Landscape and Visual Guidance

Former Double Gates Nursery
Sytch Road, Brown Edge
Staffordshire

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LANDSCAPE AND VISUAL GUIDANCE

Introduction

1. This report looks at the potential landscape and visual implications of the proposed construction of two new dwellings at the former Double Gates Nursery, Sytch Road, Brown Edge, Staffordshire. It evaluates the existing landscape character and assesses the impact of the proposed development on views towards the site.

Legislation and Policy

2. The area, proposed for the development, comprises of a former horticultural nursery currently, partly, in use as stabling. There are various brick-built barns and outbuildings together with a poly tunnel and static caravan. There are also hard standings, drives, paths, grass areas and associated walls and enclosures. The site falls within the area administered by **Staffordshire Moorlands District Council**.

3. There are no specific legislative requirements relevant to this assessment. **The National Planning Policy Framework**, updated in 2023, published by The Ministry of Housing, Communities and Local Government is of relevance. **Section 15. Conserving and enhancing the natural environment**, states at paragraph 174: Planning policies and decisions should contribute to and enhance the natural local environment by:

   'a) Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

   b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and trees and woodland…..'

4. **The Staffordshire Moorlands Local Plan** was adopted on 9 September 2020 and sets out the council's planning strategy until 2033. The Local Plan, Interactive Planning Map, on the council website, indicates that the site is included within the **Green Belt**.

5. Policies of The Staffordshire Moorlands Local Plan which are of relevance, to the site and the landscape, are as follows

   Policy SS 2 Settlement Hierarchy
   Policy SS 8 Larger Villages Areas Strategy
   Policy SS 9 Smaller Villages Area Strategy
   Policy SS10 Other Rural Areas Strategy
   Policy H 1 New Housing Development
   Policy DC 3 Landscape and Settlement Setting
   Policy NE 2 Trees, Woodland and Hedgerows

6. The Supplementary Planning Document, **The Staffordshire Moorlands Design Guide**, also includes a brief section headed 'Landscape and Settlements'.

Assessment methodology

7. When preparing these notes reference was made to the Guidelines for Landscape and Visual Impact Assessment, third edition, published jointly, in 2013, by the Landscape Institute and the Institute of Environmental Management and Assessment. An Approach to Landscape Character Assessment, published by Natural England, in October 2014 is also of relevance.

8. A desktop study of the site was carried out prior to any fieldwork taking place. This concentrated on using both maps and aerial views of the site and its surrounds, to assess the topography and landform and to identify potential viewpoints. The main reference was the **Ordnance Survey Explorer Map, Sheet 258, Stoke on Trent and Newcastle under Lyme at a scale of 1:25,000.**

9. The application site and surrounding areas were visited on 07 February 2024. All field work was carried, out on foot, by David Griffin, a Chartered Landscape Architect. Access to private property or land, other than the site itself, was generally not obtained, except where Public Rights of Way crossed such areas.

Baseline Conditions

Existing Landscape Character Assessments

10. Natural England has produced a series of National Character Areas (NCA), which divides England in to 159 distinct natural areas. The site falls within **NCA 64 Potteries and Churnet Valley**. The NCA give a general overview of landscape characteristics of the areas concerned, but are not detailed enough to describe specific localities. This NCA is summarised as follows: '*Located in North Staffordshire, the landscape of Potteries and Churnet Valley National Character Area (NCA) exhibits a strong contrast between the industrialised landscape of the Potteries and the pastoral, strongly dissected hills and small plateaux that flank the Churnet and Dove valleys. Natural resources associated with the Coal Measures enabled industrial development leading to the settlement patterns of the potteries, which form a large conurbation. There is a rich industrial heritage associated with manufacturing, particularly of pottery and the mining of coal, clay minerals and metal ores, which contributes strongly to the sense of place.*

The north and eastern boundary of the NCA rises to meet the limestone landscape of the White Peak and South West Peak NCAs with panoramic vistas of a transitional landscape from lowland to upland.'

