FOR JOHN POINTON AND SONS LTD

PROPOSED ENERGY RESOURCE CENTRE AND COMMUNITY FACILITIES, CHEDDLETON

LANDSCAPE AND VISUAL IMPACT APPRAISAL

Revised August 2008

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1.0 INTRODUCTION AND TERMS OF REFERENCE

1.1 The Appleton Group was commissioned by John Pointon and Sons Ltd in October 2006 to carry out a detailed **Landscape and Visual Appraisal** in respect of the siting of a proposed Energy Resource Centre (E.R.C), the realignment of an access road, the siting of proposed community and recreation facilities and the demolition of several derelict units.

1.2 The Appleton Group is a well-established firm of landscape architects and environmental consultants, founded by David Appleton and Philip Deeley in 1986, with offices in Bolton, Merseyside, Bristol and Northern Ireland.

1.3 The practice offers expertise at all stages of a project from conception through the research, feasibility and planning and masterplanning stages, to design, construction by contract, aftercare and long-term management. Experience ranges from working in both urban and rural areas from small-scale housing developments to major business parks and recreational facilities.

1.4 The practice has a proven track record in planning, design and environmental assessment for commercial, industrial and landfill restoration schemes and in consultancy as expert witness in Public Inquiries. The practice is registered with the Landscape Institute, The Royal Town Planning Institute, Constructionline and is a member of the Institute of Environmental Assessment and Management.

1.5 This report was first prepared in June 2007 and provides commentary and assessment on the existing baseline conditions in respect of landscape and visual amenity of the site and its surrounding. It also provides a systematic assessment of the potential effects of the proposed development, in terms of landscape resource and character and the visual amenity of the site, its surroundings and the people who use it. The report was revised in June 2008 to include an additional area of land to be used for drainage attenuation purposes and a detailed tree survey. Where appropriate references to Local Authority comments on the first draft are also made.

1.6 This assessment should be read in conjunction with the following drawings produced by Sammons Architectural Limited:

1)	2003-1192-10E	E.R.C Area Site Plan
2)	2003-1192-11C	Energy Resource Centre Proposals - Cross Sections
3)	2003-1192-13M rev A	Planning Proposals Plan
4)	2003-1192- 16D	Recreation Area Site Plan
5)	2003-1192-19A	Recreation Area Proposals – Cross Sections

Design Input

1.7 Landscape and visual assessment work was initially undertaken in 2006. The potential impacts identified and conclusions drawn from this, subsequently lead to amendments to the layout of the proposed E.R.C in order to minimise the potential impacts identified.

1.8 The revisions include an increased 'stand off' distance between the proposed E.R.C buildings and the adjacent footpath with the inclusion of a landscape buffer mound to provide screening.

2.0 DEVELOPMENT PROPOSALS

2.1 The proposals are shown on Sammons Architectural Limited drawing number 2003-1192-13M Revision A. The proposals include the siting of an Energy Resource Centre and associated features on a parcel of land to be referenced within this report as Area A. This includes substantial land re-grading in the form of terracing. In order to address surface water drainage issues an Attenuation Wetland Area is proposed to the northeast of the E.R.C.. For the purpose of this assessment Area A has been extended to include this. The attenuation wetland area will provide sustainable surface water drainage (SuDS) and include a permanently inundated area forming a pond for ecological mitigation. Proposals also include species rich grassland and woodland planting.

2.2 Proposals for the parcel of land adjacent to Cheadle Road (A520) include the removal of the existing derelict commercial (Beresford) buildings, the restoration of the listed building, the siting of Community Centre and sports facilities and the realignment of an existing access road. The proposals also include substantial areas of landscaping. This land will be referred to as Area B from here on.

2.3 On another parcel of land adjacent to Area B off Cheadle Road (Area C) proposals will include the removal of derelict commercial buildings.

2.4 The locations of the areas are shown on **Figures 2** and **4**.

3.0 ASSESSMENT METHODOLOGY

3.1 Potential Impacts

3.1.1 Potential landscape and visual effects of the development can include:

- the direct loss of the elements of the existing physical landscape and the introduction of new landscape features;
- changes to the landscape character of the site, its surroundings, and spatial organisation; and
- changes in respect of visual effects and amenity for visual receptors.

3.2 Sources of Information

Desk Top Study

3.2.1 A review of National, Regional and Local Planning policies related to landscape and the environment generally was undertaken and in addition landscape policies specific to the site and its environs were identified. The history in land use and landscape terms of the site was researched. A search for landscape character assessments on both a regional and local basis was made. Staffordshire Moorlands District Council was contacted in respect of Tree Preservation Orders and Conservation Area status.

3.2.2 Mapping of both a local and a wider area was obtained in order to evaluate topography, vegetation and land use and to identify public rights of way and potential viewpoints into the site. Aerial Photographs were also obtained to supplement the mapping. The land-use both within and adjacent to the site was plotted from Ordnance Survey maps and air photographs.

3.2.3 Reference was made to the following publications and documents:

1) West Midlands Regional Assembly, West Midlands Spatial Strategy (RSS), 2004.
2) Staffordshire County Council, Staffordshire and Stoke-on-Trent Structure Plan (1996 – 2011)
3) Staffordshire County Council, Supplementary Planning Guidance; Planning for Landscape Change, adopted May 2001.
4) Staffordshire Moorlands District Council, Staffordshire Moorlands Local Plan to 2001, adopted September 1998.
5) Landscape Character Assessment – Guidance for England and Scotland, published by The Countryside Agency 2002.

6) 'Guidance for Landscape and Visual Assessment', second edition, published jointly by The Landscape Institute and The Institute of Environmental Management and Assessment (2002).
7) Countryside Character Volume 5, West Midlands, published by The Countryside Commission (1999).
8) Plans provided by Sammons Architectural Limited.

2003-1192-10E	E.R.C Area Site Plan
2003-1192-11C	Energy Resource Centre Proposals - Cross Sections
2003-1192-13M	Planning Proposals Plan
2003-1192- 16D	Recreation Area Site Plan
2003-1192-19A	Recreation Area Proposals – Cross Sections

9) Various Ordnance Survey Maps.
10) Aerial Photography provided by J Pointon and Sons Limited.

Field Study

3.2.4 Field studies were undertaken in autumn/winter 2006 to verify and supplement desk top information and a photographic survey of views into the site and its surroundings was undertaken using a camera with a 50mm focal length, which is that closest to the human eye. The time at which the surveys were carried present no limitations and allowed assessment when screening potential of vegetation is at its minimal, as most species were devoid of their leaves.

