to restore the human scale and mitigate the effect on townscape character of the large buildings and spaces proposed, maintaining the residual effect magnitude at **Neutral**.
- 10.158 The mitigation provided by proposed tree planting within the Site, particularly between the Brindley's Mill SAM and the proposed supermarket building will reduce the potential conflict in hierarchy of status to **Neutral**.
- 10.159 The proposed mitigation planting, pond and ground modelling will increase the visual complexity of the townscape raising the effect magnitude to **Low Beneficial**.
- 10.160 Proposed mitigation will assist in reducing clutter and increase street legibility. The effect magnitude remains **Medium Beneficial**.
- 10.161 The overall increase in tree cover provides a **Low Beneficial** effect.

- 10.162 Proposed mitigation tree and ground cover shrub planting will enhance the urban gateway effect of the new junction on Macclesfield Road providing a **Medium Beneficial** effect.

Visual Receptors

Demolition and Construction

- 10.163 It will not be possible to screen construction of the new site entrances on Macclesfield Road and Abbey Green Road from adjacent properties and passing traffic so the effect of these operations on receptors close to these entrances will remain **High Adverse** for the temporary duration of these works.
- 10.164 Similarly the construction of the residential units on Macclesfield Road during Phase 2 will be difficult to shield from dwellings on the opposite side of the road and neighbouring Brindley's Mill SAM. In the latter case however the Mill is screened from the proposed block of residential units and adjacent terrace by the Mill's existing modern extension. Temporary site hoardings and sheeting of scaffolding could help to mitigate the visual effects of the construction of the proposed residential units on Macclesfield Road, reducing the effect magnitude to **Medium Adverse**.
- 10.165 The setting of the Mill and the Working Men's Club, when viewed across the river is profoundly affected by the Proposed Development both during construction and after completion. During construction both the works and any temporary site hoardings erected to screen the works are likely to be detrimental to the view of the Mill, unless additional artwork is provided, complimentary to the Mill setting. With such artwork the effect could be enhanced to **Low Beneficial**.
- 10.166 The visual effect on Dieulacres Abbey during construction will be slightly greater than that on completion, due to the movements of lifting gear above the final roofline and lack of mitigating tree planting. But due to the distance and infrequency of such movements the impact would remain **Low Adverse**.
- 10.167 The visual effects on residential properties along Abbey Green Road adjacent the River Churnet, would be significantly greater during construction than on completion of the Proposed Development.

Operational Development

10.168 The proposed mitigation tree planting will slightly reduce the visual effect of the Proposed Development on more distant viewpoints once the trees are well established and will filter views into the Application Site.

Table 10.12 Residual Effect Magnitude

Receptor	Effect Magnitude during Construction without Mitigation	Effect Magnitude during Construction with recommended Mitigation	Residual Effect Magnitude with Mitigation 10yrs after Completion
Grade II Listed and Scheduled Ancient Monument			
Brindley's Corn Mill / The Brindley Mill Museum SAM 00175-MST175	High Adverse	Low Beneficial	High Beneficial
Grade II Listed and SAM Ruins of Dieulacres Abbey 00100-MST100	Low Adverse	Low Adverse	Neutral
Grade II 210 Mill Street / Conservative Working Men's Club 06748-MST6897	High Adverse	Low Beneficial	High Beneficial

Receptor	Effect Magnitude during Construction without Mitigation	Effect Magnitude during Construction with recommended Mitigation	Residual Effect Magnitude with Mitigation 10yrs after Completion
Grade II Abbey Green Road Footbridge 06709-MST6859	High Adverse	High Beneficial	High Beneficial
Grade II Broad's Bridge, Abbey Green Rd 06708-MST6858	Low Adverse	Low Adverse	Low Beneficial

10.169 Next to the site to the north west, west, south and south east, there are a series of industrial units (low sensitivity receptors) that will have views into the Proposed Development.

Table 10.11 Low Sensitivity Receptors

Receptor	Degree of Intrusion
Existing Industrial Units on the north side of Macclesfield Rd, including TFC's works.	The rear of these properties directly overlooks the Application Site. The effect Magnitude would be High Beneficial.
Existing industrial units on Mill St	Taller industrial units on Mill St and adjoining streets may have occasional oblique views of the west end of the development forming part of the backdrop to existing Brindley Mill SAM. The effect Magnitude would be Medium Adverse .
Existing industrial units on Abbey Green Rd (South end)	The entrances to the small workshops facing the Application Site across Abbey Green Road, have unobstructed views into the Application Site across the River Churnet by the Grade II Listed Abbey Green Road Footbridge. The effect Magnitude would be High Adverse .
Existing industrial units on Abbey Green Rd (By Broad's Bridge) (Viewpoint 11)	The small industrial premises next to Broad's Bridge have views across Abbey Green Road and the River Churnet into the Application Site. But these views are well screened from the Proposed Development by existing and retained woodland within the Site along the bank of the river. The effect Magnitude would be Low Adverse .