11. **The Staffordshire Planning for Landscape Change and Character Assessment** was adopted in 2001, as Supplementary Planning Guidance to the Staffordshire and Stoke on Trent Structure Plan 1996 – 2011. Although this structure plan has now been revoked, regard is still given to Planning for Landscape Change and Character Assessment.

This document places the area of the site within the Landscape Character Type '**Ancient slope and valley farmlands**'. A synopsis of the Character Type is as follows:

'This is a strongly undulating or sloping landscape interrupted by localised smaller scale steep sided stream valleys. These provide a range of scales from small and intimate in the valley bottoms to the larger scale, with extensive views offered from the higher ground. The generally intact ancient field pattern, hedgerow trees, and ribbons of broadleaved woodland running up side valleys are all subordinate to the strong effects of localised landform, but they provide important structure to the landscape. The woodlands both broadleaved and coniferous in nature, have a strong visual influence on the landscape as a result of their interlock and relative position on the surrounding higher ground.

The field pattern. Predominantly irregular but with some geometrically planned areas is deteriorating in places. There is some hedgerow removal, some general decline until only overgrown individual thorns remain, and some areas in which hedges are well trimmed but gappy with extensive fencing. The size of fields varies from small to medium scale with low intensity pastoral sheep and cattle farming predominating. Hedgerow trees of Ash, Oak and Sycamore are never numerous enough to interrupt views through this enclosed landscape……

12. **The Landscape and Settlement Character Assessment of Staffordshire Moorlands** was produced by Wardell Armstrong in 2008. This document also defines the site as within the Landscape Character Type '**Ancient Slope and Valley Farmlands**'. The key characteristics of the type are very similar to the above document and are set out as follows:

- Strongly undulating or sloping landscape cut by small scale deep sided stream valleys.
- Small scale mainly ancient irregular fields bounded by trees and hedgerows.
- Extensive views from higher ground.
- Intimate wooded valleys.
- Stone buildings and drystone walls towards uplands.
- Isolated properties.
- Narrow winding lanes.
- Parklands.
- Quarrying.

Other designations affecting the site

13. A review of the site area, using the Multi-Agency Geographic Information for the Countryside (MAGIC) Interactive Map and other available data, was undertaken.

- The area of the site itself does not have any national statutory landscape or rural designations, such as Areas of Outstanding Natural Beauty or National Park status. The Peak District National Park Boundary is approximately 12km to the east.
- There are no Sites of Special Scientific Interest, Sites of Biological Importance or National Nature Reserves on, or adjacent to the site. There is a Local Nature Reserve at Marshes Hill, just over a kilometre north of the site.

- There are no Scheduled Ancient Monuments or Registered Battlefields on, or near the site.
- The site is not in or adjacent to a Conservation Area.
- There are no areas of the site registered as Historic Parks and Gardens within the register maintained by English Heritage in accordance with the Historic Buildings and Ancient Monuments Act 1953.
- There are no existing trees on the site likely to be subject to Tree Preservation Order.
- There are no hedgerows on the site, likely to be protected by virtue of the Hedgerow Regulations 1997.
- Public Right of Way, Brown Edge 15, follows the western boundary of the site.

Landscape Assessment

Site description

14. The area proposed for development is centred on Ordnance Survey, Grid Reference, SJ 90513 53377. The site is on the western edge of Brown Edge village, off Sytch Road and close to the junction with Brownhills Road. The site is a former horticultural nursery and comprises of various brick-built barns and outbuildings together with a poly tunnel and static caravan. There are also hard standings, drives, paths, grass areas and associated walls and enclosures. The buildings and yards are currently being used as stabling for horses and the yards are in good order. The surrounding area is variable in terms of the visual influences. Immediately to the east of the site the village is, almost exclusively, residential and is dominated by post-war housing. To the west there is the open countryside, dominated by the Head of Trent valley and which creates a fairly bucolic setting. However, on the opposite side of the valley, Ball Green and the villages associated with the former Chatterley Whitfield Colliery are prominent and the colliery chimney is visible.