3.2.5 The entire site was walked to establish land use and landscape characteristics. Footpaths through and adjacent to the site were walked, and also those at longer distance to identify views into, out of and through the site. The local road network was driven and local settlements visited to identify other potential viewpoints, and the character of the adjacent landscape.

3.2.6 Principal representative public vantage points were identified, adjacent land-uses verified, viewpoints towards and into the site recorded (public and potential private) and a zone of visual influence determined. 'Sensitive' receptors were identified.

3.3 Methodology

3.3.1 The assessment was undertaken in accordance with established and accepted methodologies including those within the 'Guidance for Landscape and Visual Assessment', second edition, published jointly by The Landscape Institute and The Institute of Environmental Management and Assessment (2002). Use was also made of the procedures recommended within the 'Landscape Character Assessment – Guidance for England and Scotland', published jointly by The Countryside Agency and the Scottish Natural Heritage (2002).

3.3.2 The 'baseline' conditions of the site and surrounding area were established by both desk top-top studies and field surveys as described above. This assessment has been based on the baseline conditions at the time the surveys were undertaken.

3.3.3 The assessment covers two phases, firstly assessing the effects during construction, which effectively views the development with little or no mitigation due to the transient nature of this phase. Secondly, the effects of the development are assessed after completion and when the Energy Resource Centre and Community Recreational facilities are fully operational, this also considers the establishment period often associated with landscape mitigation becoming fully effective. Within each of these phases the potential effects and mitigation have been assessed.

3.3.4 Predictions and assessments of effects were made in the context of the proposed development set out in the illustrative masterplan and other drawings produced by Sammons Architectural Limited and The Appleton Group drawing number **1521/02D Landscape Masterplan.**

3.3.5 Visual impact analysis was conducted through the assessment of photographic surveys, field study, visibility mapping and establishment of a Zone of Visual Influence of the proposed scheme and the construction of long distance cross sections from key mid distance viewpoints to establish height data.

3.4 Significance of Impacts

3.4.1 The significance of impacts has been determined by both the previous experience of the authors and other examples as set out in 'The Guidelines for Landscape and Visual Impact Assessment'.

3.4.2 In considering the impact on **landscape** the degree of change in respect of the loss or impact on natural landscape assets such as trees or hedges important man made features such as walls or the modification of existing topography and quality of existing features was assessed. This is known as 'landscape impacts'.

3.4.3 The **visual impact** of the proposed development on the general public was assessed. Such impacts could be as the result of visual intrusion into an important viewpoint or the direct obstruction of views into the wider landscape. Visual receptors that have a greater awareness of the view, such as walkers and residential occupiers will notice the introduction of new features more than those who are not absorbing it. However it must be remembered in respect of residential occupiers that within planning law there is no right to a view.

3.4.4 The distance of the viewpoint from the proposed site. The greater the distance of the viewpoint from the feature the less detail is observable and it becomes more difficult to distinguish the feature from the background.

3.4.5 The number of potential receptors will increase as the duration of the impact increases.

3.4.6 The scale and degree of the proposed scheme. The greater the proportion of the view that is taken up by the proposed feature the greater the impact.

3.4.7 The elevation of the proposed feature from the viewpoint. If the proposed feature is viewed against the sky then the impact will be greater than if the feature is viewed against a background.

3.4.8 Finally an assessment of the degree of change to the **landscape character** of both the site and its wider environment was made (character impacts). Adverse changes in landscape character can occur as the result as the loss of landscape features which are acknowledged components of local distinctiveness, or the construction of new features that do not match those that already exist.

3.4.9 The ability of the landscape character to absorb new features and the scale and degree of the proposed change has also been assessed.

3.4.10 An assessment of the significance of potential impact of the proposed development both with and without mitigation was made using the criteria set out below.

Landscape Impacts

Major	Adverse: Total loss of key landscape elements/features such as major trees, hedgerows, major changes to landform and topography that cannot be mitigated or which would only be mitigated over a period beyond 10 years. Beneficial: Restoration of degraded or derelict landscapes.
Moderate	Adverse: Loss or impact on vegetation due to change in appearance or impact on future growth. This may be capable of mitigation over a period of 5 – 10 years. Beneficial: Mitigation and enhancement that may increase the landscape quality or biodiversity of the site or its environs.
Minor	Adverse: Some loss of vegetation or change to landscape appearance, but not significant in terns of the overall adjacent landscape, readily capable of mitigation within a period of 1 – 5 years.

	Beneficial: Mitigation changes that add to the landscape quality or biodiversity of the site.
Negligible	Adverse: Changes that would be imperceptible in the wider landscape setting.
	Beneficial: Mitigation changes that may extend the life span of existing vegetation through positive management.

Visual Impacts

Major	Adverse: Significant alteration in view to the detriment of large numbers of sensitive receptors, not capable of mitigation.
	Beneficial: Major enhancements to visual quality of the landscape from important view points.
Moderate	Adverse: Some change in view to receptors, may be capable of mitigation.
	Beneficial: Improvements to views due to replacement of non-conforming land-uses with more sympathetic or appropriate types of development.
Minor	Adverse: Minor change in view to small number of receptors, capable of mitigation.
	Beneficial: improvements to view, possibly by screening existing unsympathetic elements.
Negligible	Adverse: Change in view not perceivable.
	Beneficial: Associated landscape treatment adds to existing view.

Character Impacts

Major	Adverse: Total change of character impacting on a landscape of designated quality.
	Beneficial: Substantial benefits accruing as the result of mitigation and enhancement.
Moderate	Adverse: Change in character on a scale that would be obviously discordant with the surrounding landscape.
	Beneficial: Improvements to character due to mitigation and enhancement, removal of existing discordant elements.
Minor	Adverse: Some change in character but capable of being absorbed into the local landscape.
	Beneficial: Positive improvements to character as the result of mitigation.
Negligible	Adverse: Change in character that would not be perceivable.
	Beneficial: Some improvement to character as the result, for example of small scale mitigation works.

4.0 BASELINE ENVIRONMENT

4.1 Location and Context

4.1.1 The location and context of the site are shown on **Figure TAG 1**. The site is located at a distance of 6 kilometres southwest of Leek and 8 kilometres northeast of Stoke-on-Trent. At its most northern point it lies within 7 kilometres of the boundary of the Peak District National Park. The site is located adjacent to a small residential settlement, The Folly, where properties range in age and style.

4.1.2 The site is formed by three land parcels, the location of these parcels are shown on **Figure TAG 2**. Area A is located adjacent to the existing industrial plant off Felthouse Lane. Areas B and C are located directly adjacent to Cheadle Road (A520).

