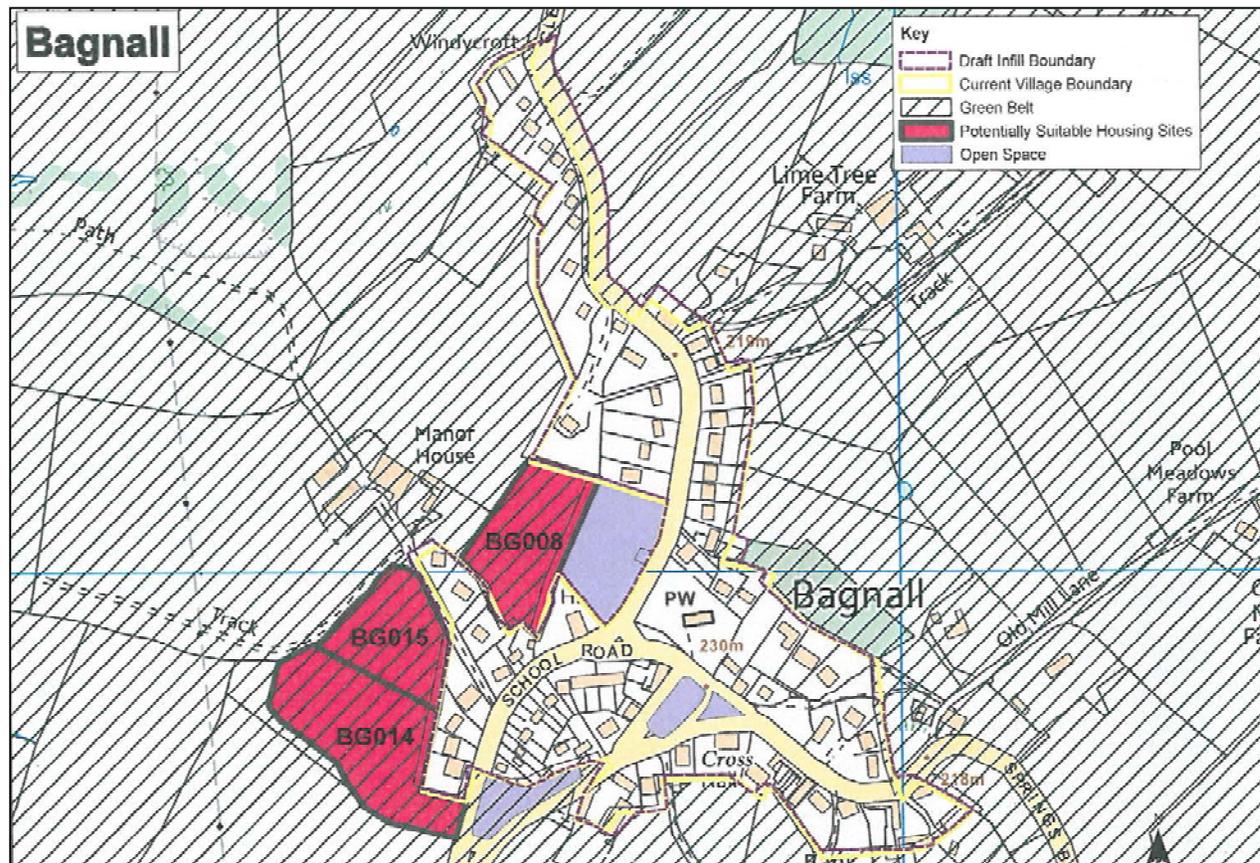


Appendix C: Settlement and Site Appraisals

General note on the appraisals

The identification of land which could be developed in some cases includes existing sports pitches and other recreational areas or public open space. These areas would not be considered for development, but could be removed from the Green Belt as part of the re-drawing of the settlement boundary.