Mitigation Measures

10.170 The proposed **Construction Period Mitigation** is as follows:

- It is recommended that, prior to site clearance or other works on site, any notifiable weed species found to be present on site be eradicated.
- The Grade II Listed footbridge (06709-MST6859) over the River Churnet is proposed to be repaired and reopened to pedestrians. This will involve the removal of existing trees currently damaging the structure.
- During the demolition and construction phases, sensitive timing and management of site operations could reduce effects on residents and neighbouring businesses.
- Sensitive neighbouring properties should be shielded by construction site hoardings erected along the margins of the area to be cleared. In particularly sensitive locations, such as adjacent to Brindley's Corn Mill SAM, it may be appropriate to provide temporary artwork to enhance the appearance of such hoardings.
- Silt control, dust suppression and mud reduction techniques should be routinely practiced.
- Site clearance should proceed from the interior of the site towards the margins to minimise effects on neighbouring properties and visual receptors during clearance operations, by retaining as long as practicable the screening offered by site buildings and vegetation due to be removed.
- During the period between site clearance and construction of second and later phases, the vacant land should be sown to short lived herbaceous native species of high ecological and visual amenity value, to stabilise the soil against wind and water erosion.
- Use of larger plant stock, combined with best practice cultivation techniques, during plant selection, supply, planting and establishment can significantly reduce adverse effect periods.
- Soil amelioration should be applied where necessary to enhance growing conditions for proposed planting and grassed areas. But excessive application of fertilizers and pesticides should be avoided. Where practicable existing site topsoil, ameliorated as appropriate, should be

used in preference to imported soil, and where importation is necessary haulage distances and impacts should be minimised.

- Aquatic and water margin vegetation should be preserved insitu during construction so far as possible to reduce water contamination by soil erosion, and site water run off should be captured and de-silted prior to release into watercourses. It is recommended that where possible a 5m wide exclusion zone be maintained for construction vehicles and activity on each side of any water course. Existing site vegetation should be retained in this exclusion zone throughout the construction period. Where watercourses or their margins need to be re-graded, then comprehensive silt control management should be maintained throughout the construction period until waterside vegetation can be re-established.
- Retained trees and other retained vegetation should be protected throughout the construction period by tree protection measures as detailed in an approved Tree Protection Plan and Arboricultural Method Statement. Access, materials storage, or works within any tree protection zone should be strictly prevented except under the supervision of a qualified arboriculturist, who can advise on any further remedial or ameliorative works made necessary.
- Damage to retained trees occurring despite protective measures put in place at the start of work on site, will be made good so far as practicable by tree surgery works in accordance with an Arboricultural Methodology agreed with the local authority tree officer.
- No fires may be permitted on site within 20m of a retained tree or protected structure.
- Proposed new planting within the Site will alleviate views of the existing rundown elements within the neighbourhood and tie in with existing retained planting and natural vegetation surrounding the Proposed Development.

Proposed Mitigation of Operational Development

- 10.171 The southern edge of the Proposed Development will be formed by the existing Macclesfield Road which will be widened at the entrance to the Proposed Development and traffic calmed through the provision of a new roundabout. Landscape treatment of the roundabout and widened footways will provide a new gateway feature to this important entry point

to the town of Leek, enhancing the perceived townscape character of the town for visitors and assisting in calming and slowing traffic.

- 10.172 Addressing this main road frontage and the residential properties on the far side of it a proposed small, low rise, block of flats and small terrace of housing will reflect the scale and materials of the existing industrial buildings, but be more sympathetic in character to the residential properties across Macclesfield Road. This will enhance and expand the residential nature of this street, reducing the harshness of its current more industrial character. These main road frontage buildings will provide a solid block to views into the Application Site and of the proposed larger buildings with in the development; restoring the sense of enclose and small scale townscape character of this street.
- 10.173 Landscape treatment of the curtilage of the above flats will further soften the visual character of this urban gateway, introducing seasonal interest and providing some relief from extremes of weather both in summer and in winter.
- 10.174 Adjacent to the main entrance and opposite the above block of flats the visual effect of the proposed PFS will be mitigated by a line of proposed trees and low shrubs at back of footway. This planting will provide spatial definition and enclosure to the highway and PFS forecourt. It will help to provide continuity to the street frontage. However this enclosure and definition will be less than that currently provided by existing industrial buildings proposed for demolition.
- 10.175 West of the proposed PFS, existing buildings forming the road frontage to Macclesfield Road remain outside the Application Site, but buildings, storage tanks and some trees behind these within the Site will be lost. The consequent opening up of views between existing buildings into the Site will be wholly offset by dense tree and shrub boundary planting within these visual windows into the site. Once established this boundary planting will provide a more consistent and attractive backdrop to the remaining existing industrial buildings along Macclesfield Road, than that currently present.
- 10.176 The proposed car wash and domestic waste recycling facility will be effectively screened from Macclesfield Road and residential properties south of the road by an existing offsite industrial building and the above proposed boundary planting. These proposed facilities will be visible

from outside the Application Site only from the rear of this existing industrial building.

- 10.177 North of the proposed PFS and block of flats, the River Churnet will be opened up and de-canalised improving its ecological value, water quality, amenity and visual value as well as increasing its flood storage capacity. The existing narrow channel will be retained in the downstream south west corner of the Site to minimise increased outfalls from the site downstream. (Please refer to **Chapter 14** Flood Risk)
- 10.178 The proposed removal of three small redundant bridges and one small redundant weir will help to improve water flow and quality, while at the same time assisting in the remodelling of the river corridor referred to above. Migrating fish and other aquatic fauna will find it easier to travel further upstream, extending their range and breeding opportunities.
- 10.179 Retention of the existing narrow river channel in the south west corner of the Site will also allow the retention of a closely spaced line of existing alder trees along the river bank. These retained trees are effective in screening the Application Site and thus, in future, the Proposed Development from viewpoints to the south west further down the Churnet Valley.
- 10.180 A proposed riverside linear public open space will provide recreational opportunities for new residents and existing site neighbours for informal relaxation, while providing a naturalistic setting to proposed and existing buildings, including the SAM and Grade II Listed Brindley Corn Mill, and Grade II Listed Conservative Working Men's Club. While this will clearly alter the historic setting of these buildings, it is considered to be of benefit and the modern degradation of this setting has already compromised the historical integrity of the north bank configuration. This linear park will also assist in managing flood water, through the incorporation of shallow, self draining, dry swales, providing additional protection for the proposed housing within the Application Site.
- 10.181 The proposed housing north of the River Churnet will extend the residential area of Leek, replacing rundown, poor quality, industrial sheds; and so enhancing the townscape quality of the Application Site. This housing, which will be formed of short terraces of houses, will largely screen views of the proposed supermarket and other commercial units from Abbey Green Road, thus maintaining and enhancing its informal mixed use townscape character.

