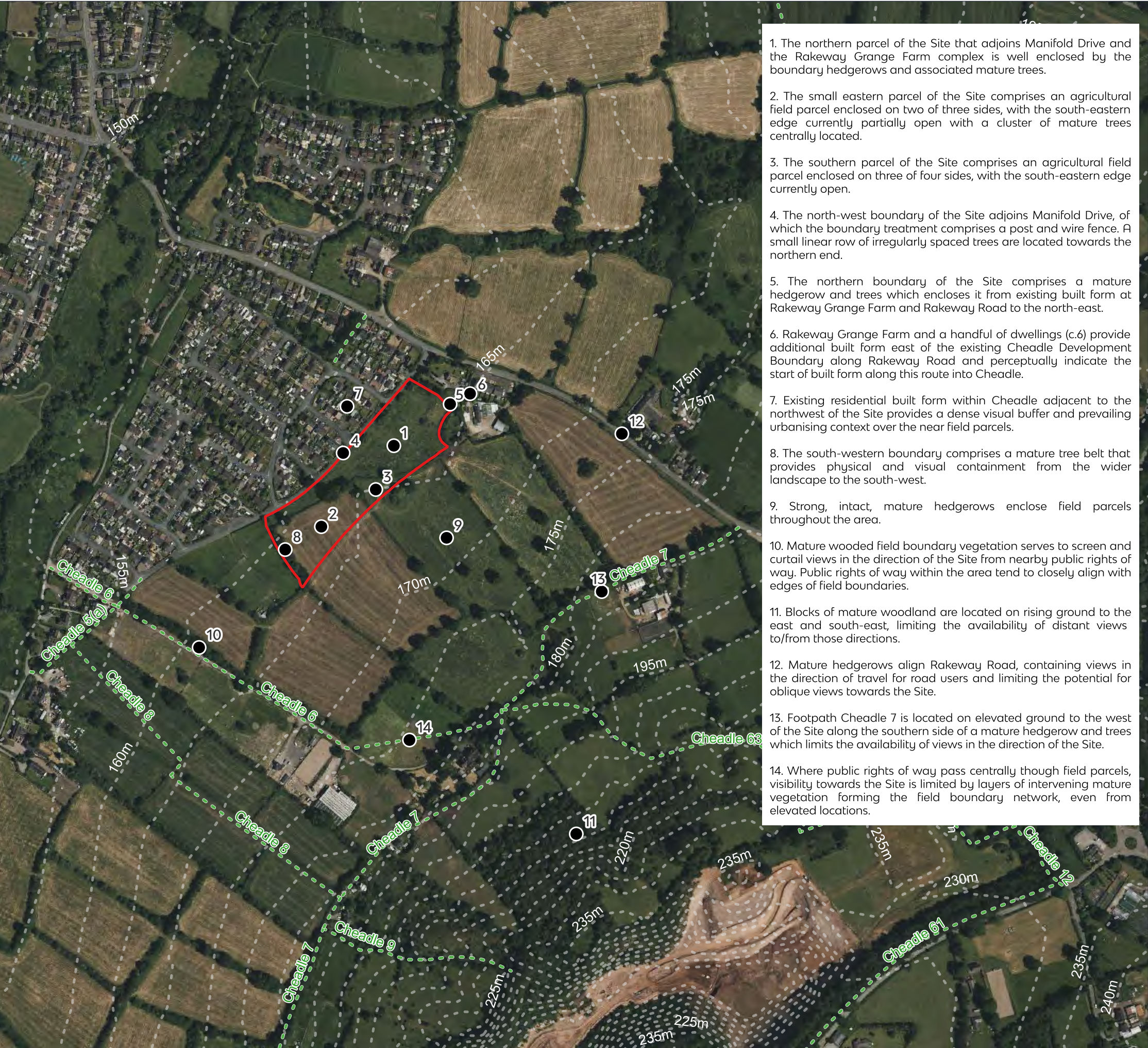




1. The northern parcel of the Site that adjoins Manifold Drive and the Rakeway Grange Farm complex is well enclosed by the boundary hedgerows and associated mature trees.
2. The small eastern parcel of the Site comprises an agricultural field parcel enclosed on two of three sides, with the south-eastern edge currently partially open with a cluster of mature trees centrally located.
3. The southern parcel of the Site comprises an agricultural field parcel enclosed on three of four sides, with the south-eastern edge currently open.
4. The north-west boundary of the Site adjoins Manifold Drive, of which the boundary treatment comprises a post and wire fence. A small linear row of irregularly spaced trees are located towards the northern end.
5. The northern boundary of the Site comprises a mature hedgerow and trees which encloses it from existing built form at Rakeway Grange Farm and Rakeway Road to the north-east.
6. Rakeway Grange Farm and a handful of dwellings (c.6) provide additional built form east of the existing Cheadle Development Boundary along Rakeway Road and perceptually indicate the start of built form along this route into Cheadle.
7. Existing residential built form within Cheadle adjacent to the northwest of the Site provides a dense visual buffer and prevailing urbanising context over the near field parcels.
8. The south-western boundary comprises a mature tree belt that provides physical and visual containment from the wider landscape to the south-west.