15. Two dwellings are proposed for the site, with their associated accesses, drives, parking and pathways. As well as private garden space, linked with the houses, a large area of land is dedicated to a naturalistic landscape area, aimed at encouraging bio-diversity and to create a buffer to the open countryside west of the site.

16. The centre of the site is relatively level, with an average height of 211.0m AOD but, overall, the site falls 4.0 metres in a south westerly direction. The site is essentially at the top of the eastern valley side, of the Head of Trent River, 55.0 metres below the site, to the west. Whilst the bulk of Brown Edge village is within a similar height range, as the site, there is a prominent ridge line, east of the village, which rises to 277.0m AOD at the high point.

17. The site does not have any notable landscape qualities and is, to all intents, a brownfield site. The limited areas of soft landscape primarily comprise of close mown grass, in the south and eastern sections of the site. There is only sporadic tree and shrub cover, which includes occasional Birch, Cherry, Cypress, Holly, Pine, Privet, Sycamore and Willow species all on the site boundaries. Because the grass areas are maintained the longer herbaceous cover is limited to fence and hedge bases and

consists principally of ruderal vegetation. There are no water bodies or water courses on, or adjoining, the site.

18. The site has numerous structures on it, both permanent and temporary. The older buildings on the site are of brick construction with either tile or sheet rooves. Most of these appear to have had agricultural uses, such as barns, stores or for stabling animals. More modern buildings include a polytunnel and a static caravan. There are numerous hardstanding's constructed of gravel, tarmac and concrete. Enclosures around and within the site, are mainly of timber post and rail or post and wire construction with occasional low brick walls.

19. The site itself has no value for rural recreation as there is no public access. The site is, however, visible from Public Right of Way Brown Edge 15, on the western boundary which runs from Sytch Road, south west, across the fields to Norton Green. The site is also visible to those using the Highway, specifically Sytch Road.



The site seen from the just outside the south west boundary, close to Public Right of Way Brown Edge 15. Several of the brick barns and the static caravan are visible and in the left hand distance, the roof of property on Sytch Road.

Establishing the sensitivity and value of the landscape

20. As part of the study, the sensitivity and value of the affected landscape should be established. This means the relative value that is attached to different landscapes by society, taking into account that a landscape may be valued differently by the various stakeholders. Sensitivity and value can apply to areas of landscape as a

whole or to individual elements, features or aesthetic qualities. The start point in understanding landscape value is usually to consider existing landscape designations, but the value of undesignated landscapes also needs careful consideration.

International and National designations – The site does not fall within an area with any International or National Designation. The Peak District National Park is approximately 12 kilometres east of the site.

Local Landscape designations – The site does not have a specific landscape designation but is in the Green Belt.

Undesignated landscapes – The fact that an area of landscape does not have a designation, does not mean it does not have any value. A range of factors can help to identify valued landscape as follows;

- **Landscape quality**: A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements

- **Scenic quality**: The term used to describe landscapes that appeal primarily to the senses.

- **Rarity**: The presence of rare elements or features in the landscape or the presences of a rare Landscape Character Type.

- **Representativeness**: Whether the landscape contains a particular character, features or elements, which are considered particularly important examples.

- **Conservation interests**: The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.

- **Recreation value**: Evidence that the landscape is valued for recreational activity where experience of the landscape is important.

- **Perceptual aspects**: A landscape may be valued for its perceptual qualities notably wildness and or tranquillity.

- **Associations**: Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.

The above criteria have been used to assess the value of the site as follows;

Landscape quality: The site does not have any landscape features which could of great quality. As an essentially brownfield, developed, site the area may be considered to contribute to the built environment of the village, but not the landscape. The limited soft landscape areas are non-descript in character.

Scenic quality: The site does not have any scenic value and only contributes to the built fabric of the village.

Rarity: Neither the overall landscape of the site, nor any of the elements which make up the landscape, of the site, are rare.

Representativeness: The site is not typical of the Landscape Character Type because it predominantly comprises of the built form and it cannot be assessed in that manner.