- 10.182 Behind the terrace housing above, three medium sized commercial retail units will face across the main car park towards the proposed Sainsbury's store, providing equivalence of scale and enclosure to the open car park. The shared service delivery yard for these three units will be separated from the back gardens of the terrace housing by a high, heavy duty, close boarded fence to improve security for both sides and reduce noise transmission. The housing terrace will further reduce noise transmission to the existing residential property on Abbey Green Road.
- 10.183 West of the above commercial retail units and across the main access road into the estate, two compact blocks of commercial units, including a wide range of unit sizes, face each other across a separate car park. Tree and shrub planting within the car park and around the blocks helps to soften the utilitarian character of this space.
- 10.184 The proposed Sainsbury's building, the largest proposed within the development, will stand adjacent the northern boundary of the Application Site, hidden from points to the north by the abrupt 13m high ridge that constrains the expansion of the very narrow chemical storage depot there. It will be visible from Abbey Green to the north east and the hills beyond, but this distant view will be softened by proposed intervening tree planting within the car park.
- 10.185 The main car park will be visually broken up by proposed formal heavy standard tree planting scattered throughout the car park, and will be screened by perimeter planting of trees and hedging. It will be separated from the adjacent housing by a high, close boarded, heavy duty timber security fence. A central pedestrian route through the car park will link to the proposed new public open space to the east.
- 10.186 The north east corner of the Application Site will be given over to a proposed public open space and flood storage area, which will be designed to promote diversity of ecological habitats including aquatic habitats. It will include an area of permanent standing water, with reed beds and water margin planting, as well as wet and dry grassland wildflower seeded areas and tree and shrub planting. Trees within this open space will help to screen the built development from the north east.
- 10.187 The River Churnet overflow storm channel or leat forms the Application Site's northern boundary. This is retained unmodified except for the planting of trees, shrubs and water margin planting to soften the

appearance of the development from the adjacent Special Landscape Area.

- 10.188 Views from Leek Town Footpath No.6 within the Special Landscape Area above Bridge End (Key Viewpoint No.9) are elevated above the Application Site such that views of the Proposed Development will be largely of the roofscape of the proposed taller buildings. The proposed biomass boiler flue will project above these roofs, but will be of slim construction and restricted to less than 10m tall, so will not break the skyline from this viewpoint, the top of the flue being at a lower altitude than the footpath. It is recommended that the flue be finished in a dark grey-green colour to further reduce visual effect.
- 10.189 Other, longer distance, views of the Proposed Development from surrounding hills will also have views of the proposed roofscape. To mitigate the effect on such views a pale grey coloured matt finish will be used on the commercial buildings within Phase 1 of the Proposed Development. Finishes on subsequent residential phases have yet to be determined.
- 10.190 It is proposed that the railings of the retained site access bridge off Abbey Green Road be painted black, as part of a general refurbishment of this bridge as a pedestrian and cycle route into the site (Viewpoint 10.6 in **Appendix 10.3**). This would improve the setting of Brindleys Corn Mill SAM and the Listed Buildings of the Corn Mill and Conservative Working Men's Club.

Landscape Character

Demolition and Construction

- 10.191 Mitigation of effects on site character during site clearance and construction of Phase 1, will be limited to general good site practice as outlined in the section on mitigation above, and will have only a small effect on quality of landscape character during the process. However early implementation of landscape mitigation works during Phase 1 will greatly improve site appearance and reduce effects during Phase 2. Similarly temporary seeding during Phase 1 of land cleared for construction of Phase 2, with wild flowers and grasses will significantly improve the general appearance of the site between phases and help reduce soil erosion and silting of watercourses. Residual effects during

Phase 2 may therefore be expected to be reduced to **Low Adverse**, but will remain at **Medium Adverse** during Phase 1.

Completed Development

- 10.192 Loss of existing site trees will be more than balanced by replacement tree planting providing an overall increase in tree cover distributed across the Application Site. The residual effect on landscape character will be **Medium Beneficial**.
- 10.193 Residual effects on noise, vibration, pollution, air and water quality are dealt with elsewhere within this ES.
- 10.194 Proposed public open spaces along the riverside and in the north east of the Application Site will provide overall increases in local amenity to residents and site users. The residual impact is judged **Medium Beneficial**.
- 10.195 The proposed Phase 1 industrial and commercial buildings will, on completion, be less damaging to the landscape and townscape character of the site than those existing on the site at present, despite being more conspicuous due to their pale colouring. This improvement will be enhanced by tree and shrub planting. The residual impact is judged **Low Beneficial**.
- 10.196 Following mitigation tree and shrub planting many of the views across the site opened up by the site clearance will be closed off by vegetation, restoring a more intimate sense of enclosure and shelter from wind. This more natural enclosure will enhance the rural character of the neighbourhood and reduce the industrial character. This is judged **Beneficial**. The change will be readily noticeable and so is classed **Medium** magnitude.
- 10.197 The proposed main entrance roundabout off Macclesfield Road, will be mitigated by associated street tree planting creating a modest gateway feature for the town. The overall residual impact of the entrance will remain readily noticeable and therefore **Medium** but may be regarded as **Beneficial**.
- 10.198 The four proposed new bridges over the river, will be mitigated by the removal of several smaller, redundant, ugly utilitarian bridges and various unsightly service crossings; and by the widening and

decanalisation of the river channel, facilitating the creation of a linear public open space along the riverside. The residual impact is judged to be **Medium Beneficial**.

