

Landscape and Visual Impact Assessment



**Tyler
Grange**

Land South of Rakeway Road, Cheadle

6th May 2025

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Summary

- S.1. The Site is situated on the south-eastern edge of Cheadle, within the administrative area of Staffordshire Moorlands District Council. The Site is not subject to any landscape designations at national or local level, although local non site-specific policies relating to landscape character and green infrastructure are applicable.
- S.2. The published landscape character and sensitivity assessment describes a strongly undulating or sloping landscape cut by small scale steep sided stream valleys with mainly small scale ancient irregular fields bounded by trees and hedgerows.
- S.3. The Site comprises three small scale fields which support areas of grazed pasture. The northern parcel adjoins the residential street of Manifold Drive to the north and the Rakeway Grange Farm complex to the north and north-east is generally well enclosed by mature boundary hedgerows and trees. The interface with Manifold Drive is more open in character, with the boundary comprising a post and wire fence and a linear row of irregularly spaced mature trees located towards the northern end. The existing built form at Manifold Drive and side streets provide a prevailing urbanising context over the near field parcels.
- S.4. The extent of visibility of the Site is limited to those areas located in closest proximity to the Proposed Development, with glimpsed, heavily filtered views from Public Rights of Way a short distance to the south and east of the Site. This is due to a combination of rolling topography and the presence of mature vegetation within the landscape forming field boundaries, as well as an abundance of mature trees either scattered through the landscape, within hedgerows or forming woodland belts and blocks. Surrounding existing residential development to the west and the urban form of Cheadle itself also limits the potential for long ranging views towards the Site.
- S.5. The overall landscape effects on the Site itself were identified as major/moderate to moderate adverse at Year 1 reducing to moderate adverse at Year 15 for the resulting permanent development. The nature of the development proposed is not uncharacteristic within the receiving landscape given its relationship within the adjacent residential areas and its position on the edge of the settlement and would include the provision of a new area of Public Open Space within the development.
- S.6. In terms of visual amenity, there would be at worst, major adverse effects on a very limited number of residential receptors situated to the west of the Site during Year 1, reducing from major to major/moderate at Year 15 which is unsurprising given their proximity and inherent 'high' sensitivity. In terms of effects upon other receptors such as road borne receptors or those using Public Rights of Way, these were found to be either of moderate/minor adverse or negligible neutral in the longer term (Year 15). The Proposed Development will be experienced in the context of the urban edge of Cheadle resulting in the minor extension of the existing built form south-eastwards and would be defined by a species-rich hedgerow with mature trees.
- S.7. A full assessment of landscape and visual effects is included within **Appendix 2** and **3**, with the assessment criteria included within **Appendix 1**.



Section 1: Introduction and Site Context

Background

- 1.1. This Landscape and Visual Impact Assessment (LVIA) has been prepared by Tyler Grange Group Limited (TG) on behalf of CCP Developments (Stone) Limited in relation to a proposed residential development at Land South of Rakeway Road, Cheadle (hereafter referred to as 'the Site'. The Site is located within the administrative area of Staffordshire Moorlands District Council (SMDC). The area within the application boundary (as illustrated on **Plan 1: Site Location**) will be referred to as the 'Site' within this report.
- 1.2. This is a standalone report and does not constitute a Landscape Chapter in the context of an Environmental Statement (ES) required by the Environmental Impact Assessment (EIA) Regulations. The approach taken in the preparation of this report is considered to be appropriate and proportional in the context of professional guidance published by the Landscape Institute (LI) and Institute of Environmental Management and Assessment (IEMA).
- 1.3. The Proposed Development seeks outline planning consent for a residential development of up to 50 dwellings, associated road infrastructure, utilities, drainage and landscaping. For reference, a Proposed Sketch Layout of the Proposed Development is contained within **Appendix 5: Proposed Sketch Layout**.
- 1.4. This LVIA has been completed by a Chartered Member of the Landscape Institute (CMLI) and reviewed by another CMLI in 2022. The LVIA has been reviewed and updated in March 2025 to capture updates to national and local planning policy, as well as updating Photoviewpoint topography to reflect the current baseline scenario. The LVIA sets out the landscape and visual context of the Site and provides an appraisal of the broad changes (in terms of landscape character and visual context) that are likely to be derived following the Proposed Development.

Site Context

- 1.5. The Site is centred at approximately SK 01560 42137 and measures approximately 2.23 hectares with access provided off Manifold Drive. The context of the Site is provided on **Plan 1: Site Location Plan** provided at the rear of this report. The Site comprises three small scale fields which support areas of grazed pasture. The northern parcel adjoins the residential street of Manifold Drive and the Rakeway Grange Farm complex and is generally well enclosed by mature boundary hedgerows and trees. The interface with Manifold Drive is more open in character, with the boundary comprising a post and wire fence and a linear row of irregularly spaced mature trees located towards the northern end. The existing built form at Manifold Drive and side streets provide a prevailing urbanising context over the near field parcels.
- 1.6. There is no public access across the Site via Public Rights of Way (PRoW) or Open Access Land, nor does it comprise any other type of public open space.
- 1.7. More information of the planning, landscape and visual context is set out in the chapters below.



Pre-Application Feedback

- 1.8. A Pre-Application Planning Advice response was received from Staffordshire Moorlands District Council under Application number: - PAD/2024/0029 following a meeting being held on the 18th February 2025. The response is contained in full within **Appendix 7: Pre-Application Response Letter (PAD/2024/0029)**.
- 1.9. Noted in the Pre-Application response: - *"Landscape is a key design consideration in the evolution of the development proposals as the site is located within an area of high landscape sensitivity. The existing site has numerous landscape features which are evidently important visual and biodiversity/habitat features contributing to the character and quality of the local landscape. Any development proposals should aim to retain these existing features wherever appropriate."*
- 1.10. Following a review of the Pre-Application response, the below seeks to assist the reader in where finding the relevant information.
- 1.11. The tree survey and tree constraints plan has been used to inform the Site layout. Retention of good quality trees along the northern boundary will be contained within a native wildflower and bulb drift frontage to soften the transition from Manifold Drive to the Proposed Development. Some selective removal of poor quality trees along this frontage will be replaced with new native trees that will have greater longevity. All other trees within the Site and on its boundaries will be retained within the Proposed Development.
- 1.12. The main access point in to the Site from Manifold Drive will be accommodated without the removal of trees or hedgerows. A small section of hedgerow will be removed internally to facilitate access between development parcels. The retention and enhancement of all other existing trees and the introduction of native trees along Manifold Drive, the south-eastern boundary and Public Open Space as illustrated in **Appendix 5** will soften the development and assimilate it with the surrounding area. Additionally, a new native, species-rich hedgerow will be planted along the south-eastern boundary that will provide new green infrastructure links and assist in mitigating any removals required.
- 1.13. The LVIA has been undertaken in accordance with best practice guidance GLVIA3 (Guidelines to Landscape and Visual Impact Assessment Third Edition) produced by the LI and IEMA of which our methodology (**Appendix 1: Methodology**) is based. The LVIA has used professional judgement by experienced CMLIs in order to predict the likely level of effect experienced within the landscape and visual context as a result of the Proposed Development. The full detail of this assessment is contained within **Appendix 2: Landscape Effects Tables** and **Appendix 3: Visual Effects Tables**.
- 1.14. As illustrated in **Appendix 5** there is a proposed landscape buffer formed by a proposed species-rich native hedgerow with trees along the south-eastern boundary. The hedgerow element would be managed to a low-level, to allow for filtered views from within the Proposed Development to the rising ground to the east through gaps between the hedgerow and larger tree canopies. This measure is consistent with the 'Landscape Planning Guidelines' set out in the Ancient Slope and Valley Farmlands Landscape Character Type (LCT), specifically *"planting of... hedgerows with associated trees and tree groups can help to restore the vegetational cover and re-articulate the scale of the landscape following its gradual erosion due to lack of maintenance of the hedgerow pattern"*.



- 1.15. All areas of strategic Green Infrastructure will be outside of private ownership and will allow for maintenance. The development will be designed to overlook these spaces to avoid impacts to the retained and new Green Infrastructure such as dumping garden waste, incorporating boundary hedgerows into gardens (via removal of fences) or informal play/use by pets.



Section 2: Methodology and Scope

Introduction to Landscape and Visual Impact Assessment

- 2.1. To assist the reader in understanding the purpose for undertaking landscape assessment work, the definition of 'landscape' as defined by the European Landscape Convention (ELC, 2000) is set out below.

"Landscape" means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors. This definition applies to all urban, peri-urban landscapes, towns, villages and rural areas. It applies to ordinary or degraded landscape as well as those that are outstanding or protected.

- 2.2. The methodology used to write this LVIA has been derived from the Landscape Institute and the Institute of Environmental Management & Assessment's 'Guidelines for Landscape and Visual Impact Assessment' Third Edition¹ (GLVIA 3). In Chapter 1, the GLVIA states that landscape and visual impact assessment relates to:

"...the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity"

- 2.3. In the context of this definition, the assessment process seeks to consider the effects in an objective and systematic manner whilst recognising the perceptual and therefore subjective response to the landscape. Whilst subjectivity can never be removed from the assessment process, by following a systematic and structured framework of assessment, a more robust assessment can be applied and justified, and transparent conclusions drawn.

- 2.4. Furthermore, the LVIA process deals with the separate but interlinked issues of:

- Landscape Character: The effects of the proposed development upon discrete character areas and /or character types comprising features possessing a particular quality or merit; and
- Visual Context: The effects of the proposed development on views experienced by visual receptors, and upon the amenity value of the views.

- 2.5. Landscape character is defined in GLVIA3 as:

"A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse."

- 2.6. Changes to the landscape character can arise as a result of:

- Changes to the fabric of the landscape including either through the loss of key elements or the introduction of new features which alter the distinct character of the landscape; and
- Changes which alter the way in which the landscape is perceived or appreciated.

¹ Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment 3rd Edition



2.7. Changes to views will occur where there is:

- Alteration of the view in terms of elements present and the overall composition;
- A change to the skyline; and/or
- There is a change to the distribution or dominance of features.

2.8. For the purposes of the LVIA, the intended Study Area is shown on the enclosed Photoviewpoints Plan (**Plan 5**) and extends to approximately 2km. The Study Area has been informed by an understanding of landform and built form, and through the use of Zone of Theoretical Visibility (ZTV) mapping, which demonstrates the worst-case scenario in terms of visibility of the Site. Staffordshire SMDC was contacted to agree Photoviewpoint locations, however it was stated that there was no Landscape Officer in post at this time.

Methodology

2.9. The methodology and guidelines used in the preparation of this assessment have been developed from the following documents:

- An Approach to Landscape Character Assessment, Natural England, Second Version, October 2014²; and
- Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition, LI and IEMA, 2013.

2.10. The assessment process is set out in further detail below but involves the following steps:

- Baseline appraisal of landscape, visual and planning policy baseline;
- Identification of potential receptors to change and their sensitivity;
- Assessment of potential effects on identified receptors;
- Proposed mitigation measures.

Baseline Appraisal

2.11. The baseline appraisal process is a crucial part of any assessment and includes:

- A desktop and on-site appraisal of the landscape features and topography of the area;
- The identification of relevant designations at national and local level;
- The review of relevant planning policy and evidence base;
- An on-site review of the character of the Site and its surroundings;
- The review of relevant published landscape character assessments;

² Natural England (2014) An Approach to Landscape Character Assessment. Second Edition



- Field work to determine the extent to which the Site can be seen from the wider area, taking into account any significant vegetation or built form which restricts or limits the extent of visibility; and
- Identification of representative viewpoints and determination of likely visual receptors.

Identification of Receptors and Their Sensitivity

- 2.12. The desktop and on-site appraisals are used to identify potential receptors to change. Landscape receptors may be individual landscape elements, such as trees and hedgerows, or landscape character. Visual receptors are always people. The sensitivity of the identified receptors to change are then assessed.

Identification of Receptors

- 2.13. Receptors are identified through the baseline analysis as set out above. This is used to identify areas of landscape character, landscape elements and visual receptors that may be affected by the Proposed Development Receptors that are identified but then deemed to not be affected by the Proposed Development are scoped out of the assessment in accordance with the GLVIA3.

Landscape Sensitivity

- 2.14. Landscape sensitivity is dependent on:
- The susceptibility of the landscape to the type of change proposed; and
 - The value placed on the landscape.
- 2.15. As a general rule, those landscape resources which make a notable contribution to the character and cannot be replaced or substituted, or where the type of proposed development is inconsistent with the baseline situation will be of a high sensitivity. Those resources which are replaceable or contribute little to the overall character of the landscape, and where the type of proposals complement the baseline situation will be of low sensitivity.

Visual Sensitivity

- 2.16. The sensitivity of people (visual receptors) who may experience a change to views and visual amenity arising from the proposed development, with reference to the representative viewpoints, in terms of their sensitivity to change will be dependent on:
- The location and context of the viewpoint;
 - The expectations and occupation or activity of the receptors; and
 - The importance of the view.
- 2.17. Those receptors that are classified as being of high sensitivity to change may include users of public rights of way or nearby residents, those of low sensitivity to change may include people in their place of work or travelling through the landscape in cars, trains or other modes of transport.



- 2.18. In order to assist in understanding the application of sensitivity to landscape and visual receptors, **Appendix 1** sets out a number of assessment criteria. These allow for the separate consideration of both value and susceptibility factors in order to establish a balanced assessment.