Nature conservation interests: The site is only likely to be of limited the value to flora and fauna but should be subject to a separate ecological survey. The buildings may provide habitats for birds and bats and the soft areas may have some value to birds, small mammals and insects.

Recreation value: The site has no recreational value but is of some, limited, visual amenity benefit to those using the nearby Public Right of Way and the Highway.

Perceptual aspects: The site itself is unlikely to be perceived, locally, as important in terms of the visual contribution it makes to the greater, local, landscape.

Associations: There are no known literary, artistic or historic associations with the site.

In summary, the sensitivity and value of the site, in landscape terms is very limited and it is debateable if the site has any landscape value. The group of buildings make a small contribution to the built fabric of the village but the undeveloped areas are very limited. **As such the site may be considered as tolerant of change .The addition of suitable landscape framework on the site, particularly the boundaries, would be a positive benefit.**

The Construction Phase

21. The construction phase itself will clearly impact, albeit temporarily, on the setting of the local area. Those issues which are most likely to have an impact are;

- Site accesses
- Re-grading operations and earthworks
- Material stockpiles, storage and compounds
- Temporary buildings and plant
- Vehicle Movements, including delivery loading and unloading
- Parking
- Temporary lighting
- Site signage and temporary boundary treatments

Suitable methodologies for dealing with these issues would be considered as part of the planning process.

Defining the extent of visibility for the development area

22. The extent of the visual envelope for the development area is set out as below:

To the north – The visual envelope is generally well defined by the adjacent properties and their associated fence lines and hedgerows. The topography strengthens the sense of enclosure with the ground slowly climbing to the north. Not only does the landform itself act to close the view, but it also elevates the housing in the north of the village.

To the east – the visual envelope is again well defined by the adjacent properties particularly along Sytch Road. The topography strengthens the sense of enclosure in this direction with the ground also climbing to the ridgeline to the east. Again the landform itself acts to close the view but it also elevates the housing in the east of the village.

To the south – the visual envelope is more open with only partial enclosure from properties, enclosures and vegetation to the south east. Directly to the south the site is open to the Head of Trent valley and beyond, with the edge of Stoke on Trent visible on the horizon.

To the west - the visual envelope is initially completely undefined as the view opens up across the Head of Trent valley. The view west only gains any sense of enclosure on the opposite side of the valley, around Ball Green and Great Chell, around 1.5 kilometres to the west. The views across the environs of Stoke on Trent are generally fairly extensive, albeit distant.

Visual Receptors

23. Within the visual envelope, described above, it is necessary to consider those who may see the development site, itself and experience a change to the view, should development take place. These are known as visual receptors and can be summarised as follows;

- Those using Public Rights of Way and Open Space
- Private Residential dwellings
- Those using outdoor recreational facilities
- Business and Commercial premises
- Vehicle users and pedestrians on local roads

The Sensitivity of visual receptors

24. The sensitivity of visual receptors, based on standard guidance is summarised as follows;

- Public Rights of Way and Open space
- High sensitivity

- Private residential dwellings
- Medium to High sensitivity

- Outdoor recreational facilities
- Medium sensitivity

- Business and Commercial Premises
- Low sensitivity

- Vehicle users and pedestrians on local roads
- Low - Medium sensitivity

Potential Impacts

The greatest impacts, within the visual envelope, will be to those using the nearby Public Rights of Way, south and west of the site. There may also be some lesser impacts to those using the adjacent highways and living in nearby properties.

Mitigation

25. The development will include soft landscape proposals. The aim of this scheme will be to improve the landscape value of the site, increase the bio-diversity and to screen, or lessen any impacts of the proposal from any sensitive viewpoints. Particular attention will be given to the south and west boundaries, which adjoins open country and may be seen from the nearby Public Rights of Way.

26. The intention of the new planting would be that it is selected to be of both aesthetic value and of wildlife benefit, particularly to birds, bats and pollinating insects. The new planting will comprise of native trees and mixed native shrubs and native hedgerows. New hedgerow planting is a particular priority in this Landscape Character Type. There will also be areas of wildflower meadow and a pond with native marginal and aquatic planting, to further diversify the habitat range. If required bird and bat boxes can be incorporated into the design.