- 10.199 The proposed car parks will be mitigated by replacement tree and shrub planting within and around the car parks, increasing shelter from wind, rain and sun and the sense of spatial enclosure and definition. A tree lined pedestrian route through the main car park to the public open space will assist street legibility and navigation. Residual impact is judged to be **Low Adverse**.
- 10.200 Use of a visually recessive colour and surface finish for the proposed biomass boiler flue, will reduce its impact on landscape and townscape character as well as on its longer distance visual effects. Its character will reflect that of existing flues on adjacent properties. The residual impact is considered to be **Neutral**.
- 10.201 Some of the larger spaces within the Proposed Development will be visually broken up by tree and /or shrub planting, reducing their scale and open character. This will reduce their adverse impact on the landscape character. The residual impact is regarded as **Low Adverse**.
- 10.202 The spatial proportions of streets bordering the Proposed Development will be enhanced by mitigating tree planting, to improve the sense of enclosure. This will also apply within the southern part of the Proposed Development and the proposed public open spaces, but will be offset by the lack of trees within the main car park. The overall impact on spatial proportion will therefore be **Neutral**.
- 10.203 Detailing to the elevations and planting will help to restore the human scale and mitigate the impact on townscape character of the large buildings and spaces proposed, maintaining the residual impact magnitude at **Neutral**.
- 10.204 The mitigation provided by proposed tree planting within the site, particularly between the Scheduled Ancient Monument of Brindley's Mill and the proposed supermarket building will reduce the potential conflict in hierarchy of status to **Neutral**.
- 10.205 The proposed mitigation planting, pond and ground modelling will increase the visual complexity of the townscape raising the impact magnitude to **Low Beneficial**.

- 10.206 Proposed mitigation will assist in reducing clutter and increase street legibility. The impact magnitude remains **Medium Beneficial**.
- 10.207 The overall increase in tree cover provides a **Low Beneficial** impact.
- 10.208 Proposed mitigation tree and ground cover shrub planting will enhance the urban gateway effect of the new junction on Macclesfield Road providing a **Medium Beneficial** impact.

Residual Effects on Visual Receptors

Demolition and Construction

- 10.209 It will not be possible to screen construction of the new site entrances on Macclesfield Road and Abbey Green Road from adjacent properties and passing traffic so the impact of these operations on receptors close to these entrances will remain **High Adverse** for the duration of these works.
- 10.210 Similarly the construction of the flats on Macclesfield Road during Phase 2 will be difficult to shield from dwellings on the opposite side of the road and the neighbouring Brindley's Mill Scheduled Ancient Monument. In the latter case however Brindley's original Corn Mill is screened from the proposed block of flats and adjacent terrace by the Mill's existing modern extension. Temporary site hoardings and sheeting of scaffolding could help to mitigate the visual impacts of the construction of the proposed flats and terrace housing on Macclesfield Road, reducing the impact magnitude to **Medium Adverse**.
- 10.211 The setting of Brindley's Mill and the Conservative Working Men's Club, when viewed across the river is profoundly affected by the proposed development both during construction and after completion. During construction both the works and any temporary site hoardings erected to screen the works are likely to be detrimental to the view of the mill, unless additional artwork is provided, complimentary to the mill setting. With such artwork the impact could be enhanced to **Low Beneficial**.
- 10.212 The visual impact on Dieulacres Abbey during construction will be slightly greater than that on completion, due to the movements of lifting gear above the final roofline and lack of mitigating tree planting. But due

to the distance and infrequency of such movements the impact would remain **Low Adverse**.

- 10.213 The visual impacts on residential properties along Abbey Green Road adjacent the River Churnet, would be significantly greater during construction than on completion of the Proposed Development.

Completed Development

- 10.214 The proposed mitigation tree planting will slightly reduce the visual effect of the Proposed Development on more distant viewpoints once the trees are well established and will filter views into the Application Site.

Table 10.12 Summary Table of Residual Effects after Mitigation

Receptor	Effect Magnitude during Construction without Mitigation	Effect Magnitude during Construction with recommended Mitigation	Residual Effect Magnitude with Mitigation 10yrs after Completion
Grade II Listed and Scheduled Ancient Monument			
Brindley's Corn Mill / The Brindley Mill Museum 00175-MST175	High Adverse	Low Beneficial	High Beneficial
Grade II Listed and Scheduled Ancient Monument Ruins of Dieulacres Abbey 00100-MST100	Low Adverse	Low Adverse	Neutral
Grade II 210 Mill Street / Conservative Working Men's Club 06748-MST6897	High Adverse	Low Beneficial	High Beneficial
Grade II Abbey Green Road Footbridge 06709-MST6859	High Adverse	High Beneficial	High Beneficial

