

# Derbyshire Landscape and Placemaking

Independent Landscape and Urban Design Advisors

email:

## Landscape Comments 1

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### SMP 2021 0610 Froghill Road Cheadle - Visual Landscape Impacts

A Landscape and Visual Appraisal has been carried out by fpcr dated May 2022. Overall, I consider that the methodology, scope, and process used in the appraisal are consistent with the guidelines detailed by GLVIA 3

#### Visual Envelope

The Landscape and Visual Appraisal selects 12 viewpoints and summarises the visual envelope as :

*'The site's visual envelope is restricted by the rising landform to the north and the existing housing areas to the west and south. In the wider landscape topography and vegetation filters or limits views.*

*The eastern part of the site is less visually influenced by the existing settlement*

*Although longer-range views of the site can be experienced from pockets of higher ground to the north-east and south, the site forms a comparatively minor component within the wider view that is experienced.*

*The main visual receptors who are likely to experience effects are the residents of Froghall Road and Hammersley Hayes Road, and users of the footpath network within close proximity of the site.'*

Whilst I generally agree with the chosen visual envelope and viewpoints, I would consider that an additional viewpoint is required to the southeast of the site along the PROW that is the approach to Wood Hall Estate.

#### Visual Effects

The viewpoint assessments are categorised by receptor types into, Residents and Settlement, users of Public Rights of Way and other Footpaths, and Road and Transport users. Viewpoint assessments are as follows (LVIA text shown in italics):

##### VP1 - Residents off Hammersley Hayes and Froghall Road

The Landscape and Visual Appraisal states: *'This viewpoint highlights views available when using Hammersley Hayes Road. This road runs along the southern boundary of the Site on a south-west to north-east axis. Residents off Hammersley Road (viewpoint 01) will experience the greatest degree of visual change. As they are situated adjacent and have unobstructed views into the Site. Immediate views are open and look out across farmland. The dwellings along this lane are mixed, the three most eastern properties are bungalows, further west are standard two storey houses. These properties have north-south facing windows which offer full/partial views to the Site as illustrated by viewpoint 01. Where views are possible the scale of effect will initially be High/Medium owing to the proximity of the proposals. At completion of the development, the visual effects are judged to be **Major/Moderate Adverse**. By year 15, the development and associated Green Infrastructure will be established to the point where it provides some filtering of the view and softening of the built form. This will help the development sit sympathetically within the landscape. The visual effects are likely to be **Moderate Adverse** '*

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I would consider the visual effects for this viewpoint to be **Major Adverse** at completion. The Parameters Masterplan does not show any proposals that are likely to significantly reduce visual effects by year 15, therefore I consider that they would remain **Major Adverse**.

## VP12 - Residents off Froghall Road

The Landscape and Visual Appraisal states: *'There are residential receptors located along Froghall Road, residents along this road will have a varying visual connection to the site as the road runs from the town centre up to the western boundary of the site. The land rises towards the centre of Cheadle there are some views as represented in viewpoint 12. The views toward site from this location are partial and glimpsed and will be primarily from first floor level. This is due to existing settlement in the foreground screening views and the proximity to Site. 6.19 For residents off the Froghall Road (viewpoint 12) The scale of effect will be Low at completion, resulting in a **Minor Adverse** visual effect'*

I would agree with this assessment.

## VP2 - Users of footpath Cheadle 40

The Landscape and Visual Appraisal states: *'PRoW Cheadle 40 runs along the track to Broad Haye Farm. Receptors along this track/footpath experience close range views into the site. For users of footpath Cheadle 40 the sequential experience and immediate context of the footpath will be altered from passing through a settlement edge/countryside landscape to a more urbanised context of houses, and green space. The masterplan indicates that along the south-eastern boundary of the Site there will be Green Infrastructure with associated vegetation forming an important part of the POS within the scheme. This will ensure that the proposals provide a pleasant walking experience for users. Over time it is judged that once the proposals soft landscape features mature the scale of visual effect will lessen. At completion, the visual effects are judged to be **Moderate Adverse**. By year 15 the proposals would be maturing and as such the visual effects are judged to be **Moderate/ Minor Adverse**'*

I would agree with this assessment.

## VP3 - Users of footpath Cheadle 40

The Landscape and Visual Appraisal states: *'Viewpoint 03 is taken along the Cheadle 40 approximately 700m east of the Site. This view represents what receptors along this PRoW experience when looking west. Views are of open countryside with limited features in the immediate foreground. The wider landscape features hedgerows and trees with glimpsed views toward the settlement edge of Cheadle on higher ground. A strong tree lined boundary to the north of the route contains views in this direction offering only glimpsed views. At completion of the development, the visual effects are judged to be **Minor Adverse**. By year 15, proposed vegetation would have established to the point where it provides some filtering of the view and softening of the built form, that would help the development sympathetically sit within the landscape. The visual effects are judged to be **Minor Adverse**'*

I would agree with this assessment.