27. All of the landscape features will be actively managed, after the development is complete, to ensure that the overall landscape structure remains viable, in the long term. A Landscape Management Plan can be agreed with the local authority as part of the planning process if required.

Visual Impact Assessment

28. The visual impact Assessment of the site considers the visibility of the site, particularly from public viewpoints beyond the site boundary. The viewpoints were assessed in terms of sensitivity and categorised as **High, Medium, Low or Negligible**. This judgement was based on the following factors;

- The location and context of the viewpoint, such as proximity to the site
- The likely number of viewers, for example easy to access areas, such as Public Highways

- The nature of the viewpoint, residential properties are sensitive to visual impact whereas a place of work may not be
- Movements of viewers, those in cars passing at speed are generally less sensitive
- Cultural significance, if relevant.

29. **Principal northern viewpoints of the site**

The principal public viewpoints towards the development site, from the north, are from the Public Right of Way, Brown Edge 15, as it enters the site from Sytch Road. Glimpses of the site are similarly available from Sytch Road itself. There are also minor, distant, views towards the area from the elevated lane, known as The Rocks, which is also Public Right of Way, Brown Edge 62.

There are likely to be private views of the site from properties on Sytch Road and also those on roads on the ridge such as The Rocks. In general the housing on Sytch Road and immediate surrounds screen the site quite effectively, other than glimpses between buildings.

The impact to pedestrians on the Public Right of Way is of **Medium - High Sensitivity** reducing to **Low Sensitivity** for pedestrians and vehicle users on the Highway. The impact to occupants of nearby housing is generally of **High Sensitivity** reducing to **Low Sensitivity** to properties further away.

30. **Principal eastern viewpoints of the site**

The principal public viewpoints towards the development site, from the east, are exceptionally limited. The only public viewpoints are glimpses between the houses on Sytch Road. Distant views towards the site are greatly restricted by intervening housing, in combination with the topography and some tree cover.

There are likely to be private views of the site from properties on Sytch Road. In general the housing on Sytch Road and immediate surrounds, screen the site quite effectively.

The impact to pedestrians on the Highway is of **Negligible - Low Sensitivity** reducing to **Negligible Sensitivity** for vehicle users. The impact to occupants of nearby housing is of **High Sensitivity** reducing to **Negligible – Low Sensitivity** to properties further away.

31. **Principal southern viewpoints of the site**

The major public viewpoints towards the site, from the south and south west, are from Public Right of Way Brown Edge 15, which runs from Sytch Road, along the western boundary of the site and then south west down the valley side, to the B5051, Endon Road, at Norton Green. The strength of these views reduces greatly, as the valley side is descended, with potential viewpoints restricted by the topography and intervening hedgerows. As such there are no distant views of the site from Norton Green, one kilometre from the site. The same applies to Public Rights of Way, Brown Edge 6 (Staffordshire Moorlands Walk) and 8 as they emerge at Norton Green.

There may be private views of the site from properties on Sytch Road which bound the south eastern boundary of the site. Further south there may also be limited views from houses and businesses on the B5051, High Lane, but a combination of distance and the oblique nature of the views reduces any impacts.

The impact to pedestrians on Public Right of Way Brown Edge 15, is of **Medium - High Sensitivity** close to the site but reducing to **Negligible - Low Sensitivity** as the path descends in to the valley. This level of impact also applies to Public Rights of Way 6 and 8 at Norton Green. The impact to occupants of nearby housing may be of **Medium - High Sensitivity** reducing to **Negligible - Low Sensitivity** to properties further away.

32. **Principal western viewpoints of the site**

The major public viewpoints towards the site, from the west, are from Public Right of Way Brown Edge 15, as it runs from Sytch Road, along the western boundary of the site. Potential views from the Highway, at Woodhouse Lane, are limited by a combination of hedgerow cover and the topography. The lane is also partly sunken until it reaches the valley floor. Public Rights of Way 6 (Staffordshire Moorlands Way) and 8 follow the valley floor south from Woodhouse Lane towards Norton Green. Views from these paths are greatly restricted by the topography and tree and hedge cover.