Receptor	Effect Magnitude during Construction without Mitigation	Effect Magnitude during Construction with recommended Mitigation	Residual Effect Magnitude with Mitigation 10yrs after Completion
Grade II Broad's Bridge, Abbey Green Rd 06708-MST6858	Low Adverse	Low Adverse	Low Beneficial
Grade II Boundary Wall to Big Mill 06747 MST 6896	Low-Medium Adverse	Low Adverse	Medium Beneficial
Grade II 2Nr.Stable blocks / outhouses, 14238-MST11014, 14239-MST11015, 06649-MST 6857	Low Adverse	Low Adverse	Neutral
Residential			
Grade II The Big Mill, Mill St 06746 & 06747	Medium Adverse	Medium Adverse	Medium Beneficial
Grade II* The Abbey Inn 06647	Medium Adverse	Medium Adverse	Low Beneficial
Grade II 240, Abbey Green 14233	Low Adverse	Low Adverse	Low Beneficial
Abbey Green Farm, Abbey	Medium	Medium	Neutral

Receptor	Effect Magnitude during Construction without Mitigation	Effect Magnitude during Construction with recommended Mitigation	Residual Effect Magnitude with Mitigation 10yrs after Completion
Green 00345 Registered Monument	Adverse	Adverse	
Macclesfield Road Nos. 47-49 (Odd)	High Adverse	High Adverse	Medium Adverse
Macclesfield Road Nos. 51-53 (Odd)	Medium Adverse	Medium Adverse	Medium Beneficial
Abbey Green Road Nos. 17, 22-40(even) & 41-53 (Odd),	High Adverse	Medium Adverse	Medium Beneficial
Thomas St No. 1	High Adverse	Medium Adverse	Medium Beneficial
Thomas St Nos. 19 & 20	High Adverse	Medium Adverse	Medium Beneficial
Thomas Street Nos. 2-18(Even) & 3-17 (Odd).	Medium Adverse	Medium Adverse	Medium Beneficial
Grace Street No. 1	Medium Adverse	Medium Adverse	Medium Beneficial

Receptor	Effect Magnitude during Construction without Mitigation	Effect Magnitude during Construction with recommended Mitigation	Residual Effect Magnitude with Mitigation 10yrs after Completion
Mill Street No. 131	Low Adverse	Low Adverse	Low Beneficial
Belle Vue Road, Linomme	Medium Adverse	Medium Adverse	Medium Beneficial
Belle Vue Road Nos. 120-124 (Even)	Low Adverse	Low Adverse	Low Beneficial
Kiln Lane Nos. 5 & 6	Medium Adverse	Medium Adverse	Medium Beneficial
Kiln Lane, Rudyard View	Low Adverse	Low Adverse	Low Beneficial
Back Lane, The Bungalow	Medium Adverse	Medium Adverse	Medium Beneficial
Belle Vue Road Nos. 117-163 (Odd)	Low Adverse	Low Adverse	Low Beneficial
Kiln Lane, Rock Villa	Low Adverse	Low Adverse	Low Beneficial
Kiln Lane Nos. 20-42	Low Adverse	Low Adverse	Low Beneficial
Orchard Court Nos. 1 & 2	Medium Adverse	Medium Adverse	Medium Beneficial

Receptor	Effect Magnitude during Construction without Mitigation	Effect Magnitude during Construction with recommended Mitigation	Residual Effect Magnitude with Mitigation 10yrs after Completion
Kiln Lane, (hill top house)	High Adverse	High Adverse	Medium Beneficial
Nicholson Way Nos. 2-10(Even) & 17-23 (Odd)	High Adverse	High Adverse	Medium Beneficial
Hillcrest Nos. 21-35 (Odd)	High Adverse	High Adverse	Medium Beneficial
Barracks Way Nos. 5-9	Medium Adverse	Medium Adverse	Medium Beneficial
Barracks Way Nos. 10-12	Medium Adverse	Medium Adverse	Medium Beneficial
Barracks Way Nos. 14-18	High Adverse	High Adverse	Medium Beneficial
Northcliffe (Belle Vue Road) Nos. 1-7	Medium Adverse	Medium Adverse	Medium Beneficial
Nab Hill Nos. 5-7	High Adverse	Medium Adverse	Medium Beneficial
Hillswood Avenue Hillswood House & Nos. 28-40	Medium Adverse	Medium Adverse	Medium Beneficial

Receptor	Effect Magnitude during Construction without Mitigation	Effect Magnitude during Construction with recommended Mitigation	Residual Effect Magnitude with Mitigation 10yrs after Completion
Hillcrest Nos. 14,16 & 20	Medium Adverse	Medium Adverse	Medium Beneficial
Park Road Nos. 7-15 (Odd)	Medium Adverse	Medium Adverse	Medium Beneficial
Park Road Nos. 1-5 (Odd)	Medium Adverse	Medium Adverse	Medium Beneficial
Park Road Nos. 17-29 (Odd)	Medium Adverse	Medium Adverse	Medium Beneficial
Park Road Nos. 71 (Odd), 30-34 (Even)	Low Adverse	Low Adverse	Low Beneficial
Hamil Drive, Parkway	Low Adverse	Low Adverse	Low Beneficial
Hamil Drive Nos. 1-19 (Odd), 2, 8 & 18	Low Adverse	Low Adverse	Low Beneficial
Mill Street Nos. 162-168 (Even) & 182-186 (Even)	Medium Adverse	Medium Adverse	Medium Beneficial
Badnall Close Nos. 1-7 (Odd)	Low Adverse	Low Adverse	Low Beneficial