Assessment of Effects

- 2.19. The assessment of effects is undertaken in the knowledge of the scheme proposals and the existing baseline situation.
- 2.20. The level of any landscape and visual effect is a function of the sensitivity of the affected landscape resources and visual receptors against the magnitude of change that they would experience.
- 2.21. The magnitude of change lies along a continuum from high, where there is a prominent and notable change to the landscape character or view to low where the change is barely perceptible.
- 2.22. The assessment of the nature of the landscape and visual effects depends on the degree to which the development:
- Complements, respects and fits into the existing scale, landform and pattern of the landscape context;
 - Enables enhancement, restoration or retention of the landscape character and visual amenity and delivers policy aspirations; and
 - Affects strategic and important views in addition to the visual context of receptors and over what extent.

Level of Effect Criteria

- 2.23. Best practice guidelines stipulate that the level of any landscape related effect should be evaluated, both during the construction works and following completion of the development. As such, the assessment of potential and residual effects is based upon the thresholds as contained at **Appendix 1**.
- 2.24. It is also important to note that the latest GLVIA (3rd Edition) places greater emphasis on professional judgement and the supporting narrative and less emphasis on a formulaic, mechanistic approach; a transparent assessment process should be evident.

Mitigation Measures

- 2.25. The consideration of mitigation with the aim where possible, of avoiding, reducing or offsetting adverse landscape or visual effects is determined during the course of the assessment where this can be addressed through a suitably worded condition.
- 2.26. The evaluation of landscape and visual effects following mitigation, are known as residual effects. For the purposes of this report, the term 'impact' refers to the causation of change and effects that are the results of the changes to the landscape and visual context.



Scope

- 2.27. The scope of this LVIA was determined through both desk and field based studies. These processes determined that the Proposed Development would be unlikely to result in significant effects occurring on either landscape or visual receptors beyond a distance of 2km of the Site boundary. As such, receptors situated beyond 2km of the Site boundary are not considered as part of this assessment.



Section 3: Landscape Context

Settlement and Land Use

- 3.1. The Site is currently devoid of built form, however the Site is located on the eastern fringe of the built-up area of Cheadle lying to the south-east of Manifold Drive and south of Rakeway Road. The Site is located approximately 1.1km south-east of the centre of Cheadle itself.
- 3.2. Built form adjoining the Site to the north-west comprises mixed vernacular and 20th century housing along Manifold Drive, whilst at the north-eastern boundary, Rakeway Grange Farm complex is situated in close proximity. These dwellings range between detached, semi-detached and terraced housing between one and two storeys in height.

Access and Rights of Way

- 3.3. There are no Public Rights of Way (PRoW) that pass through or adjacent to the Site, nor is the Site publicly accessible or open access land. There is also no known informal public use of the Site. The nearest PRoW to the Site is Footpath Cheadle 5 located c.95m north within the urban confines of Cheadle. The next nearest PRoW include Footpath Cheadle 6 located c.144m south and Footpath Cheadle 7 c.270m east of the Site.

Topography and Hydrology

- 3.4. The Site contains no hydrological features nor do any fall adjacent to it. The landform of the Site itself is gently sloping in a western direction from approximately 167m AOD at the south-eastern boundary to approximately 161m AOD at the south-western corner of the Site. To the east and southeast, the wider agricultural and wooded landscape rises and becomes more of a strongly undulating or sloping character. Existing development to the north and west is largely at a similar grade to that of the Site, with landform continuing to gently slope in a north-west direction.

Vegetation and Field Pattern

- 3.5. The Site predominantly comprises poor semi-improved neutral grassland (as described by the ecology report produced by Rachel Hacking Ecology) which is grazed by cattle. Scattered trees are present across the Site, mainly along the northern boundary and include species of crack willow (*salix fragilis*), hawthorn (*crataegus monogyna*) and horse chestnut (*aesculus hippocastanum*).
- 3.6. The field pattern of the Site represents small scale irregular fields bounded by mature hedgerows with occasional trees which is largely consistent with the surrounding fieldscape.
- 3.7. The southern parcel of the Site comprises pasture enclosed on three of four sides by mature hedgerows and trees, with the south-eastern edge currently open to the wider field parcel. The smaller eastern parcel of the Site is similarly of a pastoral nature, enclosed on two of three sides by mature hedgerows and trees with the south-eastern edge currently open with a cluster of trees centrally located comprising oak (*quercus robur*), willow (*salix sp*), hawthorn (*crataegus monogyna*) and goat willow (*salix caprea*).



Section 4: Landscape Planning Policies and Evidence Base

National

National Planning Policy Framework 2024 (NPPF)³

- 4.1. At the heart of the NPPF is a presumption in favour of sustainable development. For plan making the presumption requires plans to positively seek opportunities to meet the development needs of an area and be sufficiently flexible to adapt to rapid change. Footnote 7 accompanying the presumption identifies protected areas or assets of particular importance which includes National Landscapes.
- 4.2. Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the status of the development plan as the starting point for decision making. Furthermore, it confirms that where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.
- 4.3. The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve, as stated at paragraph 131.
- 4.4. Paragraph 135 seeks to ensure that developments:
- *“Will function well and add to the overall quality of the area, just not for the short term but over the lifetime of the development;”*
 - *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - *Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - *Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - *Optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - *Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and*

³ [National Planning Policy Framework](#)



disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

- 4.5. Paragraph 136 notes the important contribution trees make to the character and quality of urban environments and can also help mitigate and adapt to climate change. It states that appropriate measures should be in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.
- 4.6. Paragraph 139 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
- 4.7. Paragraph 187 requires planning policies and decisions to contribute to and enhance the natural and local environment by fulfilling criteria including amongst others:
- 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); and
 - 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 of trees and woodland.

National Design Guide⁴

- 4.8. As noted in the NPPF, creating high quality buildings and places is fundamental to what the planning and development process should achieve. The National Design Guide illustrates how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. Of relevance to landscape and visual matters are the following:

“Places affect us all – they are where we live, work and spend our leisure time. Well-designed places influence the quality of our experience as we spend time in them and move around them. We enjoy them, as occupants or users but also as passers-by and visitors.

The focus of this design guide is on good design in the planning system, so it is primarily for:

- *local authority planning officers, who prepare local planning policy and guidance and assess the quality of planning applications;*
- *councillors, who make planning decisions;*
- *applicants and their design teams, who prepare applications for planning permission; and*
- *people in local communities and their representatives”.*

⁴ Ministry of Housing, Communities and Local Government (MHCLG) (2021) National Design Guide.



Planning Practice Guidance (PPG)⁵

- 4.9. Those categories within the PPG that are of particular relevance to landscape and visual matters are examined below:

Design: process and tools

- 4.10. The PPG emphasises the need for good design and sets out the characteristics of well-designed places. At paragraph 001, Reference ID: 26-001-20191001, it states: *"As set out in paragraph 134 of the National Planning Policy Framework, development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:*

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings".

- 4.11. The use of high quality hard and soft landscape design to help successfully integrate development into the wider environment is also emphasised as being important to consider from the outset, in order to ensure proposals improve the overall quality of the townscape and landscape.

Natural environment

- 4.12. This PPG highlights the multifaceted benefits provided through the provision of Green Infrastructure, including but not limited to: *"enhanced wellbeing, outdoor recreation and access, enhanced biodiversity and landscapes, urban cooling, and the management of flood risk"* (Paragraph: 005 Reference ID: 8-005-20190721).
- 4.13. Moreover, the PPG recognises how green infrastructure exists within a wider landscape context and can thus be used to reinforce and enhance local landscape character and contribute to a sense of place.

Landscape

- 4.14. The PPG makes reference to the National Planning Policy Framework, stating: *"it is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes"*. It also goes on to state, *"the cumulative impacts of development on the landscape need to be considered carefully"* (Paragraph: 036 Reference ID: 8-036- 20190721).
- 4.15. It is therefore emphasised that the cumulative impacts of development on the landscape need to be considered carefully, whereby proposals should "avoid adverse impacts on landscapes and

⁵ Ministry of Housing, Communities and Local Government (DCLG) (2019) Planning Practice Guidance



set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary" (Paragraph: 036 Reference ID: 8-036-20190721).

- 4.16. When assessing landscape character the NPPG states that: "To demonstrate the likely effects of a proposed development on the landscape, a Landscape and Visual Impact Assessment can be used" (Paragraph: 037 Reference ID: 8-037-20190721).

Local Planning Policy Context

- 4.17. The Site lies within the administrative area of Staffordshire Moorlands District Council (SMDC). The current adopted development plan relevant to the Site is the Staffordshire Moorlands Local Plan 2014 – 2033 (adopted 09 September 2020).

Staffordshire Moorlands Local Plan 2014 - 2033

- 4.18. The Local Plan covers the Staffordshire Moorlands district area except for the area which falls within the Peak District National Park Authority (PDNPA) area. The following paragraphs discuss the Local Plan policies relevant to the Site in landscape and spatial terms.
- 4.19. Cheadle is identified within 'Policy SS 2 - Settlement Hierarchy' as falling within the top tier 'Towns' of which the spatial strategy *"seeks to focus future growth in these settlements and to strengthen their role as service centres. These settlements will be defined by a Development Boundary"*. The site itself however falls outside the Development Boundary for Cheadle as illustrated within Figure 3.1 below, falling under 'Other Rural Areas' within the settlement hierarchy which *"comprises the open countryside where development is normally unacceptable and green belt where further development is generally inappropriate. Within these areas there are some groups of houses and hamlets which are not identified as 'smaller villages' because of their predominantly open character and loose-knit nature. They also contain major developed areas which may be suitable for appropriate development or redevelopment."*





Figure 3.1 – Extract from SMDC Interactive Planning Map⁶ with approximate extent of site indicated by Tyler Grange with red outline.

Policy SS 10 - Other Rural Areas Strategy

- 4.20. 'Other Rural Areas' as mentioned above comprise the countryside, as well as green belt beyond the bounds of development boundaries belonging to towns and larger villages. The policy states *"These areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside"*. The policy goes on to state: *"Meet housing requirements and specific needs by: Restricting new build housing development in the countryside to that which has an essential need to be located in the countryside in accordance with Policy H 1"*.

Policy H 1 – New Housing Development

- 4.21. With regard to Policy H 1 and in consideration of Policy SS 10 above, the following parts of the policy have relevance to the site and this application:

"4) Housing development on sites not allocated for such purposes in Policy H 2 will be supported as follows:

⁶ [Interactive local plan map - Staffordshire Moorlands District Council \(staffs-moorlands.gov.uk\)](https://staffs-moorlands.gov.uk/)



b) Outside of the development boundaries, limited infill residential development of an appropriate scale and character for the Spatial Strategy will be supported, provided that:

- The development will adjoin the boundary of a larger village and be well related to the existing pattern of development and surrounding land uses, or;*
- The development is well related to the existing pattern of development of a smaller village and will not create or extend ribbon development or lead to sporadic pattern of development; and*

c) In all cases the development will not lead to a prominent intrusion into the countryside or have a significant adverse impact on the character and appearance of the countryside."

4.22. In terms of policies relevant to landscape and visual matters, these include:

Policy DC 1 – Design Considerations

4.23. This policy relates to good design of new development within the district that reinforces local distinctiveness *"by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD"*. The policy sets out a number of criterion, with those of particular relevance to landscape and visual amenity set out below:

"1. be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area;

2. be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance;

3. create, where appropriate, attractive, active, functional, accessible and safe public and private environments which incorporate public spaces, green infrastructure including making provision for networks of multi-functional new and existing green space (both public and private), landscaping, public art, 'designing out crime' initiatives and the principles of Active Design;

5. protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution;"

Policy DC 3 – Landscape and Settlement Setting

4.24. This policy is of direct relevance to both landscape and visual amenity and states that: *"The Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands by:*

1. Resisting development which would lead to prominent intrusion into the countryside or have a significant adverse impact on the character or the setting of a settlement or important views into and out of the settlement as identified in the Landscape and Settlement Character evidence;



2. Supporting development which respects and enhances local landscape character and which reinforces and enhances the setting of the settlement as identified in the Landscape and Settlement Character evidence;

3. Supporting developments which conserve or enhance the biodiversity qualities of any natural or man-made features within the landscape, such as trees, woodlands, hedgerows, walls, watercourses or ponds;

4. Supporting opportunities to positively manage the landscape and use sustainable building techniques and materials which are sympathetic to the landscape;

5. Ensuring that development does not adversely affect the wider setting of the Peak District National Park."

Policy C 3 – Green Infrastructure

- 4.25. This policy aims to deliver a multi-functional network of integrated green infrastructure provision within the district. The proposed development will consider the criterion stated below within the design of the scheme.

"a) Support and improve the provision of open space, sport and recreational facilities for local communities and enhance the settings of neighbourhoods;

b) Link existing and potential sites of nature conservation value and historic landscape features, create new wildlife habitats, increase biodiversity, and increase tree cover where it is appropriate to the landscape;

c) Enhance the natural, man-made and cultural features that are crucial to the local landscape and create opportunities for the restoration of degraded landscapes and the enhancement of the urban fringe;

d) Mitigate the negative effects of climate change and maximise potential climate change benefits including effective flood risk and waterways management;

e) Create appropriate access for a wide range of users to enjoy the countryside, including improved linkages to and provision of formal and informal recreation opportunities and accessible woodland areas, encouraging walking, cycling and horse riding;

f) Contribute to the diversification of the local economy and tourist development through the enhancement of existing, and provision of new facilities."