4.2 Site Description: The Physical Characteristics of the Site

4.2.1 The characteristics of the site are indicated on **Figure TAG 2.** An aerial Photograph of the site forms **Figure TAG 3.** Area A extends to 6.8 hectares, Area B, 2.9 hectares and Area C, 0.72 hectares. A photographic survey forms **Appendix 1**.

Area A

4.2.2 Area A comprises three field parcels currently used for animal grazing. The southern field parcel is roughly rectangular and is located adjacent to the existing plant. The parcel is bound on three sides by dry stone wall approximately 1m high. Running parallel to this on the inside of the wall is a post and wire fence. The site is predominantly pasture grassland (**Photograph 1**). Scattered trees are present in several locations on the boundary of the parcel. A substantial linear belt of vegetation forms a boundary between the southerly field and a central field. This belt consists of mature deciduous species, hedgerow species and a dry stone wall. This linear landscape feature is fragmented in places, but still provides visual screening and is of local amenity value (**Photograph 2**). A series of perforated stone pillars runs parallel to this belt and continues to follow the northwest boundary of this parcel. The levels on the parcel generally fall to the north east from 220 AOD to 195 AOD. The third, northerly field parcel consists of rough pasture. Part of the field unit has been sub-divided by a hawthorn hedge. A post and wire fence forms its southern boundary with occasional small trees. The western boundary is defined by woodland and its eastern boundary by a substantial line of trees. The northern boundary lies at approximately 192 AOD adjacent to a track.

Area B

4.2.3 This parcel of land is bound to the east and south by roads. Residential properties are located immediately adjacent to the site in two locations, to the north and south. The

remaining boundaries are formed by vegetation. The site is generally flat at its most western point and lies at the same level as the land adjacent. However at the most eastern part of the area levels fall to the east. On the most western part of the site a collection of red brick and corrugated steel two-storey structures form a derelict commercial unit. Also present is a single storey listed stone building. These built features are set within a substantial area of hardstanding. These features forming the frontage on Cheadle Road are visually prominent and have a negative impact on amenity value at a local level (**Photograph 3**). Access tracks lead behind the back of the buildings to where several piles of stone material are located. Rough grassland, tall herbaceous plants, self seeded trees and shrubs dominate the area to the east of the built structures. The section of the site immediately adjacent to Felthouse Lane forms a roughly square area of managed grassland. Two trodden footpath routes run through this area. This area of grassland is bound to the north by evergreen tree species (**Photograph 4**). To the east, this area is bound by a belt of semi-mature tree and shrub vegetation. The most eastern section of the site is dominated by managed grassland. A mature belt of deciduous trees form the eastern boundary of the site, this belt is of significant local level amenity value (**Photograph 5**). The boundary with Felthouse Lane is delineated by an semi-mature belt of tree and hedgerow planting, species include, Oak, Birch, Hawthorn, Ash and Holly. This planting provides a substantial visual screen and is of significant local level amenity value (**Photograph 6**). Breaks in this belt are present and provide visual access into the site.

Area C

4.2.4 Eight one and two storey derelict commercial/storage buildings are located within this parcel of land, which is dominated by hardstanding (**Photograph 7**). A line of Poplar trees are situated on the western boundary, these are visible from Cheadle Road above the roof line of the buildings. A dry stone wall and several mature deciduous tree species delineate the boundary with Cheadle Road. Tree planting also forms the northern boundary. The site is generally flat and lies at the same level as the adjacent land.

4.3 Landscape Designation and Policy

Peak District National Park

4.3.1 The boundary of site is located 7km to the south west of the Peak District National Park. Relevant development plan policy in respect of the National Park is set out below.

Staffordshire and Stoke-on-Trent Structure Plan (1996-2011)

4.3.2 The Staffordshire and Stoke-on-Trent Structure Plan was adopted in May 2001. Since the initial issuing of this report in June 2007 the Secretary of State has issued a Direction under Schedule 8 of the Planning and Compulsory Purchase Act 2004 confirming which policies within the existing development plans that have been saved. Unless stated the following have been saved. Relevant landscape policies include:

NC2 – Landscape Protection and Restoration.

4.3.3 This policy states that development should be informed by and sympathetic to existing character and quality and make appropriate contribution to landscapes affected. The policy also states how development would be assessed on its likely landscape and visual implications. The analysis undertaken in this document provides relevant assessment of the likely impacts of the proposals in landscape and visual amenity terms.

4.3.4 Although the site does not fall within the Peak District National Park, due to the site's proximity the following policy is worthy of note**. NC4 – Protecting the Peak District National Park** states:

> *'The acceptability of development proposals outside the boundary of the Peak District National Park will be assessed having regard to the need to ensure that the appearance and valued characteristics of the National Park are not adversely affected.'* The following sections assess the likely affect of the proposals on the appearance and valued characteristics of the National Park.

4.3.5 **NC 13** – Protection of Trees, Hedgerows and Woodlands states that management and conservation of woodlands, important trees and hedgerows will be supported. The policy also states:

> *'Development or land use change will only be approved where it will not result in the loss of or significant damage to ancient woodlands, and will not have an unacceptable adverse effect on other woodlands or hedgerows which contribute significantly to landscape character and quality or to the meeting of biodiversity targets, unless it can be demonstrated that there are reasons for the proposal which clearly outweigh the need to safeguard the site. Where, exceptionally, such a woodland or hedgerow is lost to development, the developer should incorporate or provide for such compensatory planting as is appropriate and feasible in order to minimise the loss of an environmental resource. Schemes for planting of a new woodland should include subsequent management*.'

The quality of the baseline conditions, including hedgerow and trees, and their significance in terms of impact on landscape character and visual amenity is assessed in detail later in this document. A Tree Survey is appended to this document (**Appendix 4**).

Supplementary Planning Guidance – Planning for Landscape Change

4.3.6 SPGs do not carry statutory status, they may be taken into account as a material consideration when determining a planning application, however. The **SPG – Planning for Landscape Change** was adopted in May 2001 and supplements Structure Plan policy NC2.

4.3.7 The SPG includes a landscape character based strategy, with area based policy objectives and detailed landscape descriptions.

4.3.8 The site is located within a 'Landscape Enhancement' policy objective area. The SPG describes this as:

> *'Areas of somewhat lower landscape quality have as their objective landscape enhancement. These areas have suffered some erosion of strength of character and loss of condition of landscape elements. There is a particular need to encourage relatively small-scale landscape conservation schemes such as hedgerow maintenance, habitat creation and tree and woodland planting, to stem the decline in landscape quality that will otherwise become more evident.'*

4.3.9 To the east of the site is delineated as an 'Area of Highest Landscape Sensitivity' and is covered by policy 'Active Landscape Conservation'. Whilst this site does not fall or immediately form a boundary to this site the policy objectives are worthy of consideration.