9. Strong, intact, mature hedgerows enclose field parcels throughout the area.
10. Mature wooded field boundary vegetation serves to screen and curtail views in the direction of the Site from nearby public rights of way. Public rights of way within the area tend to closely align with edges of field boundaries.
11. Blocks of mature woodland are located on rising ground to the east and south-east, limiting the availability of distant views to/from those directions.
12. Mature hedgerows align Rakeway Road, containing views in the direction of travel for road users and limiting the potential for oblique views towards the Site.
13. Footpath Cheadle 7 is located on elevated ground to the west of the Site along the southern side of a mature hedgerow and trees which limits the availability of views in the direction of the Site.
14. Where public rights of way pass centrally though field parcels, visibility towards the Site is limited by layers of intervening mature vegetation forming the field boundary network, even from elevated locations.

LEGEND

- Site Boundary
- - - Public Footpath
- Character annotation points

Revision	Description
-	First Issue
0100200 m	
Project	Land South of Rakeway Road, Cheadle
Title	Plan 3: Site Character and Context
Scale	1:5000 @ A3
Drawing No.	13992_P05a
Date	April 2025
Checked	CC/OK
Tyler Grange	

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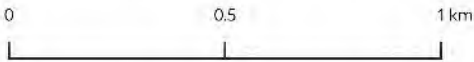
LEGEND

- Site Boundary
- 1km Buffer
- 2km Buffer

Height AOD (m)