Bagnall



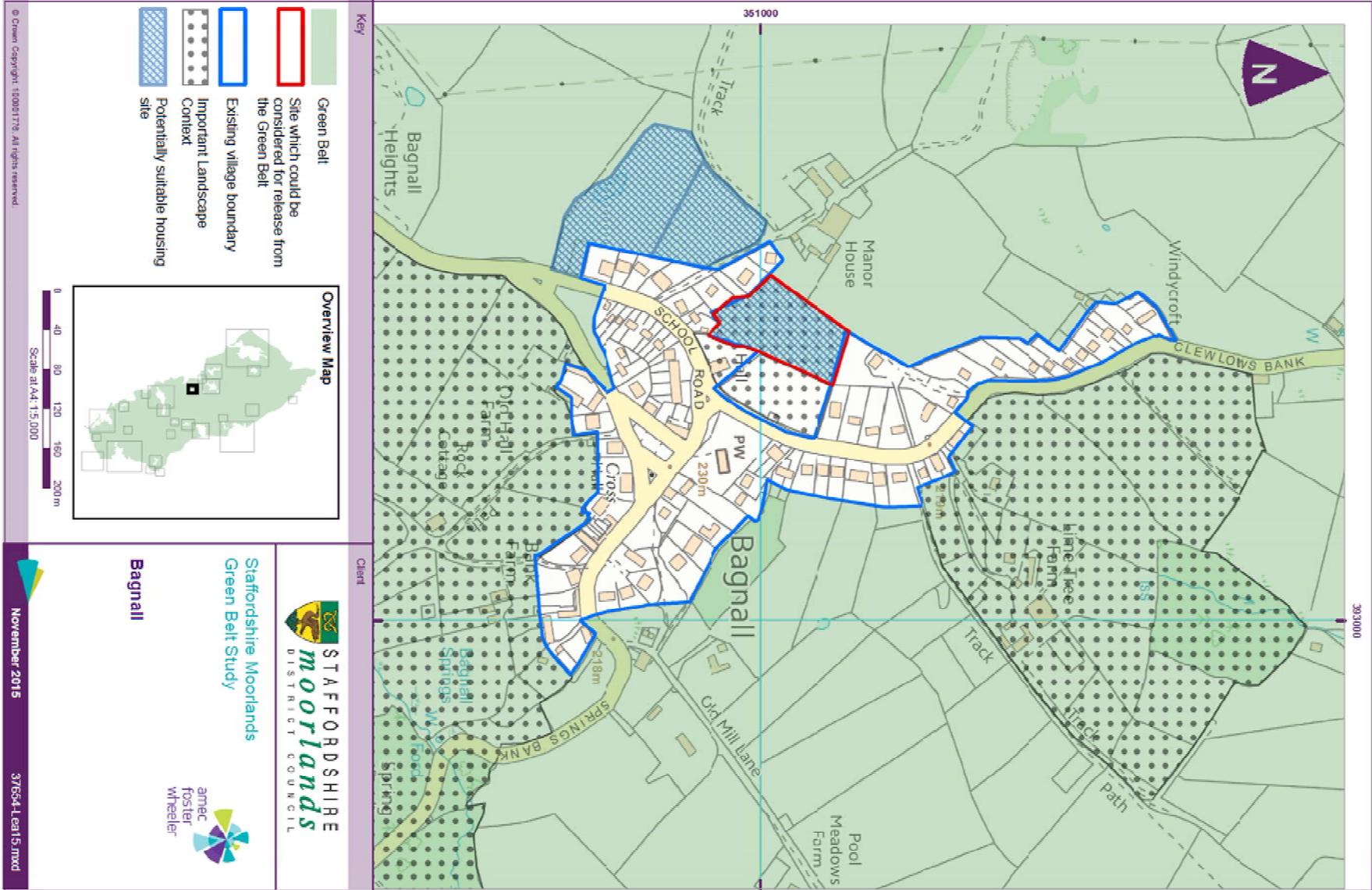


Bagnall Appraisal Matrix

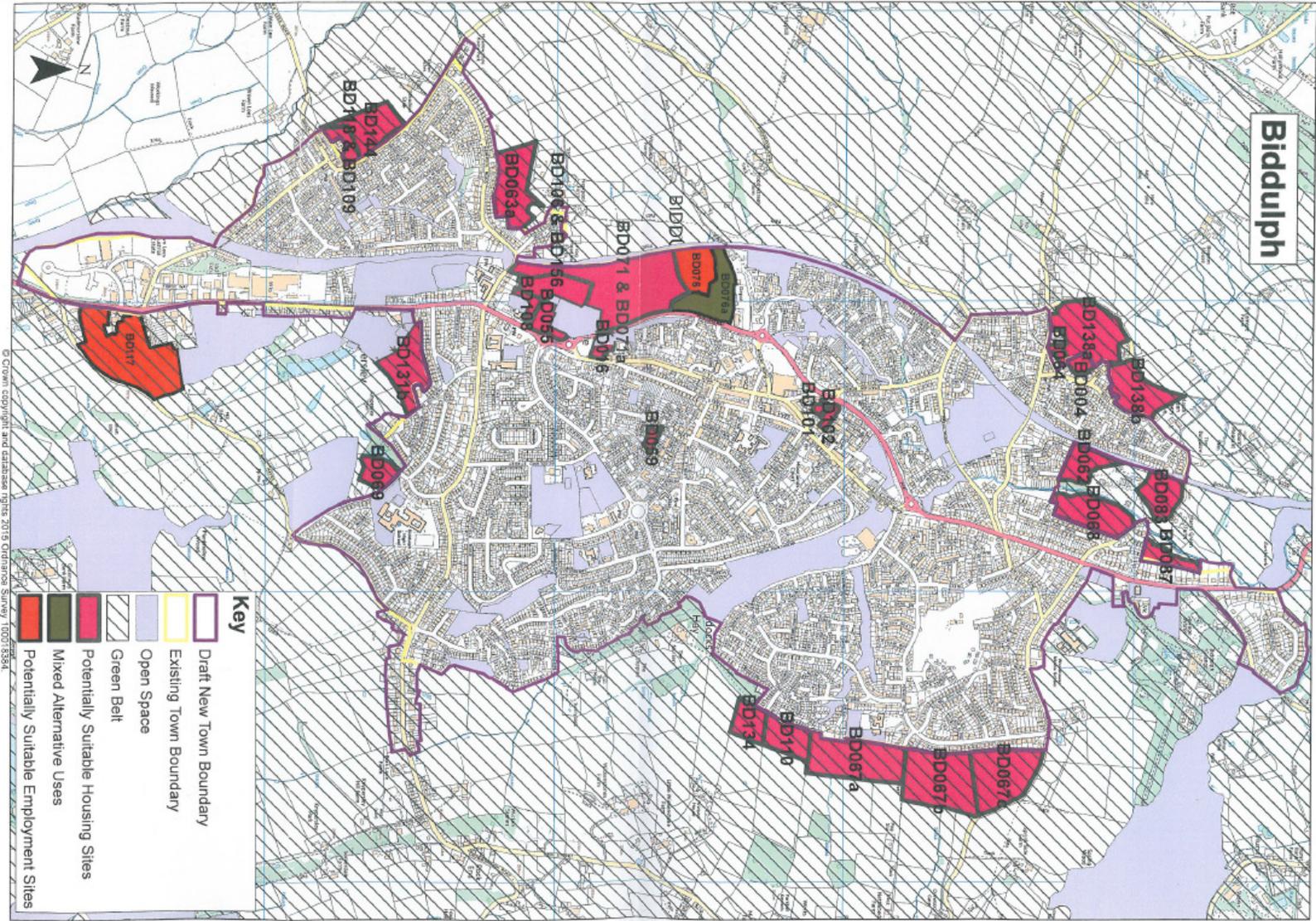
Green Belt Purpose	BG008	BG014, BG015
Check Sprawl	Limited Contribution	Contribution
Maintain Separation	Limited Contribution	Limited Contribution
Prevent Encroachment	Contribution	Significant Contribution
Preserve Setting	Contribution	Significant Contribution
Overall impact on the Green Belt purposes of development	<p>Moderate</p> <p>Development would have an impact on the setting of the village, interrupting a long distance view to the west, as identified in the Landscape Character Assessment (2008), although the view from the key receptor of Clewloes Bank is restricted by rising ground.</p> <p>In its favour for development, however, is the degree of enclosure of the land which is bounded to the north and south by existing development, and has well-established open space to the east. The westerly boundary consists of a substantial hedge which would readily act as a new Green Belt boundary.</p>	<p>Significant</p> <p>The principal Green Belt issues associated with these sites is the impact on the openness of this land in this location (and thus the setting of the village), particularly as viewed from School Road, and the absence of any clear, robust outer boundaries which help to define and contain development.</p> <p>A single site (BG015) which would have less impact on openness still has problems of there being no clear outer boundaries by which development, and thus impact on openness, can be contained.</p>
Recommendation for Green Belt boundary revision	<p>Consider for Release</p> <p>The well-bounded nature of the site means that development would not intrude into open countryside and would create a logical rounding of the settlement boundary in this location.</p>	<p>Not Recommended for Release</p>

Note that the purpose of regeneration is not evaluated as it is not appropriate to this scale of analysis