Policy NE 2 – Trees, Woodlands and Hedgerows

- 4.26. This policy sets out the protection the council affords to existing trees, woodlands and hedgerows (in particular ancient woodland, veteran trees and species-rich hedgerows) from loss or deforestation. The council aim to achieve this by:

- *"Requiring that existing woodlands, healthy trees and hedgerows are retained and integrated within a proposed development unless the need for, and benefits of, the development clearly outweigh their loss;*



- *Requiring new developments to provide tree cover that secures a good level of sustainability through tree retention, planting and soft landscaping, including where possible the on site replacement of any trees that are removed with sufficient tree planting to replace or increase the canopy cover on-site as appropriate. Landscaping schemes will also be required to mitigate against negative landscape impact and complement the design of new development and make provision for future maintenance. Where it is not possible to secure this new or replacement tree planting within the site, the Council will work with applicants to ascertain if a suitable site(s) can be found off-site for replacement planting in the locality;*
- *Resisting development that would directly or indirectly damage existing ancient woodland, veteran trees and ancient or species-rich hedgerows.*

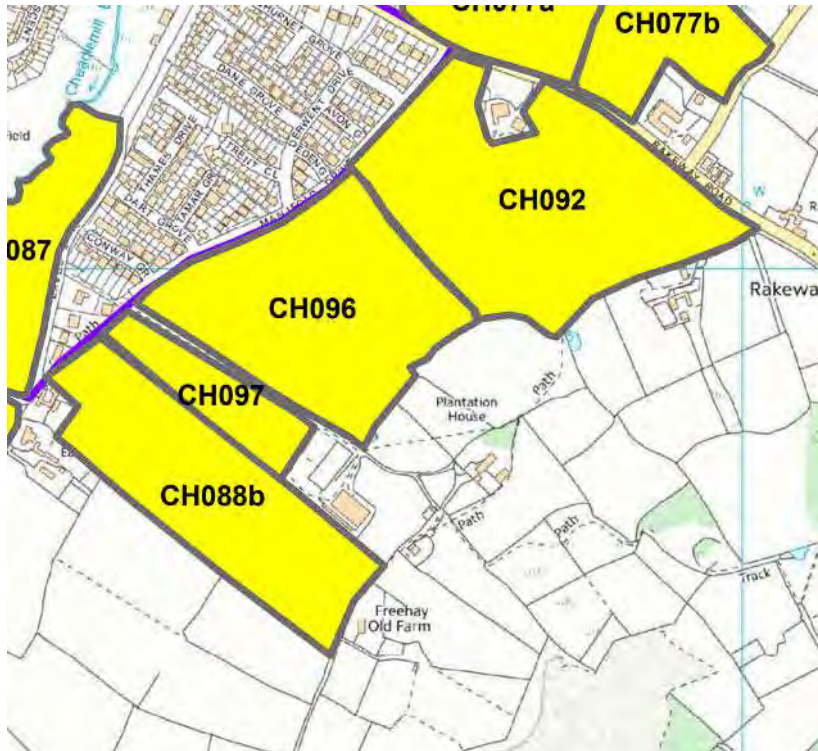
The Council will refer to its adopted Tree Strategy in the consideration of proposals; and will in general seek to retain as many trees and as much hedgerow on site as possible."

Evidence Base

- 4.27. The SMDC Local Plan is supported by a number of evidence base documents and further Supplementary Planning Documents (SPDs). Those relevant to the site are described below.

Strategic Housing Land Availability Assessment (SHLAA) 2015 – Large Site Assessment Forms – Volume 1 - Towns⁷

- 4.28. The Site forms a small area of two sites that were considered within the 2015 SHLAA, being CH092 and CH096, neither of which were taken forward at the time for allocation.



⁷ [Large Site Assessment Forms Volume 1 - Towns.pdf \(staffs Moorlands.gov.uk\)](https://staffs Moorlands.gov.uk/Document/13992_R03a_6th_May_2025_OK_CS)



- 4.29. CH092 was assessed in the report as having the following site features *"Large site comprising of several fields separated by hedgerows with large number of significant trees within fields and on boundaries. More significant vegetation along northern and southern boundaries. Public right of way runs through site."* In terms of strengths/opportunities, the assessment noted CH092 *"Adjoins existing housing to west. Could be built in conjunction with CH096."* With weaknesses/constraints identified as *"Identified in L&SCA as forming part of important landscape setting to settlement. Significant intrusion into open countryside and adjacent to Rakeway House Farm SBI. Manifold Drive provides good strong boundary to development."* In terms of suitability, it was concluded that CH092 was *"Unsuitable for development because of landscape quality, intrusion into open countryside and adjacent to SBI."*
- 4.30. A similar assessment was concluded in regard to CH096, of which the site features comprised a *"Large site comprising of several fields separated by hedgerows with large number of significant trees within fields and on boundaries. More significant vegetation along northern and southern boundaries. Public right of way runs through site."* Like CH092, the adjacent housing to the west was identified as a strength/opportunity and a weakness/constraint being the location within *"important landscape setting [as identified within L&SCA]. Significant intrusion into open countryside. Manifold Drive provides good strong boundary to development."* The conclusion on suitability was *"Unsuitable for development because of landscape quality and intrusion into open countryside"*.
- 4.31. Whilst the SHEELA provides a useful tool in high-level assessment of large land parcels, it does not necessarily mean a smaller area of such a parcel could not be considered acceptable in landscape and visual terms, particularly with regard to areas closest to the existing settlement edge as acknowledged in the SHLAA above. An LVIA such as this will provide a far more detailed, site specific analysis of the predicted effects upon landscape character and visual amenity as a result of the proposed development.

Local Landscape Designations

- 4.32. There are no national or local statutory or non-statutory landscape designations within the 2km study area.
- 4.33. The areas identified as 'Important Landscape Setting to Settlement' within the LSCA are not considered to be a local landscape designation.

Summary of Landscape Policy Receptors and Designations

- 4.34. The Site does not lie within a designated landscape at any level.
- 4.35. National level policies relating to landscape and visual matters applicable to the Site include a presumption in favour of sustainable development, creation of high-quality buildings and places, provision of tree-lined streets and recognition of the intrinsic character and beauty of the landscape.
- 4.36. District level policies relating to landscape and visual matters applicable to the Site include Policies SS 10, H1, DC 1, DC 3, C3 and NE 2. These are not Site specific policy considerations and do not preclude development, but rather require that development respects and enhances the local landscape character and GI network. The policies seek to ensure that opportunities have been



sought to secure the enhancement of the character and appearance of the landscape in addition to the protection of existing and the creation of areas of new tree planting.



Section 5: Landscape Character Baseline

- 5.1. The landscape and visual baseline describes the site-specific landscape character and sets this in the context of the published landscape character assessments and the visual context. This forms the baseline against which the potential development implications are considered.
- 5.2. The characterisation process is a non-value judgement process; therefore, classifying landscapes into distinct areas does not suggest that one character is more sensitive than another or valued by people more or less.
- 5.3. The landscape character appraisal process reviews the wider landscape character at a national level and explores more detailed character features at a district/local level and setting this in the context of the site-specific land use that informs local distinctiveness and sense of place.
- 5.4. This appraisal considers the local, site-specific character features and context identified by TG through fieldwork and informed by a review of published assessments. From this baseline information we can identify the relevant characteristics, important sites features to retain and also identify detracting features that need to be addressed within the proposals.

Published Landscape Character Assessments

National Character

- 5.5. At the national level, the character of England has been described and classified in the National Character Area (NCA) profiles published by Natural England. The site and its nearby surroundings fall within NCA 64 'Potteries and Churnet Valley' of which is described as having 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"*.
- 5.6. Whilst the NCA descriptions are broadly representative of the Site's landscape context, they are often too generic to enable a reliable assessment in regard to the appropriateness of proposals in the landscape. It is often the case that more localised, county, district or borough landscape character assessments provide a more accurate description of the local landscape with a finer grain of detail. Those of relevance are described within the subheading below.

District Landscape Character

Landscape and Settlement Character Assessment (Staffordshire Moorlands District Council) 2008

- 5.7. A review of the Landscape and Settlement Character Assessment (LSCA) of Staffordshire Moorlands District Council (SMDC) local planning authority indicates that the Site falls within the the 'Ancient Slope and Valley Farmlands Landscape Character Type (LCT)' and the settlement setting of Cheadle.

Ancient Slope and Valley Farmlands LCT

- 5.8. The key characteristic landscape features for the Ancient Slope and Valley Farmlands LCT are described as being:



- *“Strongly undulating or sloping landscape cut by small scale steep 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; and*
- *Quarrying”*

5.9. Furthermore, incongruous landscape features are noted as being:

“Expanding urban edge; fencing; present and past quarrying and mining activities; busy roads; power lines; localised industrial and residential expansion.”

5.10. The ‘Planning for Landscape Change’ Supplementary Planning Guidance to Staffordshire and Stoke on Trent Structure Plan’, also identified this landscape as an area requiring *“landscape maintenance”*, although the character type around Cheadle is also identified as requiring *‘landscape enhancement’*. It is not identified as an area that is particularly sensitive to landscape change.

5.11. In terms of appropriate options for *‘landscape enhancement’*, some of the following relevant *‘Landscape Planning Guidelines’* are identified:

- *“Woodland planting of a small to medium scale is generally appropriate in this landscape, from field corner to field size, tying into the existing woodlands and hedgerows with attention to edge detail and predominantly of a broadleaved character.*
- *Planting, both trees and woodlands can be used effectively to reinforce the existing vegetational structure to enable it to more readily absorb new development and to screen the edges of existing settlement and industrial/commercial uses.*
- *Care needs to be taken to avoid obscuring important viewpoints and maintaining the interrelationship of open areas to woodland blocks relating to local landscape scale and field pattern.*
- *The grouping and form of new buildings should reflect the juxtaposition, scale, form, enclosure and materials of traditional local buildings characteristic of this area.”*

Cheadle setting

5.12. An extract of the Cheadle Setting assessment is extracted at **Figure 1** below.



Land South of Rakeway Road, Cheadle
Landscape and Visual Impact Assessment

13992_R03a_6th May 2025_OK_CS

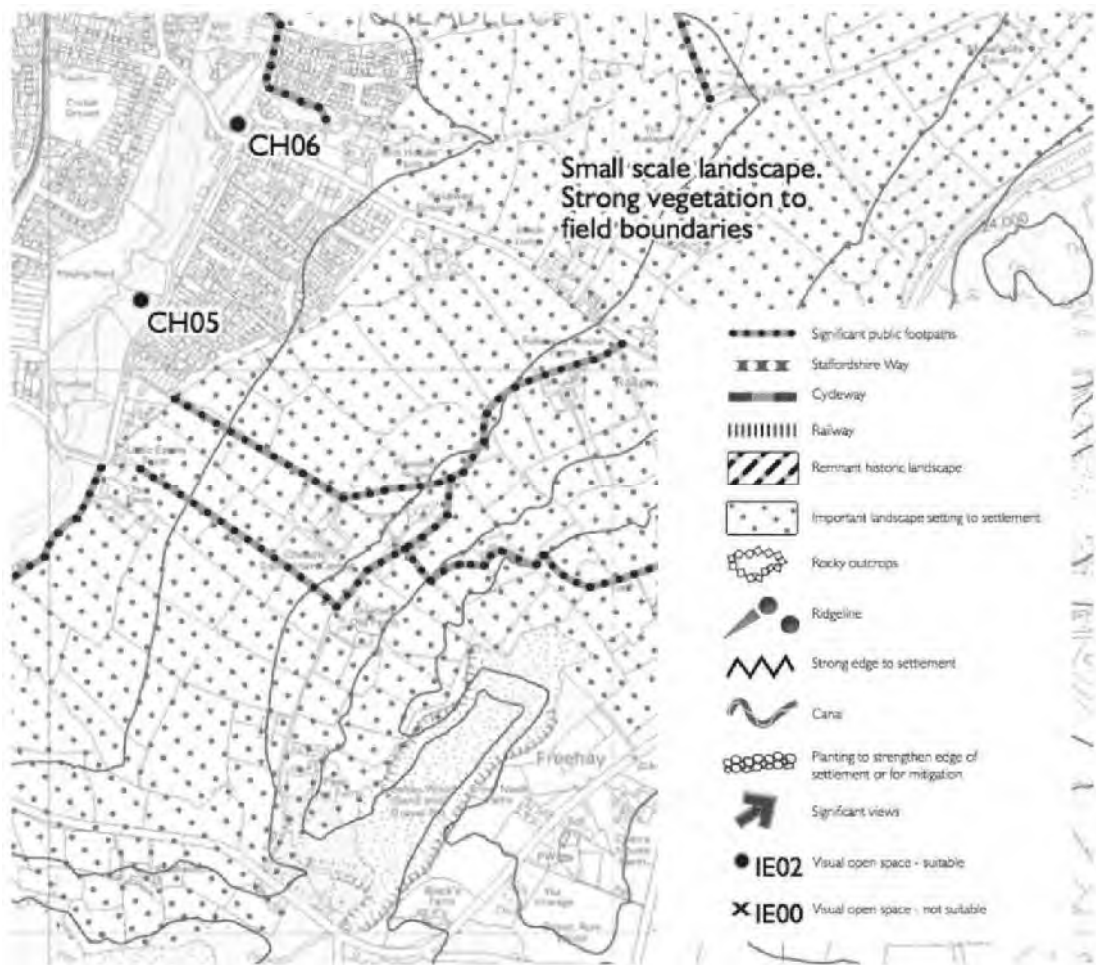


Figure 5.1: Extract from LSCA – Cheadle Setting

- 5.13. The LSCA identifies 'significant views' and 'visual open space' considerations, however there are none of relevance to the Site. The Site is however located within an area identified as being 'Important Landscape Setting to Settlement'.
- 5.14. 'Important Landscape Setting to Settlement' are described within the LSCA as *"Areas of landscape setting were determined partly on the ground and with reference to the landscape character assessment, aerial photographs and OS 1st edition plans. Landscape that is identified as being important to the setting of a town or village is typical of the character of the landscape type for the locality. The original field pattern, form of enclosure, vegetation cover and scale of the landscape is often largely intact in these areas."*
- 5.15. The Cheadle settlement description lists the following characteristics:
- *Cheadle is a small market town, originating in Saxon times, that lies within the Ancient Valley Slopes and Valley Farmlands character area. The town is set on the east and western banks of the River Tean with its tributaries lying to the north and southwest of the town.*
 - *The original town centre lies along a medieval street pattern. Cheadle has expanded with much of the centre rebuilt following industrialisation.*