> *'In areas for which the objective is landscape maintenance substantial emphasis should be placed on ensuring that the development blends unobtrusively into the landscape and does not lead to the loss of features characteristics of it. Where the objective is active landscape conservation the same requirements apply, but in addition any development should make a positive contribution, e.g. through the restoration or management of characteristics features such as buildings, parkland and woodland.'*

4.3.10 Further detail in respect of Landscape Character contained within this SPG is given in the following section.

Staffordshire Moorlands Local Plan

4.3.11 The current adopted local plan for the area is the Staffordshire Moorlands Local Plan (September 1998).

4.3.12 The site is falls within an area designated by plan policy as a Special Landscape Area. Relevant policy includes:

4.3.13 **Policy N8** – *'In the Special Landscape Area permission will not be given for development which would materially detract from the high quality of the landscape because of its siting, scale, design and materials, and associated traffic generation. In areas where the special landscape overlaps the Green Belt there will be a presumption against most development in accordance with policy N2.'*

4.3.14 **Policy N9** – *'Within the Special Landscape Area the local planning authority will promote and require especially high standards of design for development'.*

4.3.15 The proposals put forward for the Energy Resource Centre are to be located adjacent to a large complex that is industrial in appearance, and proposes to be of comparable scale, utilise similar materials and architectural design of this adjacent landuse and therefore will be perceived as an extension and not as an alien feature in the landscape. The siting of the Energy Resource Centre ad proposals put forward on the Landscape Masterplan drawing **1521/02D** further assists in assimilating the scheme into its setting.

4.3.16 The proposed site does fall within an area designated by local plan policy as Green Belt. However, Green Belt is not a Landscape designation and is therefore not considered within this report.

4.3.17 As mentioned previously the site is located in close proximity to the Peak District National Park. Local plan information in respect of the National Park is contained within **Policy N11 – Peak National Park**, the policy states:

> *'In considering proposals for development on land conspicuous from the Peak National Park, the council will have regard to the need to ensure that the visual amenities of that land are not adversely affected to detriment the National Park.'*

4.3.18 As will be discussed in more detail later in this document, the proposed site of the Energy Resource Centre would be visible from viewpoints within the National Park. Such views would however would be seen within the general context of the existing Rendering Plant, urban settlements and other landuses located adjacent to the Park,

including quarrying. These views would also be gained over long distances of approximately 7km.

Trees

4.3.19 It was confirmed by the Tree and Woodland officer at Staffordshire Moorland District Council on the 23rd May 2007 that there are no Tree Preservation Orders (TPO) within or adjacent to the three areas of the application. It was also confirmed that the site does not have Conservation Area designation.

4.3.20 **Policy N20 – Trees** states: *'Applications for new development will, where appropriate, be required to make provision for the retention and adequate safeguarding of existing trees and for the planting of new trees.'* On the 27th September 2007 this policy expired.

4.3.21 Notwithstanding this change the proposed scheme retains the maximum number of existing trees possible. Provisions would be put in place during construction to safeguard those trees to be retained where necessary, this would include adherence to BS: 5837: 2005 throughout construction and the safeguarding future management of the trees. The proposals also include areas of substantial tree planting (Drawing number **1521/02D Landscape Masterplan** – **Appendix 3**).

4.3.22 The felling of trees that equates to a volume of timber 5 m^3 or more, including site clearance, within one calendar month requires a felling licence from The Forestry Commission, under the Forestry Act 1967 (as amended). However, there are instances that are exempt from this licence requirement, these include planning permission being granted on the land or the felling of trees that are dangerous or causing nuisance.

Hedgerows

4.3.23 **Policy N22 – Hedgerows** states: *'In considering development proposals, the council will require, where appropriate, measures for the protection, conservation and enhancement of hedgerows and hedgerow trees and the adoption of management practices which are sensitive to sound ecological principles.*

4.3.24 There is one hedgerow present on site that would qualify as 'important' under the Hedgerow Regulations 1997. This is located within Area B, forming its boundary with Felthouse Lane. It is proposed that this hedgerow be retained and enhanced where appropriate.

4.4 Landscape Character Assessment

4.4.1 The following text states the baseline information available in respect of Landscape Character Assessments undertaken by various bodies and the authors' commentary on the baseline situation of the site. Assessment and analysis of the potential Landscape Character impacts are contained within subsequent sections of this report.

Regional Assessment – Landscape Character Areas

4.4.2 The 'Character of England' is a nation wide assessment of landscape character prepared by the then Countryside Commission in 1998. The proposed site falls within Volume 5: West Midlands - **Area 64, 'Potteries and Churnet Valley'** and is described in such as the following:

4.4.3 '*This area is given its character by its conspicuous landform of deeply incised valleys, the substantial woodland planting and visual links with the Peak District National Park. The area is influenced by the presence of large industrial conurbations and its industrial past.'*

4.4.4 '*Historically the processing of metals was conducted within the Churnet valley with spoil heaps and industrial buildings still present.'*

4.4.5 '*This character area is a zone of transition in terms of topography, from lowlands to uplands. The area lies between 100AOD and 300AOD approximately. The heavily wooded valley of the River Churnet runs through the centre of this undulating upland pastoral area.'*

Local Assessment – Landscape Character Types

4.4.6 As stated within the previous section Staffordshire County Council adopted Planning for Landscape Change as Supplementary Planning Guidance in 2001. As part of the SPG the County Council undertook a comprehensive assessment of the landscape character within the county. Although the assessment is non-statutory it is a material consideration when determining planning applications. The assessment was based on the Landscape Character Areas (LCA) delineated within the 'Character of England'. A total of 22 Landscape Character Types (LCT) were identified.

4.4.7 The site is situated within the **Settled Plateau Farmlands** LCT described within the assessment as:

'These are landscapes of rolling plateaux, on which boulder clay overlies Triassic mudstones. The soils, which are generally non-calcareous stagnogleys, support dairying with some mixed farming in semi-regular pattern of hedged fields, with

scattered woods and areas of remnant heath. There is a dispersed settlement pattern of hamlets and farmsteads, with urban influences in places.'

4.4.8 The visual character of the site is described as:
'… a low grade pastoral landscape where landcover elements have been allowed to deteriorate to the point where field boundaries are marked by isolated beech, birch and stunted oak, remnant overgrown thorn and holly and lines of fencing. Fields consistently appear overgrazed and poorly drained, with rushes and rough grass present.'