There are a few scattered properties along Woodhouse Lane, including Woodhouse Farm which may have views towards the site.

The impact to pedestrians on Public Right of Way Brown Edge 15, is of **Medium - High Sensitivity** close to the site. The level of impact to Public Rights of Way 6 and 8 in the valley floor are of **Negligible - Low Sensitivity**. The impact to occupants of the limited nearby housing may be of **Medium Sensitivity.**

Residual Effects

33. The residual effects are those significant effects of the development which remain, after taking into account the mitigation discussed previously.

The site is essentially a brownfield site, despite its allocation as Green Belt. As such development of the site will not have any effect on the landscape character of the area, either in the immediate locality or within to the Landscape Character Type. The only Public Viewpoints affected are those close to the site and particularly to those using Public Right of Way, Brown Edge 15. There may also be visual impacts to nearby properties. It is impossible to remove the visual impacts to the Public Right of Way immediately adjacent to the site, or to the housing neighbouring the site. However an extensive landscape scheme, will wrap round the sensitive boundaries, to the south and east, greatly reducing or removing potential visual impacts to open countryside and Public Rights of Way in the valley.

The likely overall magnitude of landscape change would be of negligible Sensitivity within the local area and would have no effect on the Landscape Character Type. The effect on viewpoints, with mitigation, can be categorised as of medium sensitivity

immediately adjacent to the site, reducing to Negligible Sensitivity in open country and to properties further away.

34. **Cumulative effects**

Cumulative landscape and visual effects are the result of additional changes to the landscape, caused by development proposals when in conjunction with other developments.

The types of cumulative effect may vary according to whether they are combined or sequential and can be defined as follows;

- In combination – where two or more developments are or would be within the observers arc of vision at the same time without moving their head
- In succession – where the observer has to turn their head to see various developments, actual and visualised
- Frequently sequential – where the features appear regularly and with short time lapses between instances depending on speed of travel and distance between viewpoints
- Occasionally sequential – Where long time elapses between appearances would occur because the observer is moving very slowly and or there are larger distances between the viewpoints

There are several small scale planning applications within the local area, the most significant application being for residential development, off Sytch Road, south of the site. As such it may be considered that there are potential, frequently sequential, cumulative impacts, should the proposed developments take place.

Summary and Conclusions

35. The proposed development will not have any impact on the local or regional landscape character, because it is on a brownfield site, albeit included within the Green Belt. The current proposal sits comfortably within the existing built fabric of the village and is a land use compatible with those of the surroundings. The landscape scheme, which will accompany the proposal, will create a bio-diverse area which provides positive benefits to the landscape character, particularly in terms of the visual impact of new tree and hedgerow cover.

It is accepted that there will be a hard to mitigate, visual impact, to the public in terms of the effect on Public Right of Way Brown Edge 15. However this impact is only on a relatively short section of the path, close to the site and the impact does not extend far in to the open countryside. With mitigation the potential impact to those using Public Rights of Way, south and west of the site, will be negligible or even non-existent. There will be a visual impact to private properties adjoining the site but the visual impact to the overall surrounding village will be minimal.

References

- Guidelines for Landscape and Visual Impact Assessment, third edition, published 2013.
- An Approach to Landscape Character Assessment, published by Natural England, in October 2014.
- The Staffordshire Moorlands Local Plan, adopted September 2020.
- NCA Area 54 Manchester Pennine Fringe, by Natural England.
- The Staffordshire Planning for Landscape Change and Character Assessment adopted in 2001
- The Landscape and Settlement Character Assessment of Staffordshire Moorlands, produced by Wardell Armstrong in 2008.
- Ordnance Survey Explorer Map, Sheet 258, Stoke on Trent and Newcastle Under Lyme at a scale of 1:25,000.

Photographic viewpoints



Viewpoint Number 1

Existing Viewpoint The view south, towards the development site, from Public Right of Way Brown Edge 15, as it leaves Sytch Road.