- *The original core consisted of long narrow plots with mainly three storey brick buildings fronting the High Street. There is a network of alleys behind leading to smaller properties behind. Brick building now predominates as much of the town centre was rebuilt in the late 18th and 19th Centuries.*
- *St Giles Roman Catholic Church spire dominates the skyline within Cheadle. This is a landmark listed building by the important Gothic architect Augustus W N Pugin. He also designed the adjacent Roman Catholic Primary School.*
- *Sand and gravel quarries lie to the south of the town, enclosed by dense vegetation.*
- *Cheadle Park, partly heathland, is situated on Monkhouse Hill, higher ground northwest of Cheadle. The slopes to the north of the park are well vegetated by strong woodland blocks.*
- *Large scale industrial development sited to the north west of the town, sits well into the landscape and further recedes with effective use of colour cladding. It is not visible from Cheadle due to the higher ground of Monkhouse Hill that lies between the main settlement and the industrial development.*
- *Brookhouses Industrial Estate lies to the west of the town.*
- *A disused mineral railway line with strong vegetation structure connects to the southwest of the town.*
- *The area to the south east of Cheadle is a small scale landscape with strong vegetation along field boundaries it is an area of important landscape setting for the settlement.*

Historic Environment Character Assessment: Staffordshire Moorlands (2010)

- 5.16. A 'Historic Environment Character Assessment: Staffordshire Moorlands (2010)' locates the Site within the 'Cheadle Project Area' and more specifically the 'Historic Environment Character Zone 1 (CHECZ1)'. Map 1 is extracted at **Figure 2** below.
- 5.17. CHECZ1 is identified as being *"well preserved post medieval field patterns particularly the piecemeal enclosure created out of the medieval open fields which survive to the south east of Cheadle"*. It also states that:

"The zones of greatest sensitivity have been identified as CHECZ 1 and CHECZ 7 where the evidential, historical, aesthetic and community values are all rated as being high. The integrity of the historic landscape within these zones survives well and there are clear associations between heritage assets. There is the potential in both zones for the survival of above and below ground archaeological sites. In both of these zones there is little capacity for development to be absorbed without impacting upon the integrity of the heritage assets."



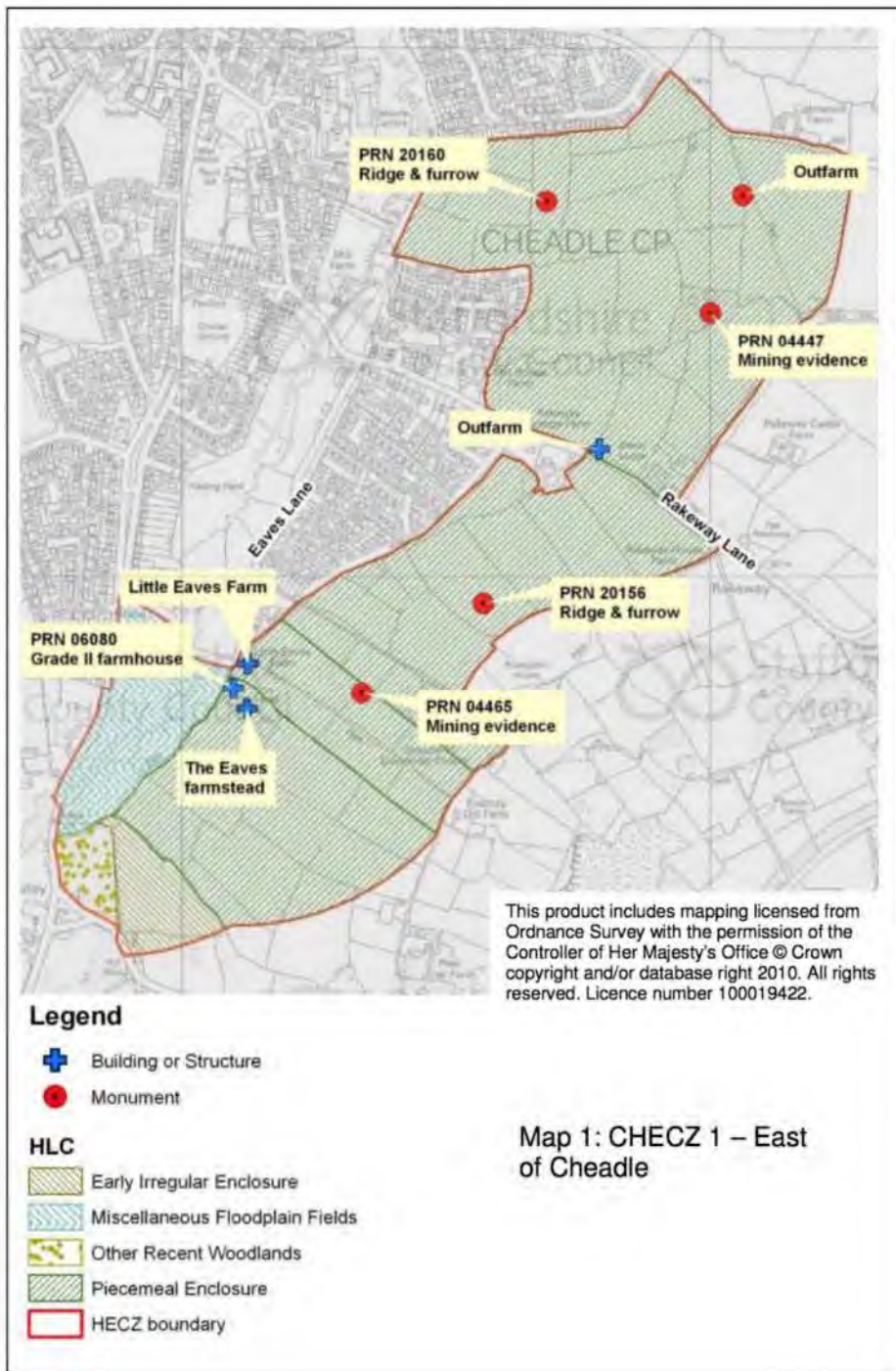


Figure 2: Extract of Map 1 – CHECZ1

- 5.18. The aesthetic value of the area is considered to be 'high' and the detailed assessment confirms that:

"The maturity of the field boundaries are testimony to the antiquity of the enclosure pattern and consequently positively contribute to the aesthetics within the zone and to the views into this landscape. The integrity of the zone is well preserved, with few field boundaries having been removed, and the survival of the earthworks indicating its earlier arable land use. The historical



importance of The Eaves to the sense of place is also highlighted by its Listed status and Little Eaves Farm also contributes to the local distinctiveness of the zone."

- 5.19. The Eaves is located to the immediate south-west of the wider Site area.

Site Specific Character

- 5.20. With reference to **Plan 3**, the Site comprises three small scale fields which support areas of grazed pasture. The northern parcel adjoins the residential street of Manifold Drive and the Rakeway Grange Farm complex and is generally well enclosed by mature boundary hedgerows and trees. The interface with Manifold Drive is more open in character, with the boundary comprising a post and wire fence and a small linear row of irregularly spaced trees located towards the northern end. The existing built form at Manifold Drive and side streets provide a prevailing urbanising context over the near field parcels.
- 5.21. The southern parcel of the Site comprises pasture enclosed on three of four sides by mature hedgerows and trees, with the south-eastern edge currently open to the wider field parcel. The smaller eastern parcel of the Site is similarly of a pastoral nature, enclosed on two of three sides by mature hedgerows and trees with the south-eastern edge currently open with a cluster of trees centrally located.
- 5.22. The landscape character of the Site contains a number of mature vegetative features found with the Ancient Slope and Valley Farmlands LCT particularly in regard to small scale irregular fields bounded by trees and hedgerows. The landform of the Site itself however is gently sloping in a western direction from approximately 167m AOD at the south-eastern boundary to approximately 161m AOD at the south-western corner of the Site rather than the "*strongly undulating or sloping*" character described by the LCT which applies more accurately to the rising land to the east and southeast.
- 5.23. There are no known hydrological features on Site, nor are there any Public Rights of Way (PRoW) or public access on located adjacent to the Site.

Landscape Value of the Site

- 5.24. As set out within GLVIA3, when identifying the landscape baseline, it is necessary to establish the relative value of the potentially affected landscape as this will inform later judgements about the level of effect. Value can apply both to areas as a whole, or the individual elements, features and aesthetic or perceptual dimensions that contribute to the character of the landscape.
- 5.25. The LI's Technical Guidance Note 02/21 builds on GLVIA3 and identifies a range of factors that can assist in the identification of valued aspects of the landscape. Table 1 is derived from TGN 02/21 and provides a description as to the extent the valued factors are present within the Site. The assessment has drawn upon this guidance and the landscape character assessment detailed above.



Table 5.1: Landscape Value of the Site

Aspect	Definition	Description
Landscape condition (quality)	A measure of the physical state of the landscape. It may include the extent to which the typical character is represented in individual areas, the intactness of the landscape and condition of individual elements.	The Site comprises a number of small scale fields that are separated by species-rich hedgerows. The pasture that makes up the remainder of the comprise poor semi-improved grassland which is of low distinctiveness and ecological importance as noted within the ecology report. Furthermore the Site is not designated for its condition or quality.
Perceptual (scenic quality)	The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses).	The Site is considered to contain few features that appeal to the senses. There are views available across the Site towards wooded rising ground in the east from Manifold Drive. The Site does not form part of any 'Significant Views' identified within the LSCA.
Distinctiveness (rarity and representativeness)	Whether the landscape contains a particular character and / or features or elements which are considered particularly important examples.	Formed of small scale pasture fields defined by areas of mature hedgerows. The Site is not particularly distinctive within the landscape. This scale and field pattern however is representative of the local character (Ancient Slope and Valley Farmlands LCT) whilst the topography of the Site is largely gently sloping rather than the " <i>Strongly undulating or sloping landscape</i> " described.
Natural Heritage	The presence of landscape features with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape.	There are no known ecological or geological designations located within the Site.
Cultural Heritage	Whether the landscape contains clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.	There are no cultural heritage features present within the Site. The Site contains 'Piecemeal Enclosure' as identified within the Historic Environment Character Assessment, though it does not contain 'Ridge and Furrow' or 'Mining Evidence'
Associations	Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of natural beauty of the area.	There are no known cultural or historical associations within the Site.
Recreational Value	Evidence that the landscape is valued for recreational activity where experience of the landscape is important.	There is no public access via Open Access Land or PRoW.



Summary

- 5.26. On balance, having analysed the Site against the landscape value factors, a review of the landscape evidence base, and informed by site-specific analysis and fieldwork, the landscape of the Site and its associated features are considered medium landscape value.

Susceptibility and Sensitivity

- 5.27. As set out in Table 1 in Appendix 1: Methodology, the proposed development is consistent with the prevailing land uses and character found adjacent to the Site and would be appropriate to the scale of the landscape. Therefore the Site is determined to be of medium susceptibility.
- 5.28. Combining judgement, the overall sensitivity of the Site is considered to be medium.

Summary of Landscape Receptors

- 5.29. For the purposes of this LVIA, the effects of the proposed development upon the character of the landscape will be considered for the Site and surroundings. The assessment focuses upon the key features and sensitivities identified from the review of published studies and Tyler Grange's site-specific appraisal and those valued components of the landscape. These include the following:
- Ancient Slope and Valley Farmlands LCT; and
 - The site-specific character and landscape features (pasture field, hedgerows with boundary trees).
- 5.30. The other identified character areas in Section 5 have been de-scoped from this assessment due to a lack of intervisibility and are not considered further in this assessment.