## VP6&7 - Users of footpath Cheadle 31

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The Landscape and Visual Appraisal states: *'Viewpoints 06 and 07 are taken on PRoW Cheadle 31 which is approximately 650-750m to the northwest of the Site. Receptors along this footpath (Viewpoint 06 and 07) experience partial/glimpsed views toward Site and as such are expected to have a limited visual relationship with the Site. This is largely due to screening provided by field boundary, which consists of semi mature to mature trees, additionally there are minimal breaks in hedgerow between the PRoW and the development. At completion, the visual effects are judged to be **Minor Adverse**. By year 15 the proposals soft features would be maturing and as such the visual effects are judged to be **Minor Adverse/Negligible**'*

I would agree with this assessment.

## VP8 - Users of footpath Cheadle 39

The Landscape and Visual Appraisal states: *'Viewpoint 08 is taken on PRoW Cheadle 39 and on the eastern periphery of Cheadle, approximately 520m from the southern boundary of the Site. Receptors along this footpath experience immediate views of irregular shaped pastoral field with weakened field boundaries. The vegetation does partially filter and reduce views northward from this location. The wider landscape features hedgerows and trees with partial views toward Broad Hayes Park and the Site beyond. The photomontages at Figures 16-18 show the likely visual effects. At completion, the visual effects from this PRoW are judged to be **Moderate/Minor Adverse**. By year 15 the proposals soft features would be maturing and as such the visual effects are judged to be **Minor Adverse**. This judgement is reached based on the site as existing. When allocated housing site CH132 is developed this is likely to significantly alter the view and is likely to restrict any views towards the site'*

I would agree with this assessment.

## VP09&10 - Users of footpath Cheadle 38 and 39

The Landscape and Visual Appraisal states: *'Viewpoints 09 and 10 are representative of the views along PRoW Cheadle 38 and 39 located approximately 750 to 820m southeast of the Site. The photomontages at figures 19-24 show the potential visual effects. The view shows that there is a visual connection from this location to the Site. However, the view is not full, in some instances, it is interrupted by existing vegetation and topography. Overall, the proposed development will be evident to users of these footpaths. The context of the view is of settlement edge character and although the development abuts eastward reducing the space between Broad Haye Farm and Cheadle, the visibility of the development is partially assimilated into the northern boundary of Cheadle. Additionally, consideration of the sensitive eastern edge has been reflected in the layout. It proposes a buffer area to the east of the Site, with an area of Public Open Space to the South. The provision of planting and open space will help soften visual changes experienced along this PRoW and will maintain a visual separation between the proposed housing and the farmhouse. The allocated housing on sites CH001 and CH132 will also be visible in the views At completion, the visual effects are judged to be **Moderate Adverse**. This is anticipated to change by year 15 and as such the visual effects are judged to be **Moderate/ Minor Adverse**.'*

Whilst I would agree with this assessment at completion, I consider that visual impacts after 15 years will not reduce appreciably and would remain **Moderate Adverse**. Generally, I have concerns

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regarding the setting of Broad Haye in relation to development (see section below headed 'Landscape Setting of Broad Haye').

The photo below is taken from PROW Cheadle 38 from similar viewpoint to VP10. This view is characteristic for several point along the footpath and clearly shows the façade of Broad Haye set in isolation from the urban area of Cheadle. The photo of VP10 within the Landscape and Visual Appraisal partly obscures Broad Haye by positioning Woodhead Hall Farm in the foreground.



The photo below shows the view from along the Public Right of Way leading to Woodhead Hall to the east of the site, the view is available over low fences for a good distance along the PROW. The site is clearly visible from several point along the track, although the farm buildings partly detract from the farmhouse the prominent façade of Broad Haye stands out clearly set isolated from the urban area nestled in a wooded landscape. The view is not included in the Landscape and Visual Appraisal.





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## VP4 and 4A- Road users of Froghall Road

The Landscape and Visual Appraisal states: *'Photo Viewpoint (viewpoint 04 and 04A) are located along the western boundary of the Site. These Photo Viewpoints are representative of road users of Froghall Road when travelling north or south. It is evident within the views that the field boundary is of moderate quality, the hedgerow does help to contain and filter views to a certain degree. However, there are occasions along this route where gaps appear leaving direct and open views into the site. Overall users of this road will have a visual connection to the Site. At completion, the visual effects from this road are judged to be **Moderate Adverse**. By year 15 the proposals soft features would be maturing and as such the visual effects are judged to be **Moderate/Minor Adverse**.'*

I would agree with this assessment.