Receptor	Effect Magnitude during Construction without Mitigation	Effect Magnitude during Construction with recommended Mitigation	Residual Effect Magnitude with Mitigation 10yrs after Completion
Hencroft Nos. 1, 2-10(Even)	Low Adverse	Low Adverse	Low Beneficial
Daisy Bank Nos. 11-35 (Odd)	Low Adverse	Low Adverse	Low Beneficial
Abbey Green Village	Medium Adverse	Medium Adverse	Medium Beneficial
Abbey Farm	Low Adverse	Low Adverse	Low Beneficial
Protected Landscapes			
Peak District National Park			
Morrige Top	Low Adverse	Low Adverse	Low Beneficial
Special Landscape Areas:			
Leek Town Footpath 6 at Bridge End	High Adverse	High Adverse	Medium Beneficial
Leek Town Footpath 6 between Bridge End and Abbey Green	High Adverse	High Adverse	Low Adverse

Receptor	Effect Magnitude during Construction without Mitigation	Effect Magnitude during Construction with recommended Mitigation	Residual Effect Magnitude with Mitigation 10yrs after Completion
Leek Town Footpath 6 at Abbey Green	Medium Adverse	Medium Adverse	Low Beneficial
Leek Town Footpath 7 at Abbey Green	Medium Adverse	Medium Adverse	Low Beneficial
Leek Frith Footpath 9	Low Adverse	Low Adverse	Low Beneficial
Leek Frith Footpath 50	Low Adverse	Low Adverse	Low Beneficial
Leek Frith Bridleway No 1	Low Adverse	Low Adverse	Neutral

Table 10.13 Residual Effects on Medium Sensitivity Receptors after Mitigation

Receptor	Effect Magnitude during Construction without Mitigation	Effect Magnitude during Construction with recommended Mitigation	Effect Magnitude with Mitigation 10yrs after Completion
Locally Registered Monuments and Buildings			
Shine Candidate (Unlikely) Church Of St John the Evangelist, on Belle Vue Road 01290-MST1285 1875	Medium Adverse	Low Adverse	Medium Beneficial
Shine Candidate (Possible) Leat at Bridge End 04333-MST4045	High Adverse	Medium Adverse	High Beneficial
Shine Candidate (Possible) Industrial Site (on Kiln Lane, just off Macclesfield Road, opposite Brindley Mill) 04423-MST4123	Medium Adverse	Medium Adverse	Medium Beneficial

Receptor	Effect Magnitude during Construction without Mitigation	Effect Magnitude during Construction with recommended Mitigation	Effect Magnitude with Mitigation 10yrs after Completion
The Shade Mill, on Belle Vue Road 50900	Medium Adverse	Medium Adverse	Medium Beneficial
The Print Works, On Belle Vue Road 50901	Neutral	Neutral	Neutral
Highfield Hall and Park, Bridge End 40060	Neutral	Neutral	Neutral
Dismantled Railway (Part of Churnet Valley Branch Line) 50751	Low Beneficial	Low Beneficial	Low Beneficial
Hermitage, Dieulacres Abbey 00348 MST 348	Low Adverse	Low Adverse	Low Beneficial
The White Lion	Low Beneficial	Low Beneficial	Low Beneficial

Receptor	Effect Magnitude during Construction without Mitigation	Effect Magnitude during Construction with recommended Mitigation	Effect Magnitude with Mitigation 10yrs after Completion
pubic house			
The Dyers Arms public house Nos 3-5 Macclesfield Rd	Medium Adverse	Low Adverse	Medium Beneficial
Vehicle travellers on roads			
Travellers on A523 Macclesfield Rd	Medium Adverse	Medium Adverse	Medium Beneficial
Travellers on A523 Mill St	Medium Adverse	Medium Adverse	Medium Beneficial
Travellers on Abbey Green Road	High Adverse	Medium Adverse	Medium Beneficial
Northbound travellers on Belle Vue	Medium Adverse	Medium Adverse	Low Beneficial
Travellers on more distant roads	Low Adverse	Low Adverse	Low Beneficial

Receptor	Effect Magnitude during Construction without Mitigation	Effect Magnitude during Construction with recommended Mitigation	Effect Magnitude with Mitigation 10yrs after Completion
Public Footpaths and other Recreational Areas			
Leek Football Club 'Harrison Park'	Low Adverse	Low Adverse	Low Beneficial
Leek Town Footpath 8 (western end only)	High Adverse	High Adverse	High Beneficial
Leek Town Footpath 9	Low Adverse	Low Adverse	Low Beneficial
Other public footpaths within the urban area	Low Adverse	Low Adverse	Low Beneficial

Table 10.14 Effects on Low Sensitivity Receptors after mitigation

Receptor	Effect Magnitude during Construction without Mitigation	Effect Magnitude during Construction with recommended Mitigation	Residual Effect Magnitude with Mitigation 10yrs after Completion
Existing Industrial Units on north side of Macclesfield Rd	Medium Adverse	Medium Adverse	Medium Beneficial
Existing industrial units on Mill St	Low Adverse	Low Adverse	Low Beneficial
Existing industrial units on Abbey Green Rd (South)	Medium Adverse	Medium Adverse	Medium Beneficial
Existing Industrial Units on the north side of Macclesfield Rd, including TFC's works.	High Adverse	High Adverse	High Beneficial
Existing industrial units on Mill St	Medium Adverse	Medium Adverse	Medium Beneficial
Existing industrial units on Abbey Green Rd (South end)	High Adverse	High Adverse	High Beneficial
Existing industrial units on Abbey Green Rd (By Broad's Bridge)	Low Adverse	Low Adverse	Low Beneficial