- 50m
- 73m
- 96m
- 119m
- 142m
- 165m
- 188m
- 211m
- 234m
- 257m
- 280m

Revision	Description
-	First Issue

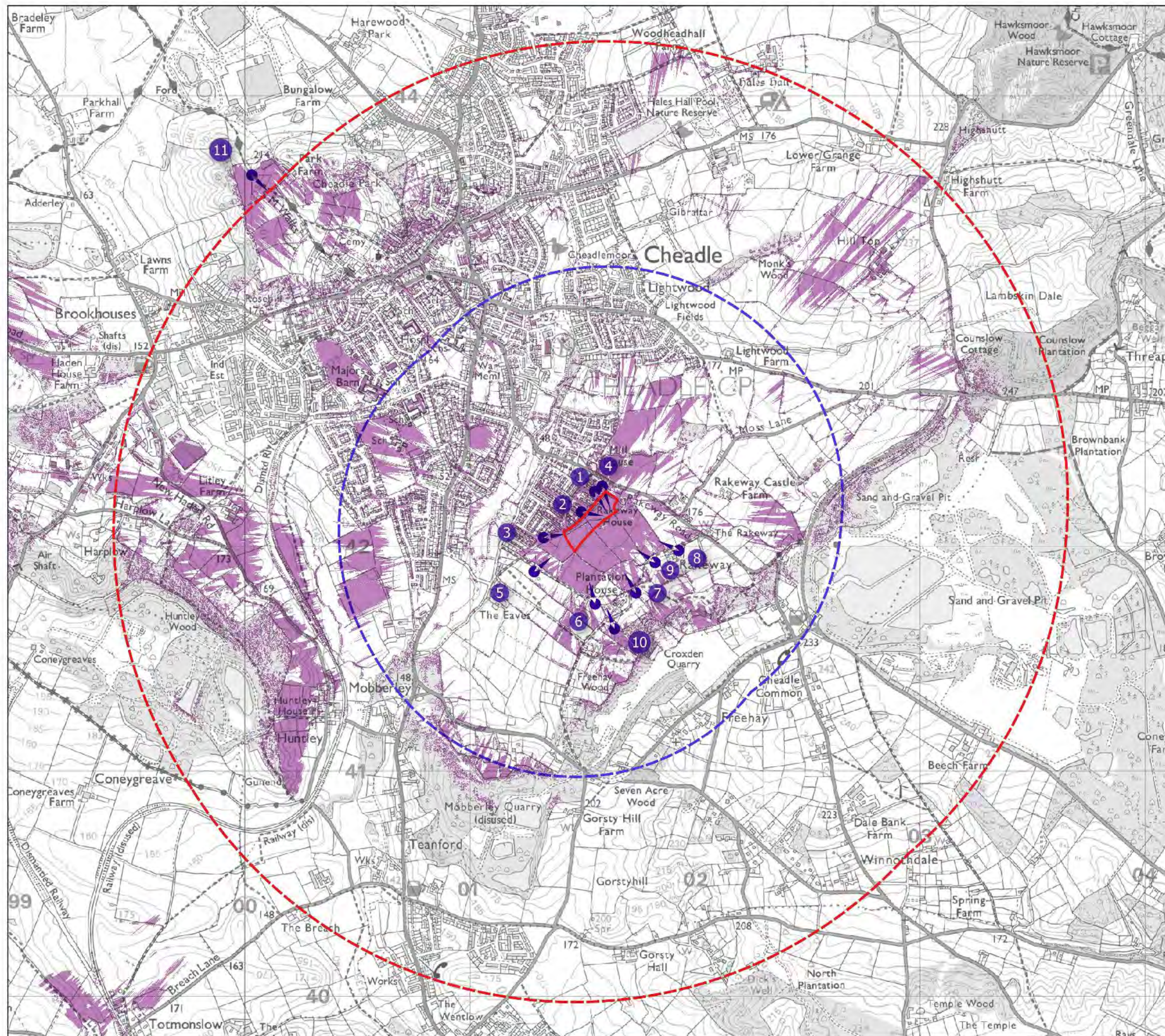


Project	Land South of Rakeway Road, Cheadle
Title	Plan 4: Topography
Scale	1:17,500 @ A3
Drawing No.	13992_P06a
Date	April 2025
Checked	CC/OK



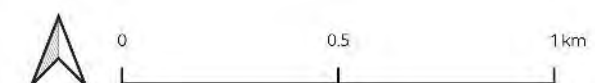
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- Site Boundary
- 1km Buffer
- 2km Buffer
- Potential Visibility
- Photoviewpoints 1 - 11

Notes:
The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the proposed built form on site (based on a maximum height of 9m above ground level) is potentially visible within a 2km radius (to a 1.6m high receptor). The ZTV has been modelled using GIS computer software (QGIS) and LIDAR Composite First Return DSM 2022 2m Data, and as such, takes into account existing built form and vegetation present within the landscape surrounding the site. Field verification is required to refine the accuracy of the ZTV.



Project	Land South of Rakeway Road, Cheadle
Drawing Title	Plan 5: Zone of Theoretical Visibility and Photoviewpoint locations
Scale	1:17,500 @ A3
Drawing No.	13992/P07a
Date	April 2025
Checked	CC/OK



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