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Biddulph





Biddulph Appraisal Matrix

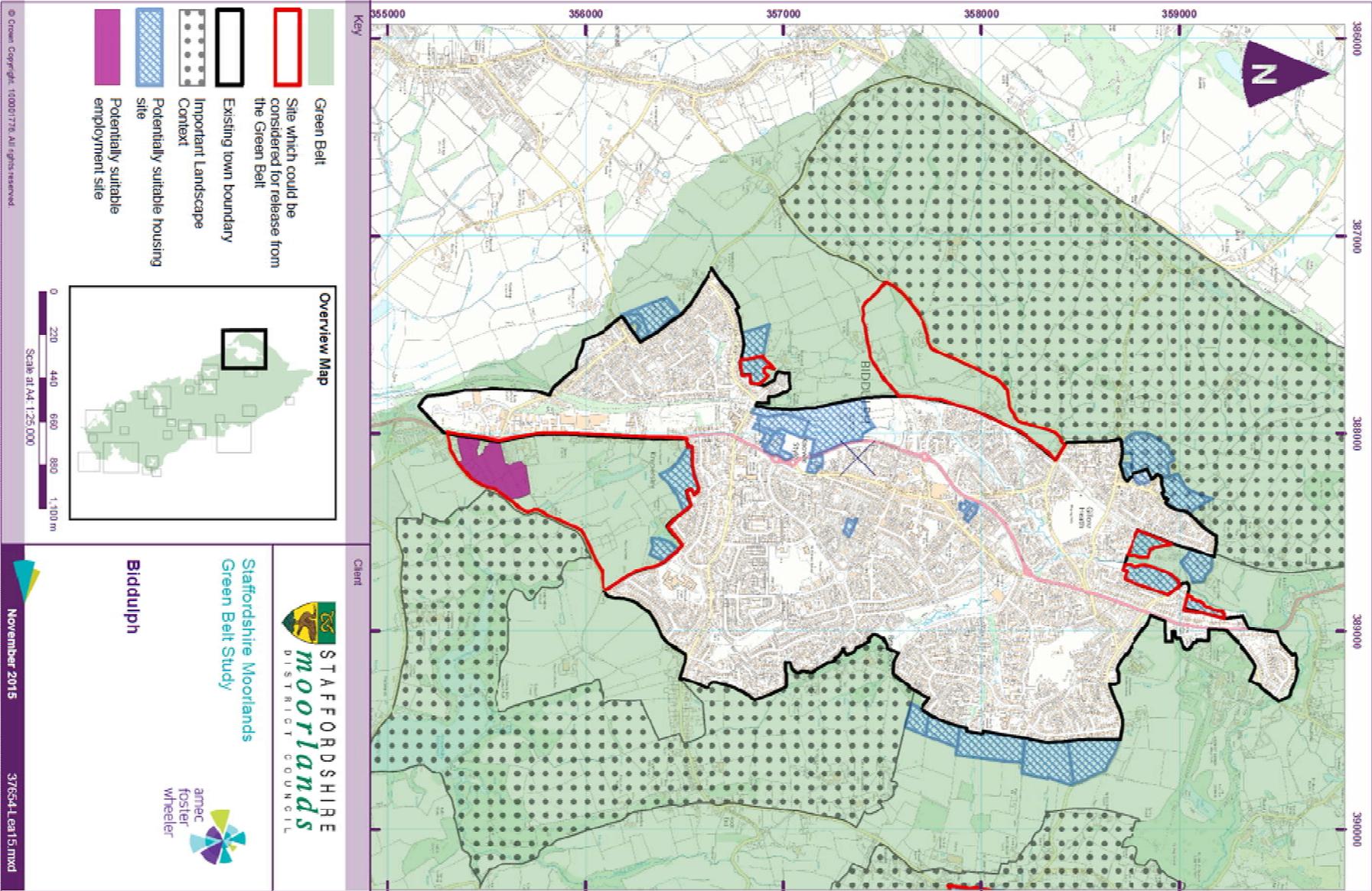
Green Belt Purpose	BD062, BD068	BD083	BD063a	BD067a, BD067b, BD067c, BD110, BD134	BD087	BD069
Check Sprawl	Limited Contribution	Limited Contribution	Contribution	Contribution	Limited Contribution	Limited Contribution
Maintain Separation	Limited Contribution	Limited Contribution	Significant Contribution	Significant Contribution	Limited Contribution	Limited Contribution
Prevent Encroachment	Limited Contribution	Significant Contribution	Significant Contribution	Significant Contribution	Limited Contribution	Limited Contribution
Preserve Setting	Contribution	Significant Contribution	Significant Contribution	Significant Contribution	Contribution	Contribution
Overall impact on the Green Belt purposes of development	<p>Limited</p> <p>These sites are connected though their enclosure to the north by Marsh Green Road, As such they are effectively part of the built envelope of Biddulph in this location and notwithstanding the presence of a sewage treatment works between the sites could be developed without impinging on the wider Green Belt either physically or visually.</p>	<p>Significant</p> <p>Whilst this site bears some relationship with BD062 and BD068 immediately to the south, the topography of the site significantly increases its visibility. Whilst development would be contained by Marsh Green Road to the north, a significant new urban edge would be created which would be incongruous with the open countryside immediately to the north. In addition, the site would be disconnected from existing or proposed development,</p>	<p>Significant</p> <p>An illogical site with no clear external boundaries to prevent unchecked incursion into the open countryside to the west of Biddulph leading up to Mow Cop.</p> <p>A smaller variant of this site, bounded by an unmade road to the west (off Newpool Road) might be acceptable, but there are better options to the west of Biddulph.</p>	<p>Significant</p> <p>This set of sites are a collection of single fields on rising ground between the current urban edge and Biddulph Moor with no clear outer boundary. As such, development would be a clear intrusion into open countryside and create a narrowing of the gap between Biddulph and Biddulph Moor. The setting of Biddulph would also be compromised along Woodhouse Lane and from the eastern slopes of Mow Cop to the west.</p>	<p>Limited</p> <p>A well contained site which would round-off existing development in this location, comprising a reasonable outer boundary of Biddulph Brook.</p> <p>Development would narrow views of open countryside to the north as viewed from Marsh Green Lane.</p>	<p>Limited</p> <p>Previously developed land with reasonably strong outer boundaries and which would create a logical extension to the current settlement envelope.</p> <p>See also Land north of Mill Hayes Road.</p>
Recommendation for Green Belt boundary revision	<p>Consider for Release.</p> <p>Release under Exceptional Circumstances should be accompanied by extension of the Town Boundary.</p>	<p>Not Recommended for Release.</p>	<p>Not Recommended for Release at this scale.</p>	<p>Not Recommended for Release.</p>	<p>Consider for Release.</p> <p>Release under Exceptional Circumstances should be accompanied by extension of the Town Boundary.</p>	<p>Consider for Release.</p> <p>Release under Exceptional Circumstances should be accompanied by extension of the Town Boundary.</p>