Section 6: Visual Baseline

Visual Context and Visual Receptors

- 6.1. In order to establish the degree of any change that may arise from future development on site and the extent to which such changes will affect identified local receptors (people), it is important to understand the existing situation in terms of visual amenity alongside the availability and context of views associated with the local area. Chapter 6 of the GLVIA3 sets out how the visual baseline is established. The baseline should establish the area in which the proposed development may be visible, those people who may experience views of the development, the key viewpoints representative of affected views and the nature of the views at the viewpoints.
- 6.2. The visibility of the site considers representative views towards it from the surrounding area. This is based on the findings of topographical mapping (**Plan 4: Topography**) and Geographic Information System (GIS) first sieve analysis mapping (**Plan 5: Zone of Theoretical Visibility and Photoviewpoint Locations**) and has been refined and verified through field assessment.
- 6.3. The software generated ZTV illustrates the extent to which development of up to 9.6m high on the Site would be potentially visible within a 1km radius to a 1.6m high receptor. The calculation is based on Ordnance Survey Terrain 5 data only and does not take into account built form or vegetation present within the landscape, referred to as a 'bare-earth' model. It also does not account for the reduction in scale of the Proposed Development within the view, or the reduced contrast experienced over distance due to atmospheric conditions. The ZTV generated for the proposed development on the Site clearly identifies the influence of the topography in limiting views and is a 'worst case scenario' used to identify the maximum potential visibility of the Site.
- 6.4. Given the local landform, surrounding land use and vegetation, the ZTV indicates a considerably greater area than in reality. The influence of built form and vegetation serve to limit inter-visibility. This first sieve exercise has therefore been verified in the field to take into account any significant vegetation or built form which further restricts or limits the extent of visibility.
- 6.5. This first sieve exercise has been verified in the field to take into account any significant vegetation or built form which further restricts or limits the extent of visibility. Following the completion of a visit to the Site, a number of representative viewpoints have been included that illustrate the approximate extent of areas from which the site is visible. These are illustrated by the **Photosheets** contained to the rear of this report. In accordance with GLVIA3, the visual analysis is based on views from external spaces within the public domain excluding barely discernible views and not from inside buildings or private spaces. However, where notable views from private properties are possible, these have been considered where relevant.
- 6.6. Photographs were taken from selected viewpoints with a digital camera with an equivalent 50mm focal length lens at eye level (approximately 1600mm above ground). A total of nine representative viewpoints have been chosen from locations surrounding the site to enable the implications of the development to be assessed from all directions (see **Plan 5: Zone of Theoretical Visibility and Photoviewpoint Locations**). No 'Significant Views' identified within the LCSA in the direction of the Site. The locations of the photoviewpoints were scoped and agreed with the Landscape Officer following pre-application discussions and no additional locations were added at this stage (see **Appendix 1** for details).



- 6.7. Whilst the views are chosen to be representative of the area, they cannot provide continuous coverage of all potential locations within the vicinity of the development. Often, views will occur as a sequence within the surrounding environment, with the most notable views assessed further within this report. Likewise, where transient or fleeting views are possible, these will also be assessed as part of the report.
- 6.8. Viewpoint Photography which are presented in this LVIA were taken in October 2022 and March 2025. Due to the timing of the fieldwork for this LVIA, it is noted that photographs taken in October 2022 were captured during the autumn months when trees were in the process of losing their leaves, resulting in partial visibility of the landscape beyond. In contrast, the photographs taken in March 2025 were taken during the winter months, a period when trees have completely shed their leaves, leading to increased visibility towards the Site representing increased visibility and seasonal variations.

Visual Receptors

Public Access and Rights of Way and Open Access Land

- 6.9. The location of PRow and Open Access Land is illustrated on **Plan 2**. There are a number of PRow and areas of Open Access Land within the 2km study area and fall within the ZTV (**Plan 5**), although in reality, few routes allow for views in the direction of the Site due to a combination of intervening topography, mature vegetation and built form. Areas of Open Access Land within the 2km study area comprise woodland blocks and are unlikely to provide clear views in the direction of the Site. Views towards the Site from PRow are mainly limited to the surrounding 500m to the east of the Site and 200m south of the Site as illustrated by **Photoviewpoints 5 to 10**.
- 6.10. Views from Footpath Cheadle 6 are illustrated by **Photoviewpoint 5** and **6**, of which the route travels south-east from Eaves Lane. The route passes through an area of residential development before entering the agricultural fieldscape south east of Cheadle before connecting with Footpath Cheadle 7 to the east. The route passes along the southern side of a strong, mature hedgerow with trees which serves to strongly filter the Site from view as illustrated in **Photoviewpoint 5** and **6**. Additional lines of mature vegetation north of this route forming field boundaries further add to the layers of visual filtration and screening of the Site.
- 6.11. In terms of views from Footpath Cheadle 7 to the east, these are represented by **Photoviewpoints 7 to 10** which illustrate varying degrees of visibility in the direction of the Site. **Photoviewpoint 7** looks across a pastoral field parcel with a low hedgerow and mature trees forming field boundaries featuring centrally within the view, whilst land slopes away from this route towards the Site. Existing residential built form at Cheadle is visible across much of the mid-distance of the view and is filtered and partly screened in nature. Similar views are illustrated by **Photoviewpoint 8** which is taken further north along this route, although the Site itself is far more screened due to nearby existing, dense mature vegetation. Elsewhere along this route, dense mature vegetation forming field boundaries results in limited availability of views towards the Site and Cheadle in general (as illustrated by **Photoviewpoint 9** and **10**).
- 6.12. In terms of views from further afield PRow, **Photoviewpoint 11** illustrated views from Footpath Cheadle 46 (which also forms part of the Staffordshire Moorlands Walks Promoted Route) which climbs steep, elevated ground to the northwest of Cheadle. This elevated view looks south-east across the undulating settlement of Cheadle which appears nestled within the landform and



mature vegetation within the landscape and settlement itself. The eastern edge of Cheadle can be made out in the distance, with the rising ground east of the Site forming the backdrop to the view. The Site itself is largely screened by a combination of existing built form and mature vegetation within.

Road Borne Receptors

- 6.13. Although there are a number of roads within the study area, due to a combination of existing built form, mature landscape features and undulating topography, views from the surrounding road network are primarily contained to the immediate setting of the Site. Manifold Drive lies adjacent to the north-western boundary of the Site which is marked by a post and wire fence and occasional trees. Views are therefore relatively open from this route into the Site as illustrated by **Photoviewpoints 1 to 4**.
- 6.14. In terms of Rakeway Road to the north, outside of the settlement itself this route is generally lined with dense, tall, mature hedgerow which funnels views in the direction of travel and doesn't allow for oblique views in the direction of the Site.
- 6.15. Within Cheadle settlement, views from road corridors are generally contained to their immediate urban setting through visual containment by existing built form. Road users on these routes, including those using public transport tend to have little focus on the surrounding landscape.

Residential Receptors

- 6.16. The assessment has primarily focussed upon views from publicly accessible locations (i.e the local road and PRow network). Views from residential dwelling are generally of a high sensitivity with regard to changes in a view, though they are not protected by national planning guidance or local policy.
- 6.17. The masterplanning and design of the scheme however has considered the visual amenity of existing domestic dwellings located in close proximity to the Site. Nevertheless with this thorough consideration of residential views and sensitive site design, there will be residential receptors that will continue to experience views towards the Site.
- 6.18. In terms of those residential groups most likely to experience change as a result of the Proposed Development at the Site, these are considered to be the below:
- Manifold Drive;
 - Rakeway Road;
 - Derwent Drive, Avon Grove and Eden Grove;
 - Rakeway Grange Farm; and
 - 74 – 84 Rakeway Road



Visual Context: Conclusion

- 6.19. Due to the rolling landscape surrounding Cheadle and the extensive provision of mature landscape vegetation in the form of hedgerows, trees and woodland, views towards the Site in general, and towards its interior are extremely limited. Open views into the Site are primarily limited to Manifold Drive which passes adjacent
- 6.20. There are no PRow or areas of Open Access Land within the Site, whilst a number pass through the wider visual context. In general, these receptors of medium sensitivity to change have views that are generally well contained or filtered by mature vegetation in the direction of the Site. Aside from Manifold Drive (and connecting residential side streets), views from the surrounding road network are similarly limited and generally have a low sensitivity to change.
- 6.21. In terms of residential dwellings, it is those closest in proximity that are most likely to experience change as a result of the Proposed Development and are considered to be of high sensitivity.



Section 7: Proposed Development and Mitigation Measures

- 7.1. The themes which have emerged through the LVIA process, have informed the layout of the scheme and in turn the production of the Proposed Sketch Layout of which includes landscape measures (**Appendix 5**).

Mitigation and Enhancement

- 7.2. Mitigation measures are those which are designed to prevent, reduce, offset or remedy any likely effects caused by a development. Mitigation measures can be either primary, those incorporated into the masterplan and design, such as building height and layout, or secondary, those which are not incorporated into the main design, such as planting.
- 7.3. Landscape and Visual effects caused by the Proposed Development are assessed at Year 1, when no planting has become established, and based on the masterplan as shown and incorporating primary mitigation measures, and at Year 15, when planting and secondary mitigation has become established. This demonstrates the potential best- and worst-case scenario for development effects.
- 7.4. Enhancement measures are those which do not mitigate potential effects, but which elevate the Site above the current baseline. Examples may include increases in tree cover or the planting of hedgerows above and beyond the existing baseline situation.

Landscape Strategy Including Primary Mitigation Measures

- 7.5. The landscape strategy has fed into the design of the Proposed Sketch Layout included in **Appendix 5**. This plan illustratively demonstrates how the Proposed Development will be laid incorporate up to 50 dwellings. It illustrates the extension of the existing settlement pattern to the west and the following key elements:
- Mainly two storey dwellings comprising a mix of detached, semi detached and terraced housing with a linear layout reflective of its suburban setting;
 - The retention and enhancement of the most species diverse existing hedgerows from an ecological perspective and trees of most value from an arboricultural perspective;
 - Wildflower and native bulb planting will implemented throughout the public spaces within the Proposed Development;
 - New native tree and double staggered species-rich hedgerow planting along the south-eastern Site boundary to provide physical and visual containments, as well as provide connections between the existing green infrastructure network;
 - Native tree planting will be scattered through the open spaces and will provide internal greenery and an attractive landscape scene whilst also softening the surrounding hardscape; and



- A network of connected ponds will be created in the lowest parts of the Site that will assist in managing drainage and provide valuable wildlife habitat. The ponds will be dug to various shapes and depths, planted with a variety of native marginal aquatic species for diversity; and
- The interface with Manifold Drive will comprise a mixture of retained and proposed native trees, pond network, wildflower meadow and bulb drifts that will combine to provide an attractive green frontage to the Proposed Development that is set back from existing residential built form.



Section 8: Assessment of Effects

- 8.1. This section of the LVIA assesses the potential effects of the proposed development upon the landscape and visual receptors identified through the baseline appraisal set out earlier in this document, as well as any key designated areas. This has included consideration of the effects arising at Year 1 and Year 15, i.e. before and after mitigation planting has become established.
- 8.2. Effects during construction are not specifically assessed and the removal of existing landscape features, where appropriate, are assessed at Year 1. However, magnitude of effects during construction generally balance out against those at Year 1 for the following reasons:
- Construction activity is more discordant in views than completed development, comprising disparate elements, such as moving plant, sheeting, materials, fencing and scaffolding. These changes would increase the magnitude of effect.
 - Construction activity is temporary, lasting for a limited number of years, as opposed to the final development which is assessed as permanent.
 - These two elements are balanced against each other.

Likely Landscape Effects

- 8.3. The assessment of the landscape effects at Year 1 and residual effects of the proposals upon completion and maturation of the landscape planting (Year 15) is set out in full at **Appendix 2: Assessment of Landscape Effects** and includes explanations and justifications of the judgements made. This incorporates an assessment of the sensitivity of each receptor, taking into account both the value and susceptibility of the receptor to the proposed development, including embedded mitigation measures. The methodology and criteria tables at **Appendix 1** have been used to inform the judgements made.
- 8.4. The sensitivity of the various receptors is summarised on **Table 8.1** below. The explanation for the judgements of sensitivity is set out in detail at **Appendix 2**.



Table 8.1: Summary of Landscape Effects

Landscape Resource	Sensitivity of the Receptor (from baseline review)	Magnitude of Change		Level of Effect	
		Year 1	Year 15	Year 1	Year 15
Character of the Site	Medium	High/Medium	Medium	Major/Moderate to Moderate Adverse	Moderate Adverse
Ancient Slope and Valley Farmland LCT	Medium	Low	Low	Moderate/Minor Adverse	Moderate/Minor Adverse

Likely Visual Effects

- 8.5. The assessment of visual effects at Year 1 and residual effects of the proposals upon completion and maturation of the landscape planting (Year 15) are set out in detail at **Appendix 3: Assessment of Visual Effects**. The table in Appendix 3 sets out the assessment of the way in which the proposals may influence the composition of views, features and elements within them and the resulting effects upon the views and the visual context within which the Proposed Development are experienced.
- 8.6. An assessment has been undertaken for each of the visual receptors identified and is summarised in **Table 8.2** below.