Residual Effect Significance

Table 10.15 Significance of Effects on High Sensitivity Receptors after mitigation

High Sensitivity Visual Receptors			
Receptor	Residual Effect Magnitude	Significance	Effect Quality
Grade II Listed and Scheduled Ancient Monument			
Brindley's Corn Mill Museum 00175-MST175	High	Substantial	Beneficial
Grade II Broad's Bridge, Abbey Green Rd 06708-MST6858	Medium	Moderate	Beneficial
Grade II Abbey Green Road Footbridge 06709-MST6859	High	Substantial	Beneficial
Grade II 210 Mill Street / Conservative Working Men's Club 06748-MST6897	High	Substantial	Beneficial

High Sensitivity Visual Receptors			
Receptor	Residual Effect Magnitude	Significance	Effect Quality
Grade II The Big Mill, Mill St 06746 & 06747	Medium	Moderate	Beneficial
Grade II Boundary Wall to Big Mill 06747 MST 6896	Low-Medium	Moderate	Beneficial
Grade II* The Abbey Inn 06647	Medium	Moderate	Beneficial
Grade II 240, Abbey Green 14233	Medium	Moderate	Beneficial
Grade II Abbey Farmhouse 06648-MST6856	Low	Moderate	Beneficial
Grade II 2Nr.Stable blocks / outhouses, Abbey Farmstead	Low	Moderate	Beneficial

High Sensitivity Visual Receptors			
Receptor	Residual Effect Magnitude	Significance	Effect Quality
14238-MST11014, 14239-MST11015, 06649-MST 6857			
Grade II Listed and Scheduled Ancient Monument Ruins of Dieulacres Abbey 00100-MST100	Low	Moderate	Beneficial
Residential			
Abbey Green Farm, Abbey Green 00345 Registered Monument	Medium	Moderate	Beneficial
Macclesfield Road Nos. 47-49 (Odd)	Medium	Moderate	Adverse
Macclesfield Road Nos. 51-53 (Odd)	Medium	Moderate	Beneficial

High Sensitivity Visual Receptors			
Receptor	Residual Effect Magnitude	Significance	Effect Quality
Abbey Green Road Nos. 17, 22-40(even) & 41-53 (Odd),	High	Substantial	Beneficial
Thomas St No. 1	Medium	Moderate	Beneficial
Thomas St Nos. 19 & 20	Medium	Moderate	Beneficial
Thomas Street Nos. 2-18(Even) & 3-17 (Odd).	Medium	Moderate	Beneficial
Grace Street No. 1	Low	Low	Beneficial
Mill Street No. 131	Low	Moderate	Beneficial
Belle Vue Road, Linomme	Medium	Moderate	Beneficial

High Sensitivity Visual Receptors			
Receptor	Residual Effect Magnitude	Significance	Effect Quality
Belle Vue Road Nos. 120-124 (Even)	Low	Moderate	Beneficial
Kiln Lane Nos. 5 & 6	Medium	Moderate	Beneficial
Kiln Lane, Rudyard View	Low	Moderate	Beneficial
Back Lane, The Bungalow	Medium	Moderate	Beneficial
Belle Vue Road Nos. 117-163 (Odd)	Low	Moderate	Beneficial
Kiln Lane, Rock Villa	Low	Moderate	Beneficial
Kiln Lane Nos. 20- 42	Low	Moderate	Beneficial

High Sensitivity Visual Receptors			
Receptor	Residual Effect Magnitude	Significance	Effect Quality
Orchard Court Nos. 1 & 2	Medium	Moderate	Beneficial
Kiln Lane, (hill top house)	High	Substantial	Beneficial
Nicholson Way Nos. 2-10(Even) & 17-23 (Odd)	High	Substantial	Beneficial
Hillcrest Nos. 21-35 (Odd)	High	Substantial	Beneficial
Barracks Way Nos. 5-9	Medium	Moderate	Beneficial
Barracks Way Nos. 10-12	Medium	Moderate	Beneficial
Barracks Way Nos. 14-18	High	Substantial	Beneficial

High Sensitivity Visual Receptors			
Receptor	Residual Effect Magnitude	Significance	Effect Quality
Receptor	Residual Impact Magnitude	Significance	Impact Quality
Northcliffe (Belle Vue Road) Nos. 1-7	Medium	Moderate	Beneficial
Nab Hill Nos. 5-7	High	Substantial	Beneficial
Hillswood Avenue Hillswood House & Nos. 28-40	Medium	Moderate	Beneficial
Hillcrest Nos. 14,16 & 20	Medium	Moderate	Beneficial
Park Road Nos. 7-15 (Odd)	Medium	Moderate	Beneficial
Park Road Nos. 1-5 (Odd)	Medium	Moderate	Beneficial
Park Road Nos. 17-29 (Odd)	Medium	Moderate	Beneficial

High Sensitivity Visual Receptors			
Receptor	Residual Effect Magnitude	Significance	Effect Quality
Park Road Nos. 71 (Odd), 30-34 (Even)	Low	Moderate	Beneficial
Hamil Drive, Parkway	Low	Moderate	Beneficial
Hamil Drive Nos. 1-19 (Odd), 2, 8 & 18	Low	Moderate	Beneficial
Mill Street Nos. 162-168 (Even) & 182-186 (Even)	Medium	Moderate	Beneficial
Badnall Close Nos. 1-7 (Odd)	Low	Moderate	Beneficial
Hencroft Nos. 1, 2-10(Even)	Low	Moderate	Beneficial
Daisy Bank Nos. 11-35 (Odd)	Low	Moderate	Beneficial