4.4.9 Characteristic landscape features include: *'Drystone walls and remnant hedgerows with overgrown thorn; small areas of relic heathland; gently sloping landform.'* Incongruous features are listed as: *'Urban fringe farming with introduction of 'horsey-culture'; extensive fencing for stock control, some use of inappropriate materials; signs of over-intensive grazing.'*

4.4.10 Due to the nature and scale of the character assessment delineation of the LCT boundary is not definitive and therefore it is important to consider relevant adjacent LCT's. In this instance the proposed site is located adjacent to the **Dissected Sandstone Cloughs and Valleys** LCT. Whilst the character of the site does not reflect the characteristics of this LCT (as discussed within the following section, which describes the site specific assessment) due to its proximity it is worthy of note. The assessment made by the County Council describes this LCT as:

' This landscape character type occupies the larger river valleys (principally the Churnet), and the steep wooded valleys or cloughs that run into them. The landscape is characterised by its deeply incised wooded valleys running through a smoothly undulating upland pastoral landscape of regular and irregular fields. Hedgerow condition varies from well trimmed and intact to very gappy, with grown up individual trees. The proximity to the highlands is constantly reinforced throughout the landscape by stone architecture, drystone walls and dominant views to higher ground. The scale of the landscape very much depends on the position from which it is being viewed. Small intimate wooded valleys alternate with distant views, although the narrow sunken nature of the lanes with extensive hedgebanks and tall hedges often also confines views when travelling through the area.'

<u>Site Character Assessment</u>

4.4.11 The site is located on the edge of a small residential settlement, near a large industrial complex and within a larger area of predominantly agricultural land, woodland and copses. The character of the proposed areas varies. Area A is active agricultural land used for grazing. Drystone walls and remnant Hedgerows provide

boundary features. The Hedgerow that runs through the area is not a strong character feature as it is fragmented and deteriorating.

4.4.12 Area C and parts of Area B are dominated by their previous small scale industrial/commercial uses which are derelict and deteriorating.

4.4.13 The remainder of Area B is formed by parcels of managed grassland with tree planting to the boundaries.

4.4.14 The landscapes within both Areas B and C are in periods of transition, with the decline in amenity value of landcover elements.

4.5 Visual Amenity

Topography and Existing Screening Features

4.5.1 The site lies at approximately between 200 and 220 AOD. Area A at 200 AOD and Area B and Area C at 220 AOD. To the northeast of Area A levels fall into the Churnet Valley. In all other directions the land immediate adjacent lies at approximately the same level as the site. Over a longer distance levels rise to a ridgeline and local highpoint (262 AOD) to the west, to 250 AOD at Wetley Rocks to the south. Ipstone Edge (350 AOD) lies 6 km to the east of the site. Levels rise to approximately 300 AOD to the north east on the boundary of National Park. Further north within the boundary of the Park levels rise to 460 AOD. However, the site is over 10km from this high point. To the north levels are undulating with longer distance levels rising to 385 AOD (at 11km from the site).

Access and Potential Visual Receptors

4.5.2 The site is surrounded by a network of roads and public footpaths. A public footpath runs parallel with the western boundary of Area A. The Peak District National Park is located to the north east at a distance of 7km. A residential settlement is located within close proximity of the site. Several isolated residential properties are also located near the site. The locations of all the above are shown on **Figure TAG 1**.

Visual Envelope

4.5.3 The Visual Envelope of the site as current is derived from an assessment of the topography and the potential screening effect of features present, including built structures and vegetation. It is indicative of the part of the landscape from which views may be gained. It does not imply that views will be possible from all points within the area identified, or that the entire site and its attributes are visible. The delineation of the V.E acts as a basis for undertaking the field study and photographic

survey, where the location of viewpoint and sensitive receptors are clarified. Photograph viewpoints are shown on **Figures TAG 1** and **2**.

Views of Area A

4.5.4 The existing plant is visible from locations on the edge of Peak District National Park, which is situated to the north east and north of the site. This boundary of the National Park is formed by a ridge line with levels falling immediately to the south west and north east. The site is located at a minimum distance of 7km from the Park at this point and the existing plant is barely perceivable in the context in which views are gained from this location due to the long distance over which they are seen, the large expanse of view obtained and the general context in which the site is located. Other built features and settlements are also visible from these locations. Plumes are produced at intermittent intervals from the existing plant. When this occurs the plume is visible. (**Photograph 8**). The proposals would not lead to an increased level of plume.

4.5.5 Other long distance views of the area and the existing plant are possible from the north east and east. Generally only aspects of the area are visible. At a distance of approximately 3km the existing plant and proposed area are visible in fleeting views gained from public roads and it is also envisaged that views may be possible from private properties located in this direction (**Photograph 9**). Long distance views of the plant are possible from the south. However, only parts of the existing plant are visible and in many instances it is obscured by vegetation (**Photograph 10**).

4.5.6 In long distance views from the west parts of the existing plant are perceivable but not highly visible, due to topography, distance and vegetation cover located between the viewpoint and the plant (**Photographs 11 and 12**).

4.5.7 Due to topography and existing features, such as woodland plantations, middle distance views are limited from the east and west. The existing plant is visible from a public footpath located to the south west of the site, which heads toward the site (**Photograph 13**).

4.5.8 From the Cricket ground located to the north of the site (at a distance of approximately 1km) the existing plant is prominent in the views (**Photograph 14**). Views of the existing plant from the road located parallel to the cricket ground are filtered by vegetation in some locations. It is envisaged that private views would be possible from some properties on this road.

4.5.9 A public footpath runs parallel to the area along its eastern boundary. Both the area and the existing plant are prominent in views from the public footpath at this point (**Photograph 15**). Travelling on the footpath in a north easterly direction the land levels drop and the presence of vegetation increases and the proposed area and existing plant become less prominent. Also in this direction are located, approximately 200 m from the proposed site, a collection of farm buildings and residential properties (**Photograph 16**).

Views of Area B

4.5.10 Area B is visually prominent in close distance views from Cheadle Road, however they are of a passing nature. Currently the most prominent features are the degraded commercial buildings (**Photograph 3**). It is anticipated that sections of this area will be visible in views gained from close distance private properties located to the north, west and south. The area is not perceivable in long distance views due to existing vegetation, topography and context.

Views of Area C

4.5.11 Area B is visually prominent in passing close distance views from Cheadle Road (**Photograph 7**). Currently the most prominent features are those located on the boundary with the road. It is considered that sections of the area would be visible in views from close distance private properties located to the east and south of the area. Long distance views of the area are not perceivable due to existing vegetation and topography. The area is not perceivable in long distance views due to existing vegetation, topography and general context of the settlement of The Folly.