Operational Stage The proposed development would be visible along the access road from Sytch Road.

With Mitigation There would be limited scope to screen the site from the road, however a combination of new tree and hedge planting would provide a sensitive view from the road frontage.

Description of Visual Receptor Pedestrians on the Public Right of Way and pedestrians and vehicle users on the Highway.

Grid Reference SJ 90517 53431

Approximate Elevation / Distance of Viewpoint 213.0m AOD / 20.0m



Viewpoint Number 2

Existing Viewpoint The view south west, towards the site from the lane known as The Rocks which is also Public Right of Way Brown Edge 62. The stone property on the right of the site entrance is visible at the centre, left of the conifer.

Operational Stage The proposed development would be hard to discern due to the distance from the site and because the existing properties provide screening.

With Mitigation Mitigation would have limited impact from this direction.

Description of Visual Receptor Pedestrians and Vehicle users on the Highway and Public Right of Way.

Grid Reference SJ 90647 53665

Approximate Elevation / Distance of Viewpoint 225.0m AOD / 300.0m



Viewpoint Number 3

Existing Viewpoint The view north west, towards the development site, along Sytch Road showing the screening effect of the existing dwellings. The site entrance is adjacent to the nearest telegraph pole on the left.

Operational Stage The proposed development may be glimpsed between the existing buildings.

With Mitigation There would be limited scope to screen the site from the road.

Description of Visual Receptor Pedestrians and Vehicle users on the Highway.

Grid Reference SJ 90508 534670

Approximate Elevation / Distance of Viewpoint 212.0m AOD / 50.0m



Viewpoint Number 4

Existing Viewpoint The view north towards the site boundary, from Public Right of Way Brown Edge 15. with the roof of housing on Sytch Road visible in the distance.

Operational Stage The proposed development would be visible from the Public Right of Way during the construction phase and when first built.

With Mitigation Proposed new tree, shrub and hedge planting, would screen the site from this direction and whilst filtered views may be possible, close to the site, it is likely that distant views would be fully screened.

Description of Visual Receptor Pedestrians on Public Right of Way Brown Edge 15.

Grid Reference SJ 90471 53350

Approximate Elevation / Distance of Viewpoint 208.0m AOD / 10.0m



Viewpoint Number 5

Existing Viewpoint The view north east, towards Brown Edge from Public Right of Way Brown Edge 15 close to Norton Green. The topography precludes views of the village.

Operational Stage The proposed development would not be visible.

With Mitigation Mitigation would not have any effect on views from this point.

Description of Visual Receptor Pedestrians on Public Right of Way Brown Edge 15.

Grid Reference SJ 90131 52467

Approximate Elevation / Distance of Viewpoint 150.0m AOD / 950.0m



Viewpoint Number 6

Existing Viewpoint The view east, across the site boundary, from Public Right of Way, Brown Edge 15.

Operational Stage The proposed development would be visible from the Public Right of Way during the construction phase and when first built.

With Mitigation New hedge and native tree and shrub planting would reduce the impact of the development, but not screen it.

Description of Visual Receptor Pedestrians on the Public Right of Way.

Grid Reference SJ 90494 53401

Approximate Elevation / Distance of Viewpoint 212.0m AOD / 5.0m



Viewpoint Number 7

Existing Viewpoint The view north east, towards the development site, close to the junction of Public Rights of Way Brown Edge 6 (Staffordshire Moorlands Walk) and 8. The radio mast, at the northern end of Brown Edge Village, is visible on the horizon left of centre. Houses on the edge of the village are only just visible on the ridge line.

Operational Stage The proposed development would be hard to discern during the operational stage or when first built.

With Mitigation Proposed new tree, shrub and hedge planting, would screen the site from this direction and it is likely that distant views would be fully screened.

Description of Visual Receptor Pedestrians on the Public Right of Way.

Grid Reference SJ 89790 52768

Approximate Elevation / Distance of Viewpoint 145.0m AOD / 930.0m