High Sensitivity Visual Receptors			
Receptor	Residual Effect Magnitude	Significance	Effect Quality
Abbey Green Village	Medium	Moderate	Beneficial
Abbey Farm	Low	Moderate	Beneficial
Protected Landscapes			
Peak District National Park			
Morrige Top	Low	Moderate	Beneficial
Special Landscape Areas			
Leek Town Footpath 6 at Bridge End	High	Substantial	Beneficial
Leek Town Footpath 6 between Bridge End and Abbey Green	High	Substantial	Adverse
Leek Town Footpath 6 at Abbey Green	Medium	Moderate	Beneficial

High Sensitivity Visual Receptors			
Receptor	Residual Effect Magnitude	Significance	Effect Quality
Leek Town Footpath 7 at Abbey Green	Medium	Moderate	Beneficial
Leek Frith Footpath 9	Low	Slight	Beneficial
Leek Frith Footpath 50	Low	Slight	Beneficial
Leek Frith Bridleway No 1	Neutral	Neutral	-

Table 10.16 Impacts on Medium Sensitivity Receptors after Mitigation

Medium Sensitivity Visual Receptors			
Receptor	Residual Effect Magnitude	Significance	Effect Quality
Locally Registered Monuments and Buildings			
Shine Candidate (Unlikely) Church Of St John the Evangelist, on Belle Vue Road 01290-MST1285 1875	Medium	Moderate	Beneficial

Medium Sensitivity Visual Receptors			
Receptor	Residual Effect Magnitude	Significance	Effect Quality
Shine Candidate (Possible) Leat at Bridge End 04333-MST4045	High	Substantial	Beneficial
Shine Candidate (Possible) Industrial Site (on Kiln Lane, just off Macclesfield Road, opposite Brindley Mill) 04423-MST4123	Medium	Moderate	Beneficial
The Shade Mill, on Belle Vue Road 50900	Medium	Moderate	Beneficial
The Print Works, On Belle Vue Road 50901	Neutral	None	-
Highfield Hall and Park, Bridge End 40060	Neutral	None	-

Medium Sensitivity Visual Receptors			
Receptor	Residual Effect Magnitude	Significance	Effect Quality
Dismantled Railway (Part of Churnet Valley Branch Line) 50751	Low	Slight	Beneficial
Hermitage, Dieulacres Abbey 00348 MST 348	Low	Slight	Beneficial
The White Lion public house	Low	Slight	Beneficial
The Dyers Arms public house Nos 3-5 Macclesfield Rd	Medium	Moderate	Beneficial
Vehicle travellers on roads			
Travellers on A523 Macclesfield Rd	Medium	Moderate	Beneficial
Travellers on A523 Mill St	Medium	Moderate	Beneficial

Medium Sensitivity Visual Receptors			
Receptor	Residual Effect Magnitude	Significance	Effect Quality
Travellers on Abbey Green Road	High	Substantial	Beneficial
Northbound travellers on Belle Vue	Medium	Moderate	Beneficial
Travellers on more distant roads	Low	Slight	Beneficial
Public Footpaths and other Recreational Areas			
Leek Football Club 'Harrison Park'	Low	Slight	Beneficial
Leek Town Footpath 8 (western end only)	High	Moderate	Beneficial
Leek Town Footpath 9	Low	Slight	Beneficial
Public footpaths within the urban area	Low	Slight-Moderate	Beneficial

Table 10.17 Effects on Low Sensitivity Receptors after Mitigation

Low Sensitivity Visual Receptors			
Receptor	Residual Effect Magnitude	Significance	Effect Quality
Existing Industrial Units on the north side of Macclesfield Rd, including Tessenderlo Fine Chemicals' works.	High	Moderate	Beneficial
Existing industrial units on Mill St	Medium	Slight-moderate	Beneficial
Existing industrial units on Abbey Green Rd (South end)	High	Moderate	Beneficial
Existing industrial units on Abbey Green Rd (By Broad's Bridge)	Low	Slight	Beneficial

Conclusions

- 10.215 Although slightly expanding the urban area of the town through conversion of land formerly used as informal open space into car parking, the Proposed Development confines itself largely to the redevelopment of degraded and under performing industrial land, to provide high quality mixed use development that will raise the general quality of townscape in this important gateway area of Leek. It will improve the ecological, hydrological and amenity quality of the river corridor, and increase local public open space provision in an area short of such amenities.
- 10.216 Overall, the landscape and visual effect significance is judged to be: **moderate beneficial.**

References

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- 10.3 “*Planning for Landscape Change: Supplementary Planning Guidance to the Staffordshire and Stoke on Trent Structure Plan 1996-2011. Appendix 1: Maps and Plans*”
- 10.4 “*Guidelines for Landscape and Visual Impact Assessment*” The Landscaper Institute and Institute of Environmental Assessment 2002
- 10.5 “*Landscape Character Assessment – Guidance for England and Scotland*” Countryside Agency and Scottish Natural Heritage 2002
- 10.6 “*Countryside Character Volume 5 West Midlands*” (Character Area 64 Potteries and Churnet Valley and Character Area 53, South West Peak). Countryside Agency 1999
- 10.7 “*Anglo-Saxon Staffordshire: An Overview – Rural Settlement*” (West Midlands Regional Research Framework for Archaeology, Seminar 4) Gavin Kinsley