Table 8.2: Summary of Visual Effects

Visual Receptor	Sensitivity of the Receptor (from baseline review)	Magnitude of Change		Level of Effect	
		Year 1	Year 15	Year 1	Year 15
Public Rights of Way and Open Access Land					
Recreational users of Footpath Cheadle 6 (Photoviewpoint 05 and 06)	Medium	Low	Negligible	Moderate/Minor Neutral	Negligible Neutral
Recreational users of Footpath Cheadle 7 (Photoviewpoints 07, 08, 09 and 10)	Medium	Low	Negligible	Moderate/Minor Neutral	Negligible Neutral
Recreational Users of Footpath	High	Negligible	Negligible	Negligible Neutral	Negligible Neutral



Cheadle 46 (forming part of Staffordshire Moorlands Walks Promoted Route) (Photoviewpoint 11)					
Road Borne Receptors					
Manifold Drive (Photoviewpoint 01, 02, 03 and 04)	Low	High	High/Medium	Moderate Adverse	Moderate to Moderate/Minor Adverse
Derwent Drive (Photoviewpoint 01), Avon Grove (Photoviewpoint 02), Eden Grove	Low	High	High/Medium	Moderate Adverse	Moderate to Moderate/Minor Adverse
Rakeway Road	Low	Negligible	Negligible	Negligible Neutral	Negligible Neutral
Residential Receptors					
Manifold Drive	High	High	High/Medium	Major Adverse	Major to Major/Moderate Adverse
Derwent Drive, Avon Grove and Eden Grove	High	High	High/Medium	Major Adverse	Major to Major/Moderate Adverse
Rakeway Grange Farm	High	High	High/Medium	Major Adverse	Major to Major/Moderate Adverse
74 – 84 Rakeway Road	High	Medium	Low	Major/Moderate Adverse	Moderate Adverse



Section 9: Conclusions

- 9.1. This LVIA has been written to assess the likely landscape and visual effects resulting from the outline application on Land South of Rakeway Road, Cheadle. When considering the landscape and visual effects of development it is important to recognise that any change to a greenfield site will result in landscape and visual effects. The extent of these effects should be considered within the local context and the proposals degree of conformance with their surroundings. In addition, the effects need to be put in the planning balance with all other economic, social and environmental effects of the development.
- 9.2. The Site is located in what is described as an 'Important Landscape Setting to Settlement' of which has been considered within this report and the design of the scheme. Having considered the key elements related to the Site in Section 5 and given that the Site is not designated, the Site is considered to have a medium landscape sensitivity overall.
- 9.3. Local, non-site-specific policies relating to the enhancement of local landscape character and GI network are applicable to the Site. The majority of the existing landscape framework of hedgerows will be retained and enhanced, these are supplemented by new native hedgerow and tree planting within amenity areas to maximise GI benefits and connecting the Site to the wider countryside.
- 9.4. The LVIA undertaken illustrates that the Proposed Development is of a scale and in-keeping with the landscape character and is appropriate to its surroundings. In accordance with policy, the application was accompanied by a detailed landscaping scheme that clearly demonstrates how new development will create positive Green Infrastructure linkages and contribute to the local landscape and townscape.
- 9.5. As set out in Section 8, the overall landscape effects on the Site have been assessed as major/moderate to moderate adverse at Year 1 reducing to moderate adverse at Year 15 for the resulting permanent development. The nature of the development proposed is not uncharacteristic within the receiving landscape given its relationship within the adjacent residential areas and its position on the edge of the settlement and would include the provision of a new area of Public Open Space within the development.
- 9.6. The Proposed Development will have major adverse effects on a very limited number of residential receptors situated to the east of the Site during Year 1, reducing to major to major/moderate at Year 15 as set out in Section 8. Effects on other receptors will be either of moderate/minor adverse or negligible neutral in the longer term (Year 15). The Proposed Development will be experienced in the context of the urban edge of Cheadle resulting in the minor extension of the existing built form south-eastwards and would be defined by a species-rich hedgerow with mature trees.
- 9.7. Overall, it is considered that the Proposed Development will not result in unacceptable effects on landscape and visual receptors as the development preserves the characteristic attributes of the landscape and responds positively to the local setting of Cheadle.



Appendix 1: Methodology



Landscape and Visual Impact Assessment Methodology summary of Approach and Criteria Tables

The key terms used within assessments are:

- Susceptibility and Value – Which contribute to Sensitivity;
- Scale, Geographical Extent, Duration and Reversibility – which contribute to the Magnitude of change; and
- Level of Effect – a judgement of the level of effect when Sensitivity and Magnitude are combined.

Sensitivity

Overall sensitivity lies along a continuum of low to high. The *Value and Susceptibility* of a receptor are both considered understanding its overall sensitivity.

Susceptibility is assessed for both landscape receptors including, landscape character areas, and for visual receptors (people). It indicates the ability of a defined landscape receptor to accommodate the proposed development “without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.” (GLVIA, 3rd edition, para 5.40) and identifies “the occupation or activity of people experiencing views at particular locations and the extent to which their attention may be focused on the views and the visual amenity they experience at a particular locations.” (GLVIA, 3rd edition, para 6.32). An example of how Susceptibility can be described at each end of the continuum of low to high is provided in the following tables below A and B for both landscape and visual receptors.

Landscape **Value** is “the relative value that is attached to different landscapes by society” (GLVIA, 3rd version, page 157). Box 5.1 (GLVIA 3rd version, page 84) sets out factors to be considered in the identification of valued landscapes. These can be broadly described as: Landscapes recognised and valued for their quality and and/or cultural associations; key characteristics and features as recognised in published landscape character assessments; Landscape constriction and the degree to which the landscape is intact and legible. An example of how Value can be described at each end of the continuum of low to high is provided in the following table 1 for landscape receptors. In visual



terms, Value relates to that attached to views experienced by receptors (people). An example of how Value can be described at each end of the continuum of low to high is provided below for visual receptors in the following table 2.

Magnitude of Change

Overall magnitude of change lies along a continuum of low to high. Together the *Scale, Geographical Extent, and Duration and Reversibility* of effect are all considered in understanding the overall Magnitude of change.

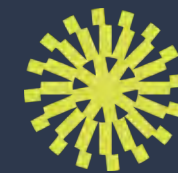
Scale of effect is assessed for both landscape and visual receptors and identifies the degree of change which would arise from the development. An example of how Scale of effect can be described at each end of the continuum of low to high is provided in the following tables 3 and 4 for both landscape and visual receptors.

Geographical Extent of effect of is assessed for both landscape and visual receptors and indicates the geographic area over which the effects will be felt. An example of how Geographical Extent can be described at each end of the continuum of low to high is provided in the following tables 3 and 4 for both landscape and visual receptors.

Duration and Reversibility of effect is assessed for all landscape and visual receptors and identifies the time period over which the change to the receptor would arise as a result of the development. An example of how Duration and Reversibility can be described at each end of the continuum of low to high is provided in the following tables 3 and 4 for both landscape and visual receptors.

Level of Effect

Best practice guidelines stipulate that the level of any landscape related impact should be evaluated, both during the construction works and following completion of the development. The level of any landscape and visual effect is a function of the sensitivity of the affected landscape resources and visual receptors against the magnitude of change that they would experience. As such, the assessment of potential and residual effects can be described as: negligible, minor, moderate, and major. A description is set out in table.5



The following terms will be used to define residual landscape/townscape effects:

- Adverse:** the proposed development may result in direct loss of physical landscape/townscape resources, weaken key characteristics or negatively affect the integrity of a landscape/townscape designation;
- Neutral:** The development would cause very limited changes to the landscape; the development would create neither an adverse or beneficial change to the landscape receptor; and
- Beneficial:** the proposed development may replace poor quality elements of the existing landscape/townscape or strengthen existing landscape/townscape characteristics.

The following terms have been used to define residual visual effects:

- Adverse:** the proposed development reduces visual amenity;
- Neutral:** The development would cause very limited changes to the visual context/views; the development would create neither an adverse or beneficial change to the visual receptor; and
- Beneficial:** the visual amenity is improved by the proposed development.

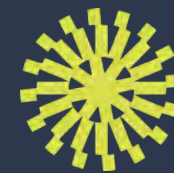
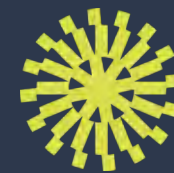


Table.1 Sensitivity of Receptors: Landscape/Townscape Receptors

As set out below, the Sensitivity lies along a continuum of low to high. The Value and Susceptibility of a receptor are both considered in understanding its overall Sensitivity.

	Designations and Conservation Interests/Associations Landscapes recognised and valued for their quality and / or cultural associations / recreational value	Landscape Value Key Characteristics and Features As recognised in published Landscape Character Assessments or policy	Landscape Condition Degree to which the landscape is intact and legible & its scenic quality	Landscape Susceptibility The ability of a defined landscape to accommodate the specific proposed development without undue negative consequences
High 	National / Regional Importance (e.g. AONB, National Park, Registered Parks and Gardens)	Features which are dominant within the landscape and are fundamental to defining the distinct landscape character of an area. Important characteristics and features recognised as forming intrinsic part of nationally and regionally designated landscapes. Distinctive individual or rare features.	Distinct landscape structure with strong pattern and intact features. Few detractors or uncharacteristic features or elements present.	The landscape is such that changes in terms of the proposed development would be entirely at odds with the character of the local area, related to matters including pattern, grain, use, scale and mass.
	Local importance (e.g. Conservation Areas, Special Landscape Areas / Features)	Locally important and notable features that contribute to the overall character of an area. Features and elements protected by local policy.	Landscape exhibits recognisable structure and characteristic patterns. Some detracting features present.	The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.



Low	No Designation	Features or elements that are uncharacteristic and detract from the landscape character of an area.	Degraded landscape structure with fragmented pattern and poor legibility of character. Detracting features notable within the landscape.	The proposed development is entirely consistent with the character of the local area, related to matters including pattern, grain, use, scale and mass.
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e.g. Medium – Landscape Character Area does not include a designation but includes important characteristics and features that create a distinct landscape structure with strong pattern and intact features. The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.

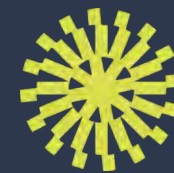
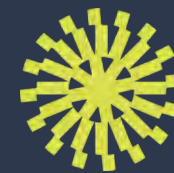


Table.2 Sensitivity of Receptors: Visual Receptors

As set out below, the Sensitivity lies along a continuum of low to high. The Value and Susceptibility of a receptor are both considered understanding its overall Sensitivity.

	Value (attached to views)	Visual Susceptibility (the ability of the receptor to view the proposed development without undue negative consequences)
High 	Recognised national / Important Viewpoints, including those identified within and protected by policy. These viewpoints may be tourist destinations and marked on maps. Designed views, including from within historic landscapes. Users of nationally recognized routes e.g. National Cycle Network, National Trails. Land with public access (i.e. Open Access Land and National Trust Land).	People visiting recognised viewpoints with views towards the development. Residents, people using Public Rights of Way and Access Land as part of recreational routes with extensive views towards the development.
	Locally important views/ views. Views from within locally designated landscapes e.g. Conservation Areas and local planning policy. Views from local routes identified on maps Permissive routes, not recognised by policy or identified on maps.	People using recreational facilities or playing outdoor sports with views of the development but for whom views are not the main focus. Residents, users of Public Rights of Way and Access Land with intermittent views towards the development.



Low	No designations present	People travelling along roads or using transport routes where the focus is not on the views and views of the development are fleeting. People at places of work where attention is not on the views. Residents, users of Public Rights of Way and Access Land where views towards the development are limited to glimpses and are not the main focus of attention.
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e.g. Medium - views of the landscape are part of, but not the sole purpose of the receptors activities along local routes.

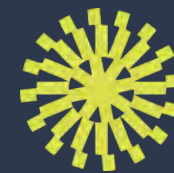


Table.3 Magnitude of Change: Landscape/Townscape Receptors

As set out below, magnitude of change lies along a continuum of low to high. Together the Scale, Geographical extent, and Duration and Reversibility of effect are all considered in understanding the overall magnitude of change.

	Scale identifies the degree of change which would arise from the development	Geographical Extent of effect indicates the geographic area over which the effects will be felt	Duration and Reversibility of effect identifies the time period over which the change to the receptor would arise as a result of the development.
High  Low	Highly noticeable change, affecting most key characteristics and dominating the experience of the Landscape/Townscape; introduction of highly conspicuous new development; and the baseline situation will be fundamentally changed.	Extensive affecting the majority or all the Landscape/Townscape Character Area.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed.
	Partial alteration to key elements, features, qualities or characteristics, such that post development the baseline situation will be largely unchanged but noticeable despite discernible differences.	Localised, affecting the site and a proportion of the wider Landscape/Townscape Character Area.	Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed.
	Minor alteration to few elements, features qualities or characteristics resulting in a barely perceptible change.	Affecting the site and immediate setting only.	Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.

e.g. Medium – Highly noticeable change with introduction of highly conspicuous development which will affect the site and a proportion of the character area for a short-term during construction. The effects are likely to be reversed.

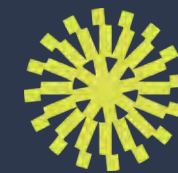


Table.4 Magnitude of Change: Visual Receptors

As set out below, magnitude of change lies along a continuum of low to high. Together the Scale, Geographical extent, and Duration and Reversibility of effect are all considered in understanding the overall magnitude of change.

	Scale identifies the degree of change which would arise from the development	Geographical Extent Wide, and/or within close proximity, and/or open views.	Duration and Reversibility identifies the time period over which the change to the receptor would arise as a result of the development.
High  Low	Intensive/dominant or major alteration to key elements of the baseline view.	Extensive, open and/or close proximity, and/or direct and/or affecting unscreened views.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed.
	Partial/noticeable or minor alteration to key elements of the baseline view.	Framed, and/or contained, and/or medium distance, and/or partially screened views.	Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed.
	Minor alteration to few elements of the baseline view.	Narrow, and/or fragmented, and/or long distance, and/or heavily screened views.	Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.

e.g. Medium – Intensive and major alteration to key elements of the framed baseline view over a medium distance for a short period of time during construction. The effects are likely to be reversible.