## VP5 - Road users of Froghall Road

The Landscape and Visual Appraisal states: *'This view (viewpoint 05) is taken from Froghall Road beside two farm tracks, approximately 380m north of the Site. The foreground of the view features Froghall Road and a hedgerow forming a field boundary. Views feature roadside trees and vegetation. The landform is undulating. Intervening hedgerow, a trees and topographical changes obscure views of the Site. Receptors of this road will have glimpsed views toward site largely due to intervening vegetation and because of the transient nature of views and receptors when traveling along roads. At completion, the visual effects from this road are judged to be **Minor Adverse**. By year 15 the proposals soft features would be maturing and although this will lessen the views into site it is judged that the visual effects will remain **Minor Adverse**'*

I would agree with this assessment.

## VP11 – Bank Top Road

The Landscape and Visual Appraisal states: *'This Photo Viewpoint (Viewpoint 11) is taken from Bank Top Road approximately 4km west of the Site. The foreground of the view features an open pastoral field, with sheep grazing. Mid-range to long range views are expansive due to its relative topographical height. Users of Bank Top Road do have views in the direction of the proposed development. Any views of the proposed development would be at a distance and feature Cheadle and the JCB buildings to the south. Users will also experience views in a sequential and transient manner as they are typically driving or walking along this road. As such, stated visual effects only relate to a short section of this road. Effects at completion are anticipated to be **Negligible Adverse**, views are not anticipated to change significantly from here by year 15'*

I would agree with this assessment.

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## Landscape Setting of Broad Haye

Staffordshire Moorlands District Council, Landscape and Settlement Character Assessment of Staffordshire Moorlands (2008) places the proposed development site within *Ancient Slopes and Valley Farmlands* Landscape Character Type. One of the Key characteristics of this Character Area is isolated properties which Broad Haye is consistent with. The Assessment also recommends that:

*'Development and new tree planting should take account of the setting of the historic parklands, of the setting of important buildings and of important local views. Any proposals for development or land use change which impacts upon the setting of an historic parkland must take account of the unique character of that designed landscape.'*

Therefore, the relationship of Broad Haye in the landscape, to the urban edge and to proposed development is important.

The Landscape and Visual Appraisal mentions Broad Haye but does not discuss the cultural heritage and significance of isolated farms in the landscape surrounding the site:

*'Cultural Heritage: The local landscape contains a limited number of cultural heritage features. The Grade II Broad Haye Farmhouse is located along the north-eastern boundary. Other listed buildings are found within Cheadle itself such as the Church of St Giles located 1km away'*

The Built Heritage Statement dated May 2022 discusses the setting and views of Broad Haye in the landscape in detail and the likely impacts of the development, referring to the photomontages included in the LVA. It includes a long-range photo (*'Plate 9: Long-range, north-west-facing view towards Broad Haye Farmhouse from the public right of way near Woodheadhall Farm'*) showing Broad Haye isolated in the landscape from the Public Right of Way leading to Woodhead Hall. As discussed above this view is not included in the LVA and I consider that this is important and that the proposed POS will be less effective in providing separation from the proposed development and Broad Haye from this angle of view. I suggest that an additional viewpoint and photomontage is required to explore likely visual effects upon the of landscape setting of Broad Haye from the PRoW leading to Woodhead Farm.

## Conclusion

At year 15, the Landscape and Visual Appraisal assesses visual effects to include 1 view as Moderate, 5 views as Moderate/Minor and 6 views as Minor or less: with receptors having a high or high/moderate sensitivity. I would consider the visual effects for the views investigated by the Landscape and Visual Appraisal at year 15 to be 1 view as Major, 1 view as Moderate, 4 views as Moderate/Minor and 6 views as Minor or less. I would also include an additional view from along the Public Right of Way leading to Woodhead Hall to the east of the site for which I would consider the visual effects to be Moderate at year 15.

The Landscape and Visual Appraisal concludes the following:

*'It is assessed that the design and mitigation approaches adopted by the proposed development through its design and master planning are appropriate and would minimise impacts on landscape and visual receptors in the longer term. In conclusion, it is assessed that the proposed development would not result in any unacceptable long-term landscape and visual effects.'*

Whilst the masterplan has made considerations to reduce long-term visual effects, I am not confident that the development would not result in any unacceptable long-term landscape and visual effects and have concerns regarding expansion of the existing settlement into the countryside.