4.6 Baseline Projection

4.6.1 If the proposed scheme was not to go ahead and the status quo was to be maintained then it is anticipated that the Area A would remain in pastoral use with current management of vegetation, including trees, being maintained when necessary. It is unlikely that any enhancement works would take place to the deteriorating character features.

4.6.2 Within Area B it is envisaged that the derelict buildings would further deteriorate if no alternative use was found for them. The listed building could undergo a restoration project, however it is more likely that it would be maintained in its current state. The colonisation of scrub vegetation would continue and the area would eventually become overgrown with unmanaged scrub, further detracting from the visual amenity of the surrounding area and visual receptors.

4.6.3 If Area C retained its current use then colonisation of scrub vegetation is likely to occur, the area would eventually become overgrown with unmanaged scrub, further detracting from the visual amenity of the surrounding area and visual receptors.

5.0 IMPACT ASSESSMENT AND EVALUATION

5.1 Construction Phase

Phasing

5.1.1 It is uncertain at this stage how long the construction phase will last, but it is envisaged that the construction of the proposals would be broadly in the following sequence:

5.1.2 Firstly the redirecting of the access road would take place and then works would commence to prepare the levels of Area A; cut material produced from these engineering operations would be used to build the required raised level for replacement access to Felthouse Lane off Cheadle Road and create the landscape buffer mounds throughout the areas.

5.1.3 Protection measures will be put in place for the vegetation to be retained, where necessary, prior to the commencement of any on site operations; once completed the construction of the built structures and hard standings of the Energy Resource Centre will commence.

5.1.4 The Community and Recreational facilities are to be constructed on Area B and demolition on Area C would be undertaken at the same time.

5.1.5 Where appropriate, structural planting will be undertaken prior to the commencement of building operations on site especially on the landscape buffer mounds. Mitigation planting for the loss of the linear belt within Area A will be undertaken, in advance of the commencement of any works, on the land to the north.

Predicted Impacts

5.1.6 An assessment of the potential impacts of the construction phase have been based on the proposals put forward in the Masterplan and other drawings produced by Sammons Architectural Limited (2003-1192-10E, 2003-1192-11C, 2003-1192-13M Rev A, 2003-1192-16D, 2003-1192-19A) and the mitigation proposals contained within the scheme as shown on The Appleton Group drawing number **1521/02D**, Landscape Masterplan.

5.1.7 The following assessments are based on consideration of the proposals on all three areas as a whole, the Energy Resource Centre, Community and Recreation facilities and demolition of derelict units, in order to evaluate any cumulative impacts of the proposed development.

5.1.8 It is important to note that some of the predicted impacts during this phase would be temporary in nature. The predicted impacts are as follows:

Loss of Vegetation within Area B

5.1.9 Direct tree loss would involve the removal of four groups of scrub willow and birch within the site, together with a group of young birch and willow and a holly and hawthorn hedge. Although it might be desirable to retain the hollies this would seriously constrain the development of the site and it would be possible to mitigate for the loss of the hollies by replacement planting. It may also be possible to move the trees and relocate them on site. In order to construct the new road as it joins Felthouse Lane there will be a need to remove 5 trees and there may be an impact on a sixth depending on final levels. Of these trees, 2 are either poor or should be removed in any event. A survey of these trees has been carried out and is included as **Appendix 4**.

5.1.10 The internal features are of little significance, however the mature trees have some significance as landscape character features within the local context.

5.1.11 This permanent loss would result in an **adverse** impact at a very local level and of only **minor** significance as more important features in terms of screening and landscape resource, such as the trees and hedgerow to Felthouse Lane, would be retained. This loss can be readily mitigated through the planting of native species as shown within the landscape proposals (**TAG 1521/02D**).

Removal of Dry Stone Wall and Tree Planting within Area A

5.1.12 Development within this land will involve the removal of a length of approximately 200 metres of dry stone wall and 25 trees of which 10 should be removed in any event due to their condition and a further 5 trees are of poor quality. In addition it may be necessary to remove 4 other trees depending on final levels. There should be no impact on trees to the eastern boundary of the site, but it is essential to exclude development work involving grading from within the root protection zone for the trees. A survey of these trees has been carried out and is included as **Appendix 4**.

5.1.13 The total loss of such a length of landscape resource would be a **minor adverse** impact in terms of the direct loss of a landscape element but would also have **adverse** impacts in character terms, directly through the permanent loss of an important character feature and through the loss of traditional field parcelling. Cumulatively this would result in a **moderate adverse** impact.

Removal of Stone Posts in Area A

5.1.14 Adjacent to the stone wall on the northern and western boundary of Area A is a series of stone posts with perforations, which cover a total length of 330m. It is assumed that these mark out an old track that is no longer used.

5.1.15 The posts themselves are deteriorating and eroding. Their permanent removal would result in a **negligible adverse** impact in both character and landscape resource terms they may have historic significance however.

Loss of Pasture Grassland in Area A

5.1.16 The loss of approximately 6.8 hectares of pasture grassland in Area A, which is a common feature within the vicinity and independently is not of high value in landscape terms. Therefore the impact prediction in landscape resource and character terms is anticipated to be **negligible adverse**. Substantial parts of this area will be planted with woodland planting.

Visual Amenity of Users of Cheadle Road

5.1.17 The removal of several small rundown industrial/commercial buildings within Areas B and C, which currently have a negative value as a landscape resource and in local character terms, would be a **moderately beneficial** impact to the visual amenity of both adjacent residents and people passing along Cheadle Road.

Visual Amenity of Users of Footpath adjacent to Area A

5.1.18 The proposals include the modifying of land levels within Area A. The operations required to establish these levels, including the proposed screen mounds, would result in an temporary **moderate adverse** impact on close distance views from public footpath adjacent to Area A. Once the screen mounds are constructed they would be landscaped as per TAG Drawing **1521/02D**. This will reduce the visual impact of the remainder of the construction operations to **minor adverse**. Users of footpaths are considered to be sensitive receptors.

Views from the National Park

5.1.19 Changes during the construction phase in Area A may be visible from the National Park, but would not be perceivable due to the distance of the viewpoints and the general context in which the site is situated. The Peak District National Park due to its statutory national designation is classed as a sensitive receptor. It is envisaged that they would be a **negligible adverse** impact on the overall visual amenity of users of this small part of the National Park for a temporary period.