Note that the purpose of regeneration is not evaluated as it is not appropriate to this scale of analysis

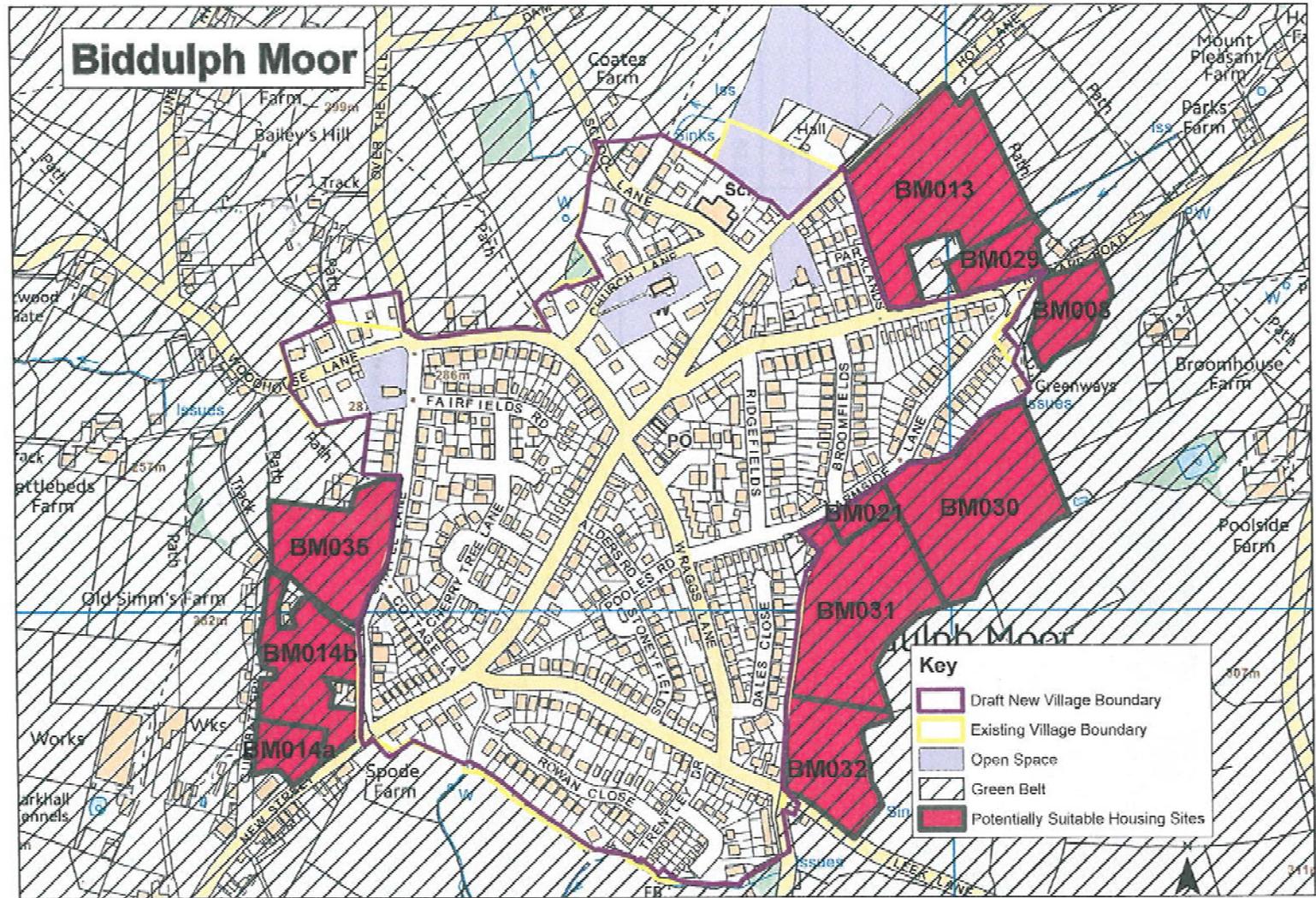
Biddulph Appraisal Matrix continued

Green Belt Purpose	BD109, BD118, BD144	BD117	BD064, BD138a, BD138b	BD131b	Land to the North of Mill Hayes Road	Land to the south of Akesmoor Lane
Check Sprawl	Contribution	Limited Contribution	Contribution	Limited Contribution	Limited Contribution	Contribution
Maintain Separation	Contribution	Contribution	Limited Contribution	Limited Contribution	Contribution	Limited Contribution
Prevent Encroachment	Significant Contribution	Limited Contribution	Significant Contribution	Limited Contribution	Limited Contribution	Significant Contribution
Preserve Setting	Contribution	Contribution	Contribution	Contribution	Contribution	Contribution
Overall impact on the Green Belt purposes of development	<p>Moderate</p> <p>Land to the west of Tower Hill Road presents a notably open aspect, with long distance views over open countryside to Mow Cop Castle, development on which would create a greater visual impact than the scale of this site suggests. Even the smaller option (BD109/BD118) is poorly contained physically and visually.</p>	<p>Limited</p> <p>Proposed for employment, this site would infill land between Mill Hayes Road and the A527 Tunstall Road. As such the land is reasonably well bounded, although smaller boundaries to the east and north are hedgerows.</p> <p>See also Land to the North of Mill Hayes Road.</p>	<p>Moderate</p> <p>Broadly rising land lying outside the current settlement envelope beyond Well Lane. Despite the intrusion of isolated built development, the land retains a clear open countryside character, development of which would create visual intrusion, and compromise openness, notwithstanding the boundaries provided by Wedgewood Lane/Marshfield Land and an unmade track to Congleton Edge Road.</p>	<p>Limited</p> <p>Whilst having an insignificant southern boundary, the site constitutes a logical extension of the current settlement envelope, with established open space use to the west.</p> <p>See also Land to the North of Mill Hayes Road.</p>	<p>Moderate</p> <p>This is a significant area of land which cannot be readily subdivided because of an absence of clear internal boundaries. It is well contained physically and visually by Mill Hayes Road and whilst making a contribution to Green Belt purposes in respect of separation and setting, comprehensive masterplanning (which would retain existing open space and sports pitches) could yield a development which would help to reinforce wider Green belt function. See also BD069, BD117, BD131b.</p>	<p>Moderate</p> <p>This land is a continuation of development immediate to the north, and whilst it breaches the boundary of the disused railway line, is contained by Akesmoor Lane and sits within the lower reaches of the slope, particularly in its northern reaches. The southern extent of this land is more difficult given rising landform and lack of a clear containing boundary. Advance planting/boundary treatment would almost certainly be required as part of a detailed masterplanning exercise which considers the development fit (in terms of location, building heights and densities) very carefully.</p>
Recommendation for Green Belt boundary revision	<p>Not Recommended for Release.</p>	<p>Consider for Release.</p> <p>Release under Exceptional Circumstances should be accompanied by extension of the Town Boundary.</p>	<p>Not Recommended for Release.</p>	<p>Consider for Release.</p> <p>Release under Exceptional Circumstances should be accompanied by extension of the Town Boundary.</p>	<p>Consider for Release, to include beyond the Plan period.</p> <p>Release under Exceptional Circumstances should be accompanied by extension of the Town Boundary.</p>	<p>Consider for Release.</p> <p>Release under Exceptional Circumstances should be accompanied by extension of the Town Boundary.</p>