Table.5 Level of Effect



Major beneficial:

The development would fit well with the scale, landform and pattern of the landscape and bring substantial enhancements. The development would create a major improvement in views;

Moderate beneficial:

The development would fit well with the scale, landform and pattern of the landscape, maintain and/or enhance the existing landscape character. The development would create a noticeable but improved change in the view;

Minor beneficial:

The development would complement the scale, landform and pattern of the landscape, whilst maintaining the existing character. The development would result in minor improvements to the existing views;

Negligible:

The development would cause very limited changes to the landscape and/or views but creates no significant effects; the development would create neither an adverse or beneficial change to the landscape or visual receptor;



Minor adverse:

The development would cause minor permanent and/or temporary loss or alteration to one or more key elements or features of the landscape, to include the introduction of elements that may not be uncharacteristic of the surrounding landscape. The development would cause limited visual intrusion;

Moderate adverse:

The development would cause substantial permanent loss or alteration to one or more key elements of the landscape, to include the introduction of elements that are prominent but may not be substantially uncharacteristic with the surrounding landscape. The development would be clearly visible and would result in adverse effects upon the landscape;

Major adverse:

The development would irrevocably damage, degrade or badly diminish landscape character features, elements and their setting. The development would be irrevocably visually intrusive and would disrupt fine and valued views both into and across the area.

Appendix 2: Assessment of Landscape Effects



Appendix 2: Assessment of Landscape Effects

Landscape Resource	Sensitivity of the Receptor (from baseline review)	Magnitude of Change		Level of Effect	
		Year 1	Year 15	Year 1	Year 15
Character of the Site	The Site contains a number of elements that contribute to its character, these include hedgerows, trees and grazed pasture. The topography of the Site is gently sloping rather than the “Strongly undulating or sloping landscape” described within the Ancient Slopes and Rolling Valley Farmland LCT description. The Site is also influenced by the suburban character of the properties situated along Manifold Drive and residential side streets. The value of the Site is medium. The susceptibility of the Site is also considered to be medium resulting in medium sensitivity for the Site.	The Proposed Development will permanently change the land use of the Site from pasture to residential and public open space. The massing and layout of built form will be reflective of the characteristics found elsewhere within Cheadle. The Proposed Developments’ landscape strategy includes the retention and enhancement of the Site’s the most valued hedgerows and trees maintaining wildlife connectivity and landscape structure. New native, species-rich hedgerow and tree planting will be provided along the Site’s south-eastern boundary to replace (in excess) losses to hedgerows as a result of the Proposed Development. This will provides a physical and visual filter to the wider countryside to the east, whilst also providing a green connection between existing areas of hedgerow and woodland belts. Within the Site the configuration of streets and open spaces will facilitate the inclusion of trees to be planted within the public realm. A series of connected ponds will be created within the lowest areas of the site that will assist in managing attenuation as well as providing valuable ecological habitat. There would be a high/medium magnitude of change predominantly resulting from the loss of openness within the Site.	The proposed planting would reach semi-maturity at year 15 providing an enhanced landscape setting for the Proposed Development and the southeast of Cheadle. The tree and hedgerow planting to the south-eastern boundaries would further assist in the integration of proposals and provide green infrastructure benefits linking to the wider landscape. In addition, the network of small ponds along the north-western edge of the site, with an evenly spaced avenue of native trees will have fully established and softened the frontage of the Proposed Development whilst also providing benefits to the on-site and wider green infrastructure network. Over time there would be a medium magnitude of change.	Major/Moderate to Moderate Adverse	Moderate Adverse

Landscape Resource	Sensitivity of the Receptor (from baseline review)	Magnitude of Change		Level of Effect	
		Year 1	Year 15	Year 1	Year 15
Landscape Character Type: Ancient Slope and Valley Farmlands	The local landscape character comprises small scale irregular fields bounded by trees and hedgerows with strongly undulating or sloping landscape cut by small scale steep sided stream valleys. The LCT surrounds the urban settlement of Cheadle and as such is influenced around its interior edges by built form. Overall, it is considered that the landscape is of medium value. The susceptibility of the character area is also considered to be medium resulting in medium sensitivity for the Ancient Slope and Valley Farmlands LCT.	The Proposed Development will affect a small part of the Ancient Slope and Valley LCT through the change from undeveloped pasture fields to a residential development. The scale and massing of proposals will be in-keeping with those found elsewhere in the settlement. There will a minimal change to topography to accommodate the development and its associated infrastructure. A series of connected ponds will be incorporated into the lowest parts of the Site towards the western and northern tip, which will assist in managing drainage from the Proposed Development. The landscape structure characteristic of Ancient Slope and Valley Farmlands character such as field boundaries around the edges of the Site will largely be retained, though there will be some loss to internal hedgerows to facilitate the Proposed Development. There will be however the provision of a new species-rich hedgerow with trees planted along the south eastern edge of the scheme to mitigate loss and contain development with a soft, natural edge rather than the open post and wire fence situated along Manifold Drive. This will assist in the integration of the scheme to the wider landscape and settlement of Cheadle. There would be a low magnitude of change upon the LCT as a result of the Proposed Development.	Once planting has become established, the Proposed Landscape Strategy will result in the planting of areas of native hedgerow and native trees and shrubs to maintain the transition between the edge of Cheadle and the wider landscape. The built form will be broken up by pockets of open space with additional tree and shrub planting, and new trees will be planted within the streetscapes. Effects on local landscape character at Year 15 will continue to be low.	Moderate/Minor Adverse	Moderate/Minor or Adverse

Appendix 3: Assessment of Visual Effects



Appendix 3: Assessment of Visual Effects

Visual Receptors	Sensitivity of the Receptor	Magnitude of Change		Level of Effect	
		Year 1	Year 15	Year 1	Year 15
Public Rights of Way and Open Access Land					
Recreational users of Footpath Cheadle 6 (Photoviewpoint 05 and 06).	Medium	From this route, views are largely limited in the direction of the Site due to dense, mature hedgerow and tree vegetation that aligns the northern edge of this PRow. Furthermore, additional field boundaries between the route and the Site provide further layers of filtering and screening of views towards the Proposed Development. By Year 1 the Landscape Strategy will have been implemented but still in its early stages of establishment and as such, would not provide any additional layers of screening or filtering that would otherwise reduce the magnitude of change. That being said, the extremely limited visibility from this route towards the Proposed Development would likely result in a magnitude of change of low (at most).	Tree and hedgerow planting situated at the periphery of the Site and within the open space and streetscapes will be reaching semi-maturity at Year 15 and further assist in breaking what little views of massing there might be. The magnitude of change would therefore reduce to negligible.	Moderate/Minor Neutral	Negligible Neutral
Recreational users of Footpath Cheadle 7 (Photoviewpoints 07, 08, 09 and 10).	Medium	From this route there are varying degrees of visibility towards the Proposed Development, from heavily filtered to partially filtered as illustrated by Photoviewpoint 07 through to 10. Mature vegetation in close proximity to the northern edge of the PRow generally limits the availability of views towards the Proposed Development except for a limited short section where the PRow proceeds north of the hedgerow line (Photoviewpoint 7) and has more open but still filtered views towards the Site. These filtered views are likely to comprise a new residential development that will be well associated with existing settlement that forms it's nearby context and would not be viewed as an incongruous addition to the settlement. That being said, the extremely limited visibility from this route towards the Proposed Development would likely result in a magnitude of change of low (at most). By Year 1 the Landscape Strategy will have been implemented but still in its early stages of establishment and as such, would not provide any additional layers of screening or filtering that would otherwise reduce the magnitude of change. Overall, views from this route towards the Proposed Development would likely result in a magnitude of change of low (at most).	Tree and hedgerow planting situated at the periphery of the Site and within the open space and streetscapes will be reaching semi-maturity at Year 15 and further assist in breaking what little views of massing there might be. The magnitude of change would therefore reduce to negligible.	Moderate/Minor Neutral	Negligible Neutral

Visual Receptors	Sensitivity of the Receptor	Magnitude of Change		Level of Effect	
		Year 1	Year 15	Year 1	Year 15
Recreational Users of Footpath Cheadle 46 (forming part of Staffordshire Moorlands Walks Promoted Route) (Photoviewpoint 11).	High	From this location there will be extremely limited, distant, partial views of the roofs of the Proposed Development whilst the rest of the Site would be largely screened by a combination of varying topography, mature vegetation and built form. The visible elements of the Proposed Development would appear adjacent to the existing residential context of dwellings associated with Manifold Drive and related residential side streets, such that it would largely go unnoticed unless pointed out. Overall, it is expected the magnitude of change would be at most, negligible.	At Year 15 there will be no further changes to views, as such effects will remain as negligible magnitude of change.	Negligible Neutral	Negligible Neutral
Road Borne Receptors					
Manifold Drive (Photoviewpoint 01, 02, 03 and 04).	Low	As this route passes the north-western boundary of the Proposed Development, there is likely to be a notable change along its length by where nearby pastoral fields to the east will change to a residential development. Residential built form will be set back from the road, with areas of public open space incorporating retained and newly planted trees, wildflower meadow, scrubby margins and a network of ponds which will soften the interface. The Landscape Strategy will be in the early stages of completion at Year 1 and would not have had sufficient time to mature. Given the changes described above, and the existing prevailing residential context opposite the Proposed Development, the magnitude of change expected along this route is considered to be high.	At Year 15 tree planting situated at the periphery of the Site and within the open space and streetscapes will be reaching semi-maturity and assist in breaking up the massing and soften the interface of Manifold Drive with the Proposed Development. As such, the magnitude of change would reduce to medium.	Moderate Adverse	Moderate/Minor Adverse
Derwent Drive (Photoviewpoint 01), Avon Grove (Photoviewpoint 02), Eden Grove	Low	This group represents the residential side streets that spur off from Manifold Drive, either through vehicular or pedestrian access. Views towards the Proposed Development are primarily limited to road users travelling in a south-east direction where the Proposed Development will appear centrally within the view that is funnelled by existing rows of residential development. The worst case change experienced would be from the junctions with Manifold Drive as these are the parts closest to the Site. As such, there is similarly likely to be a notable change by where nearby pastoral fields to the east will change to a residential development. Residential built form will be set back from the road, with areas of public open space incorporating retained and newly planted trees, wildflower meadow, scrubby margins and a network of ponds which will soften the interface. The Landscape Strategy will be in the early stages of completion at Year 1 and would not have had sufficient time to mature.	At Year 15 tree planting situated at the periphery of the Site and within the open space and streetscapes will be reaching semi-maturity and assist in breaking up the massing and soften the interface of Manifold Drive with the Proposed Development. As such, the magnitude of change would reduce to medium.	Moderate Adverse	Moderate/Minor Adverse

Visual Receptors	Sensitivity of the Receptor	Magnitude of Change		Level of Effect	
		Year 1	Year 15	Year 1	Year 15
		Given the changes described above, and the existing prevailing residential context opposite the Proposed Development, the magnitude of change expected along this route is considered to be high .			
Rakeway Road	Low	Views from Rakeway Road a short distance to the north and north-east are limited by roadside vegetation which contains views southwards. There may be occasional glimpses of rooftops during winter months, however these would largely be seen in the context of an existing roofscape from adjacent development. North of the Site, Rakeway Grange Farm and a handful of recently constructed dwellings contain views, whilst other residential development to the north-west within Cheadle screen visibility from the route. Overall it is expected there would be a negligible magnitude of change.	At Year 15 there will be no further changes to views, as such effects will remain as negligible magnitude of change.	Negligible Neutral	Negligible Neutral
Residential Receptors					
Manifold Drive	High	This group of dwellings is located opposite the north-western boundary of the Proposed Development and face a south-east direction, overlooking the Site. As such there will be a notable change along to outward looking views by where nearby pastoral fields to the east will change to a residential development. Residential built form will be set back from the road, with areas of public open space incorporating retained and newly planted trees, wildflower meadow, scrubby margins and a network of ponds which will soften the interface. The Landscape Strategy will be in the early stages of completion at Year 1 and would not have had sufficient time to mature. Given the changes described above, and the existing prevailing residential context opposite the Proposed Development, the magnitude of change expected along this route is considered to be high .	At Year 15 tree planting situated at the periphery of the Site and within the open space and streetscapes will be reaching semi-maturity and assist in breaking up the massing and soften the interface of Manifold Drive with the Proposed Development. As such, the magnitude of change would reduce to high/medium .	Major Adverse	Major to Major/Mode rate Adverse
Derwent Drive, Avon Grove and Eden Grove	High	This group represents the residential side streets that spur off from Manifold Drive. Oblique views would be available towards the Proposed Development from these. The worst case change experienced would be for those dwellings located next to the junctions with Manifold Drive with these being closest to the Site. As such, there is similarly likely to be a notable change by where nearby pastoral fields to the east will change to a residential development. Residential built form will be set back from the road, with areas of public open space incorporating retained and newly planted trees, wildflower meadow, scrubby margins and a network of ponds which will soften the interface. The Landscape Strategy will be in the early stages of completion at Year 1 and	At Year 15 tree planting situated at the periphery of the Site and within the open space and streetscapes will be reaching semi-maturity and assist in breaking up the massing and soften the interface of Manifold Drive with the Proposed Development. As such, the	Major Adverse	Major to Major/Mode rate Adverse