Visual Amenity of adjacent Private Properties

5.1.20 The proposals include the modifying of land levels within Area A and Area B. The operations required to establish these levels including the proposed screen mounds would result in an temporary **moderate adverse** impact on the visual amenity of adjacent residential properties. Once constructed the screen mounds would be landscaped. This will reduce the visual impact of the remainder of the construction operations to **minor adverse**. Whilst private occupiers are classed as 'Sensitive' receptors it must also be noted that there is no right to a private view within planning law.

Local Landscape Character

5.1.21 The character of surrounding land is described within the Staffordshire County Council SPG as fragmented, with the deterioration of landcover elements. The character is currently not cohesive and made up of many elements. The proposed temporary change of character due to the construction phase would be of a scale that would be discordant with the surrounding landscape. However due to the limited cohesion of the existing character the potential impact is evaluated as **moderate adverse**.

Mitigation Measures

5.1.22 The construction phase would bring about changes to the landscape and visual amenity. Whilst some of these are inevitable and of a temporary nature it is beneficial to mitigate them where appropriate. Proposed mitigation would include the following:

5.1.23 The phasing of onsite operations should ensure that proposed screening features, such as mounds and planting should be undertaken at the earliest practicable opportunity. Screen planting shall include the planting of large tree specimens as indicated on TAG drawing number **1521/02D.**

5.1.24 Areas of substantial tree planting have been undertaken to the south and west of Area A approximately 5 years ago (the location of this planting is shown on **Figure TAG 2**). This will further aid in the assimilation of the proposed E.R.C.

5.1.25 Sensitive location of storage areas and the utilisation of existing screening afforded by vegetation can mitigate any potential adverse effects of the storage of materials, plant and machinery and the temporary siting of excavated material if required.

5.1.26 Appropriate protection and management of existing vegetation to be retained will be undertaken in line with recognised best practice.

5.2 Operational Phase (including night-time impacts where appropriate)

Predicted Impacts

5.2.1 For the purpose of this assessment the operational phase is classed as the period when the Energy Resource Centre and Community Recreational Facilities are fully operational and all associated landscaping and works have been completed (**1521/02D Landscape Masterplan forms Appendix 3**). Predicted impacts are likely to be more **long term** in this phase. The following assessments are based on the consideration of the proposals on all three areas as a whole, the Energy Resource Centre and Attenuation Wetland area, Community and Recreation facilities and demolition of derelict commercial units in order to evaluate any cumulative impacts.

Landscape Proposals for Areas A, B and C

5.2.2 A Landscape Masterplan has been produced and is appended to the document as drawing **1521/02D**. The proposals would result in an overall gain in both qualitative and quantitative landscape resource terms. Native species and species of local provenance would be used within the scheme and also restoration and inclusion of new landcover features such as dry stone walls would be undertaken where appropriate. Within the county landscape character assessment landcover features within the vicinity are described as deteriorating, therefore overall the proposed enhancement landscaping together with its ensured future management would result in a **moderately beneficial** impact.

Visual Amenity of Users of Footpath adjacent to Area A

5.2.3 The inclusion of a landscape mound running parallel between the footpath (shown on drawing **1521/02D**) and the proposed buildings would instantly reduce perceptibility of these buildings. Over time the proposed planting would further aid screening of much of the proposals from these close distance viewpoints. It is envisaged that it would assimilate views all year round after a 15 year period. **This planting would also aid in the assimilation of views of the existing industrial features**. Furthermore it is proposed that the buildings would be located a minimum of 22 m from the footpath, with the tallest proposed structure, the chimney, located at 135m from the footpath. Overall the long term impact on the users of the footpath is evaluated as **minor beneficial**.

Views from the National Park

5.2.4 Features of the proposed Energy Resource Centre may be visible from the National Park, but would not be perceivable due to the distance of the viewpoints and the general context in which they are situated. The inclusion of internal landscaping would also assimilate the proposed ERC further into its context. Trees shall be

planted in random groups to assimilate the character of hedgerow trees. Hardstandings will also be kept to a minimum where feasible. It is envisaged that overall there would be an **imperceivable** impact on the visual amenity of this part of the National Park.

Middle Distance Views of the Proposed E.R.C from the North (Cheddleton)

5.2.5 A Long section through the proposed E.R.C has been constructed (**Figure TAG 5**) to establish the extent of the proposals that would be visible from this direction. The analysis shows that approximately 2 metres of the chimney top would be visible in views gained from Ashcombe Cricket ground and some properties on Basfordbridge Lane (a distance of 1.32km from the proposed features). This section of the chimney would not be highly perceivable as it would sit to the front of a backdrop of the existing plant and will not break the skyline of existing chimneys within the plant. This would represent an extension to an existing landscape feature and will not result in the introduction of new alien landscape elements. Therefore the potential impact on visual amenity on views from mid distance viewpoint in this direction is evaluated as **minor adverse**.

Middle Distance Views of the Proposed E.R.C from the South West (Footpath)

5.2.6 A Long section through the proposed E.R.C has been constructed (**Figure TAG 5**) to establish the extent of the proposals that would be visible from this direction. The analysis shows that approximately 11 metres of the chimney top would be visible in views gained from the footpaths, roads and potentially private properties located in this direction (a distance of 1.22 km from the proposed feature). This section of the chimney would not be highly perceivable as it would sit in the context of the existing plant and will not break the skyline of existing chimneys within the plant. This would represent an extension to an existing landscape feature and will not result in the introduction of new alien landscape elements. Therefore the potential impact on visual amenity on views from these mid distance viewpoint is evaluated as **minor adverse**.

Visual Amenity of Users of Cheadle Road

5.2.7 The proposed scheme for Areas B and C would have a **moderate beneficial** impact on the visual amenity of receptors using Cheadle Road and adjacent private properties due to the removal of derelict features and the introduction of appropriate landscape elements. Views of the chimney to be located in Area A may be possible in views from Cheadle Road and private properties located within the vicinity. However it is envisaged that this would be an imperceivable impact of the addition of the top most extremities of an additional chimney within the current context of the plant.

Listed Building in Area B

5.2.8 The restoration of the listed building within Areas B would be **moderate beneficial** in landscape resource and character terms. Further enhanced by the inclusion of landscape proposals within Area B would have a beneficial impact on the setting of the building.

Local Landscape Character

5.2.9 The proposed application sites are designated within Staffordshire County Council's SPG as Settled Plateau Farmlands Landscape Character Type covered by 'Landscape Enhancement' policy objective. With current visual character described as *'… low grade pastoral landscape where landcover elements have been allowed to deteriorate.'* The proposed Energy Resource Centre would include the siting of several large industrial buildings. This would not include the introduction of a new feature as the proposed siting of these features are adjacent to a complex of existing industrial buildings. Therefore these features would be absorbed into the character of the immediate area.