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Biddulph Moor



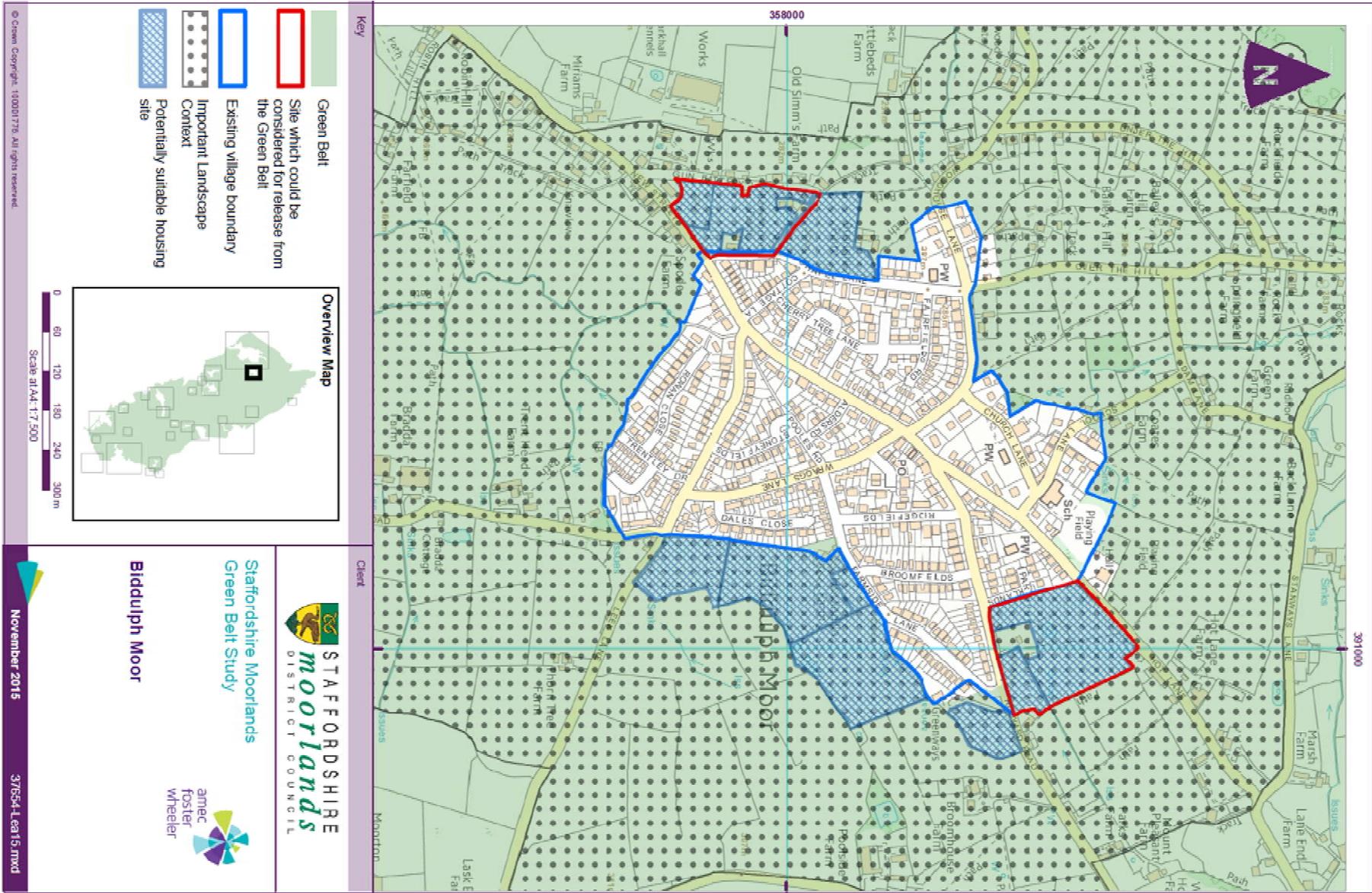