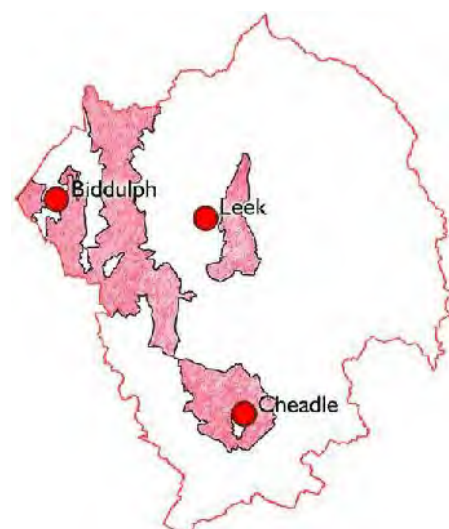
Visual Receptors	Sensitivity of the Receptor	Magnitude of Change		Level of Effect	
		Year 1	Year 15	Year 1	Year 15
		would not have had sufficient time to mature. Given the changes described above, the magnitude of change expected along is considered to be high .	magnitude of change would reduce to high/medium .		
Rakeway Grange Farm	High	Rakeway Grange Farm is located just north of the Site orientated south in the direction of the Proposed Development. Dense mature vegetation separates the dwelling and the Site itself which provides some visual screening of the proposals, particularly from the lower level windows and curtilage. Given the proximity of the dwelling to the Proposed Development there will be a change to outward looking views by where nearby pastoral fields to the south will change to a residential development. Residential built form will be set back from Rakeway Grange Farm, with rear gardens and areas of public open space incorporating retained and newly planted trees, wildflower meadow, scrubby margins and a network of ponds which will soften the interface. The Landscape Strategy will be in the early stages of completion at Year 1 and would not have had sufficient time to mature. Given the changes described above, the magnitude of change expected is considered to be medium .	At Year 15 tree planting situated at the periphery of the Site and within the open space and streetscapes will be reaching semi-maturity and assist in breaking up the massing and softening the Proposed Development. As such, the magnitude of change would reduce to low	Major/Moderate Adverse	Moderate Adverse
74 – 84 Rakeway Road	High	74 – 84 Rakeway Road are orientated in a north direction away from the Site with their rear aspects facing towards the farm buildings associated with Rakeway Grange Farm that serve to screen some rear views towards the proposals. There will be a limited change from the rear outlook of these properties which is in part screened by existing built form and mature vegetation. The Landscape Strategy will be in the early stages of completion at Year 1 and would not have had sufficient time to mature. Given the changes described above, and the existing prevailing residential context opposite the Proposed Development, the magnitude of change expected is considered to be medium .	At Year 15 tree planting situated at the periphery of the Site and within the open space and streetscapes will be reaching semi-maturity and assist in breaking up the massing and softening the Proposed Development. As such, the magnitude of change would reduce to low .	Major/Moderate Adverse	Moderate Adverse

Appendix 4: Extracts from Relevant Landscape Character Assessments



Ancient slope and valley farmlands

This character type covers a large proportion of Staffordshire Moorlands. The largest area extends from the northern boundary of the district, south to the A52 at Cellarhead and west to the boundary with Stoke-on-Trent. There are two isolated areas from the main block, one surrounds Cheadle to the south of the district and the other narrowly separates two areas of Gritstone Highland to the east of Leek.



Key Characteristics

- Strongly undulating or sloping landscape cut by small scale steep 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

Geology, Landform and Soils

Undulating or sloping landscape with small scale steep sided stream valleys that interrupt slopes. Extensive views out from higher ground are contrasted with an intimate feel within the valleys. Ancient field patterns remain intact although in places due to hedgerow removal field patterns have become enlarged.

Vegetation

Woodland belts of ash, oak and alder follow the streams creating a ribbon effect on the landscape which reinforces the vegetation cover of the farmland. Hedgerows mainly form field boundaries although these can be poorly maintained, left tall with frequent gaps. Infrequent small blocks of woodland include broadleaf and conifer plantations. Tree cover within the valleys softens the landscape and limits views. Historic parklands contribute towards the character of the local landscape.

Land use

The main land use for the area is low intensity pastoral farming. The JCB industrial site to the north of Cheadle is a major land use. Electricity pylons are intrusive features visible within the landscape. Stanley Pool and Knypersley Reservoir are significant open areas of water to the west of the character area.

Enclosure

Fields are generally enclosed with hedgerows although to the north of this character area, towards the Gritstone Uplands and Highland Fringe fields are bounded by dry stone walls. Hedgerows and drystone walls are generally poorly maintained and tend to be replaced by or reinforced with post and wire fencing.

Settlement and buildings

The ancient character of the area is reflected in the form of settlement. There are numerous isolated properties with occasional rundown farmsteads linked by narrow winding lanes. To the east of Biddulph Moor buildings are generally of local

stone. Development that has been built around the original rural settlement is of varied ages and styles. Individual large halls are sited within designed parkland landscapes (e.g. Cicely Haughton School).

The landscape can feel urbanised in places due to the high population density of the scattered farms, the expansion of nearby settlements and previous mining activities.

The character area adjoins Leek along its eastern boundary, extends around Biddulph in the west and contains Cheadle in the south. The villages of Brown Edge, Endon, Bagnall and Stanley are located in the west of the character area and Wetley Rocks lies along its Eastern boundary.

Transport and Access

The busy main roads A52, A53 and A521 pass through this area connected to a network of minor roads. Minor roads can be narrow, incised and steep linking small farms. Caldron Canal crosses through the character area.

Incongruous landscape features

Electricity pylons are intrusive features visible in the landscape. Replacement of hedgerows and drystone walls by replacement by fences that are often poorly constructed. Busy roads. Quarrying and mining activities. Localised industrial and residential development.

Key Planning and Management Issues

- Powerlines
- Quarrying and mineral extraction past and present
- Replacement of hedgerows and drystone walls by fencing.
- Busy roads
- Parklands

- Expansion of neighbouring settlements and localised industry
- Loss of some semi-natural vegetation (ancient woodland, hedgerows, semi-natural grasslands and wet heathland)

Capabilities and sensitivities of the landscape to accommodate change

Planning for Landscape Change Supplementary Planning Guidance to Staffordshire and Stoke on Trent Structure Plan, identifies this landscape character areas as an area requiring landscape maintenance although that part of the character type around Cheadle requires landscape enhancement. It is not identified as an area that is particularly sensitive to change.

Landscape Planning Guidelines

- Urban fringe pressures can have an adverse impact on landscape quality with the proliferation of incongruous features and the deteriorating condition of existing landscape features. Although this is generally a well structured landscape the impact of urban expansion needs to be monitored.
- Woodland planting of a small to medium scale is generally appropriate in this landscape, from field corner to field size, tying into the existing woodlands and hedgerows with attention to edge detail and predominantly of a broadleaved character.
- Planting, both trees and woodlands can be used effectively to reinforce the existing vegetational structure to enable it to more readily absorb new development and to screen the edges of existing settlement and industrial/commercial uses.
- The planting of small woodlands, hedgerows with associated trees and tree groups can help to restore the vegetational cover and re-articulate the scale of the landscape following its gradual erosion due to lack of maintenance of the hedgerow pattern;
- Woodland planting should be used to mitigate the impact of sand and gravel workings and in site restoration.
- Although both broadleaves and conifer species occur in this landscape some earlier coniferous plantations were unsympathetic to the scale and character of the landscape. New plantings should be used to reduce the visual impact of tree older plantations.
- New woodland planting should follow best practice advice provided by the Forestry Commission. The scale of woodland planting needs to reflect its position within the landscape, with small-scale tree planting schemes more appropriate in the valley bottoms, increasing in scale up the slope.
- New native woodland planting should be used to reduce the effects of fragmentation and isolation of ancient woodland through careful layout and design.
- Care needs to be taken to avoid obscuring important viewpoints and maintaining the interrelationship of open areas to woodland blocks relating to local landscape scale and field pattern.
- 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.
- Any proposals for development or land use change within an historic landscape should be informed by a detailed historic landscape appraisal.
- Historic landscapes contain introduced decorative tree species that are inherent to the design of the parkland and pleasure grounds and to its setting. It may be appropriate to introduce some of these species into the area identified as the setting of the parkland. Consideration should be given to protecting, in particular, individual specimen and groups of trees that are significant historically or visually to this landscape or to local settlement.

- Care should be taken not to introduce unnecessary urban features into the rural scene (e.g. signage, urban road kerbs)
- The grouping and form of new buildings should reflect the juxtaposition, scale, form, enclosure and materials of traditional local buildings characteristic of this area.
- The colour of prefabricated agricultural buildings should be determined taking careful account of position, predominant tones of adjacent vegetation, local materials and sky, so as to minimise the visual impact of the development.
- The loss of semi-natural vegetation should be checked and remaining habitats should be protected, managed and where possible extended to create sustainable communities.

Land Management Guidelines

The loss of some semi-natural vegetation, particularly ancient woodland, wet heathland, hedgerows and semi-natural grasslands, is one of the key planning and management issues for this landscape character type.

Ancient/semi-natural broad leaved woodland

It is of very high importance to the character and quality of the landscape that degraded ancient/semi-natural broad leaved woodlands are restored and that new woodlands should be recreated or regenerated.

Ancient and semi-natural broadleaved woodland is generally particularly important to the form and character of historic parkland landscapes. Similarly the maintenance, safeguarding and restoration of wood pasture and parkland is also important. It is also likely that a number of veteran trees will be found within an historic parkland.

Lowland Heathland (particularly wet heathland)

It is of very high importance that existing heaths are protected from development and damaging activities and that previous heathland areas are re-created and new heathlands created.

Hedgerows

It is highly important that ancient and diverse hedgerows, particularly the hedgerow trees along them, are maintained and managed. Where hedgerows are planted or restored it is important that they should be species rich reflecting local indigenous hedge mixes and that the plants where possible should be grown locally. Consideration should be given to how the current practice of the erection of stock proof fencing rather than maintenance and management of hedgerows can be checked and the retention and maintenance of hedgerows be encouraged.

Lowland Acidic Grassland

It is highly important that this habitat is maintained, enhanced and restored, and where possible by maintaining a buffer between it and other dominant/invasive habitats. Action should be taken to prevent further losses of acidic grassland other than to lowland heathland restoration. The number of such sites should be increased and support given to the linking of fragmented sites through habitat creation.

Peat Bogs

It is highly important that existing peat bogs are maintained and enhanced and that former raised bogs are restored.

Rivers and Streams

It is highly important that the quality of all natural existing channel features is maintained. The quality and quantity of water should be improved where possible.

Canals, lakes and ponds

It is highly important that water bodies and catchments be maintained and enhanced and the number of existing features be increased.

Reedbeds

Opportunities should be taken to maintain and create reedbeds.

Unimproved and neutral grassland

It is highly important that existing unimproved and neutral grasslands that are in poor condition should be restored. These habitats should be maintained and safeguarded and habitat creation should be used

to link adjacent sites through the creation of new sites or re-creation of former areas.

Arable field margins

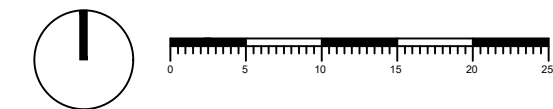
Arable field margins should be maintained, improved and restored where possible.

Wet Woodland

It is important that wet woodland is maintained, enhanced, restored and that further losses are prevented. Opportunities should be sought to increase the number of these woodlands.

Appendix 5: Proposed Sketch Layout





	SCHEDULE		
A	1 BED APARTMENT	551 sqft	6
B	2 BED APARTMENT	668 sqft	6
C	2 BED HOUSE (2 STOREY)	750 sqft	8
D	3 BED HOUSE (2 STOREY)	1,233 sqft	8
E	3 BED HOUSE (2 STOREY)	950 sqft	4
F	3 BED HOUSE (2 STOREY)	1,105 sqft	1
G	4 BED HOUSE (2 STOREY)	1,253 sqft	5
H	4 BED HOUSE (2 STOREY)	1,420 sqft	3
J	4 BED HOUSE (2 STOREY)	1,313 sqft	6
K	4 BED HOUSE (2 STOREY)	1,466 sqft	3
	TOTAL	50,879 sqft	50

Appendix 6: Photoviewpoints (TG ref: 13992_P08)



Appendix 7: Pre-Application Response Letter (PAD/2024/0029) – dated 27/02/2025





Extent of Site



**Tyler
Grange**

97 Icknield Street Hockley, Birmingham, B18 6RU
T: 0121 828 4045 E: landscape@tylergrange.co.uk W: www.tylergrange.co.uk

When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)



Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

PVP Name: Derwent Dr adjacent to Manifold Dr, looking towards the site
Taken From: 401565, 342222
Direction of View: South East

Field of View: 90°
Camera: Canon EOS
Distance to site: 13m

Projection: Cylindrical
Lens: 50mm lens
Visibility: Good

Visualisation Type: Type 1
Image Enlargement: 96%
Page Size: A1 width

Project No:	13992_P08	Date:	19/03/2025
Client:	CCP Developments (Stone) Limited	Project:	Land South of Rakeway Road, Cheadle
Status:	Planning	Title:	Photoviewpoint 1