5.2.10 The objective of the policy is to encourage small-scale conservation schemes including tree planting. The proposals put forward include substantial landscaping treatment that is sensitive to the style of planting and in keeping with the character and therefore would strengthen local character in line with relevant Policy. This along with the removal of derelict buildings in Areas B and C and restoration of the listed building would be a **moderate beneficial** impact on the wider landscape character setting. As mentioned previously the area to the east of the site is delineated as an 'Area of highest landscape sensitivity' within the SPG. It is envisaged that the proposals would not impact on the character of this adjacent character area.

Night-time Impacts of the Operating Hours of the Proposed Energy Resource Centre

5.2.11 The Energy Resource Centre would operate 24 hours a day. The predicted impacts during the hours of darkness would be connected with the production of light, including glare and spillage from the built structures and also from the lighting of external areas such as car parking and access routes. Whilst the overall amount of light production would be increased as a result of the proposals it is envisaged that this would not be perceivable from long distance viewpoints including those from the National Park due the existing adjacent use and the general context in which the E.R.C will be situated. Therefore it is envisaged that the increase will not be perceivable.

Night-time Impacts of the Proposed Community and Recreational Facilities

5.2.12 It is envisaged that the proposed Community and Recreational facilities would result in an increase in light levels during the hours of darkness, as the site is currently derelict. It is envisaged that the car park and community centre would be lit, which would lead to an increase in light levels that may be perceivable from the adjacent properties on Felthouse Lane and Cheadle Road. With mitigation this is assessed as a **minor adverse** impact on a limited number of receptors.

Cumulative Impact of proposed Chimney and Current Application for Existing Chimney Extension

5.2.13 An application is currently being considered by the Local Planning Authority for an extension to an existing chimney within the plant. The application is to extend the existing thermal oxidiser chimney to 26 metres high. If approved this chimney would still not be the highest structure on the site as there is currently a chimney of 28 metres within the plant. Both the chimneys in the current application and that which would form part of the E.R.C would not breach the skyline of the current 28 metre chimney. It should be noted that even though the chimney assessed in this appraisal is 30 metres high it would be located at approximately 12.5 metres below the ground level of the existing chimneys.

Zone of Visual Influence of the Proposals

5.2.14 Based on field analysis and with reference to natural screening identified from mapping, a predicted zone of visual influence (ZVI) of the scheme has been prepared of the influence of proposals upon the adjacent area. The ZVI is shown on **Figure TAG 4.** The ZVI is indicative of the part of the landscape from which views of the proposed operational development might be gained. It does not imply that views would be possible from all points within the area delineated. Nor does it indicate that all the development might be seen or that the development would be highly perceivable.

5.2.15 The ZVI of the proposed scheme would not extend the current area from which the existing plant may be visible.

Mitigation Measures

5.2.16 The operational phase would bring about changes to the landscape and visual amenity. Mitigation has been designed into the scheme and is described below. This should also be read in conjunction with the Landscape Masterplan drawing **1521/02D (Appendix 3)**.

5.2.17 The proposed chimney would be finished in a dove grey colour. No dark colours would be used on the topmost extremities of the chimney to reduce its impact when seen against the cloud base.

5.2.18 Dry stone walls would be incorporated into the detail design stage as boundary features where appropriate to strengthen character.

5.2.19 Proposed planting would use locally prominent and native species, with management and maintenance to be undertaken to ensure that future viability and quality is retained. Whilst internal planting within the ERC is included as part of the proposals, further to comments made during the consultation with Local Planning Authority, additional tree planting is proposed which is situated along the access road. Appropriate maintenance of the mound planting would take place to ensure that the planting retains its screening and assimilation value; with appropriate ground preparation and maintenance of planting, in the authors' experience this is achievable. The long term maintenance of the planting on the mounds could be subject to a planning condition.

5.2.20 The siting of the proposed ERC structures are at a minimum distance of 25m from adjacent footpath with the chimney (highest proposed structure) located at a minimum distance of 135m.

5.2.21 Any effects of proposed lighting could be minimised by sensitive location of external lighting and the use of low glare lighting design within the detail design. The proposed and existing planting would also aid in the reduced perception of any light glare.

5.3 Post Development Monitoring

5.3.1 The implementation of the landscape and open space provision should be properly planned in conjunction with the Local Authority where appropriate.

5.3.2 It is envisaged that the monitoring of open space and landscaping will be undertaken in conjunction with a management plan. This plan would cover the establishment period of new planting and the maintenance of any existing planting and future maintenance of all planting. This could be subject to condition.

6.0 RESIDUAL IMPACTS SUMMARY AND CONCLUSIONS

6.1 Residual Impacts

6.1.1 An assessment of the impacts after the mitigation where applicable has been included in the previous sections, with any changes of significance described and stated.

6.1.2 A summary of the residual significance of the impacts is contained in the table below.

CONSTRUCTION PHASE		**OPERATIONAL PHASE**	
Impact	**Significance**	**Impact**	**Significance**
Loss of vegetation within Area B	Minor Adverse	Landscape proposals for Areas A, B and C	Moderate beneficial
Removal of Dry Stone Wall and Tree Planting within Area A	Moderate Adverse	Visual Amenity of Users of Footpath adjacent to Area A	Minor beneficial
Removal of stone posts in Area A	Negligible Adverse	Middle Distance Views of the Proposed E.R.C from the North (Cheddleton)	Minor Adverse
Loss of pasture Grassland in Area A	Negligible Adverse	Middle Distance Views of the Proposed E.R.C from the South West (Footpath)	Minor Adverse
Visual Amenity of Users of Cheadle Road	Moderate beneficial	Visual Amenity of Users of Cheadle Road	Moderate Beneficial
Visual Amenity of Users of Footpath adjacent to Area A	Minor Adverse	Listed Building in Area B	Moderate Beneficial
Viewpoint from the National Park	Negligible Adverse	Local Landscape Character	Moderate Beneficial
Visual Amenity of adjacent Private Properties	Minor Adverse	Night-time Impacts of the Proposed Community and Recreational Facilities	Minor Adverse
Local Landscape Character	Moderate Adverse		

Table 1: Landscape and Visual Residual Impacts

6.2 Conclusions

6.2.1 In conclusion it is assessed that the proposals put forward together with the mitigation suggested in this document and on The Appleton Group drawing number **1521/02D** would result in the proposed development not having an overall significant adverse impact in landscape and visual amenity terms.

6.2.2 The proposals will result in beneficial impacts in landscape resource and character terms and also to the amenity of footpath users adjacent to Area A as is shown in the Table 1 above.

end.