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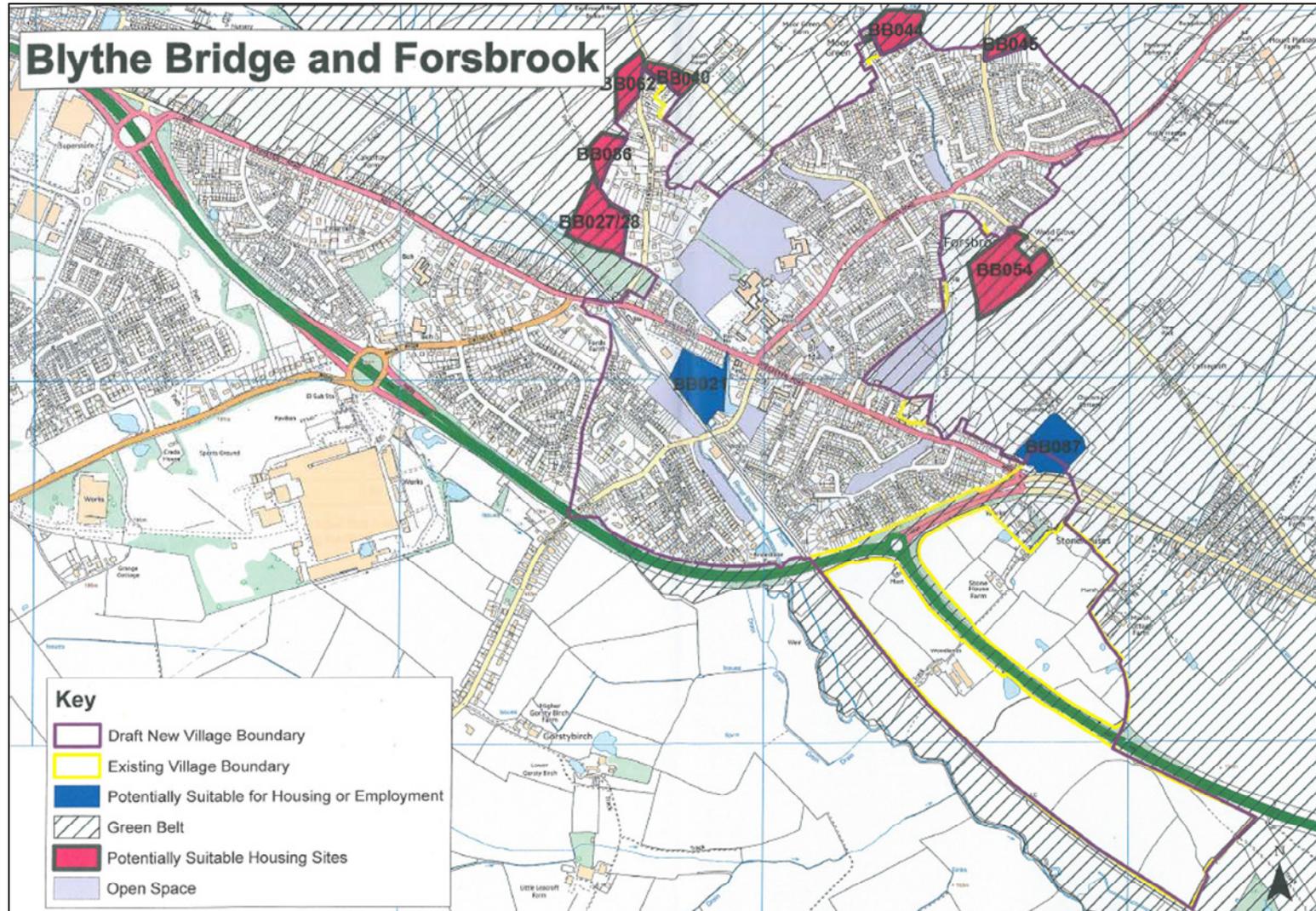
Biddulph Moor Appraisal Matrix

Green Belt Purpose	BM008	BM014a, BM014b	BM035	BM013, BM029	BM021, BM030, BM031, BM032	Land between School Lane, Dam Lane and Over the Hill
Check Sprawl	Contribution	Limited Contribution	Contribution	Contribution	Contribution	Contribution
Maintain Separation	Limited Contribution	Limited Contribution	Limited Contribution	Limited Contribution	Limited Contribution	Limited Contribution
Prevent Encroachment	Contribution	Limited Contribution	Contribution	Contribution	Significant Contribution	Contribution
Preserve Setting	Contribution	Contribution	Contribution	Contribution	Significant Contribution	Significant Contribution
Overall impact of development on the purposes of the Green Belt	<p>Moderate</p> <p>Whilst this site would represent a modest extension to the current settlement boundary, its outer boundary is weak, being an intermittent hedgerow, with consequent visual impact on the entrance to the village in this location.</p>	<p>Moderate</p> <p>Two well-enclosed parcels which would provide logical infill, between Gun Battery Lane and Chapel Lane. However, they are part of a fragmented development pattern on this sensitive side of the village.</p> <p>The land is identified in the LCA as making a contribution to the setting of the settlement.</p>	<p>Moderate</p> <p>As proposed, the site presents unconvincing outer boundaries, with a path to the west being the division between the 'plateau' of the village and steeply sloping land toward Biddulph. As such, development would present a harsh development edge to the west and north. Extension of development to the substantial boundaries to the north and west would substantiate the impacts.</p>	<p>Moderate</p> <p>Together these sites would represent a significant extension of the village envelope and as such redefine the village edge against the Green Belt to the east. However, development can be contained to the east (the outer boundary being defined by substantial hedge and a footpath, and land beyond this is identified in the LCA as making a contribution to the setting of the settlement), and edge treatment would help to mitigate impact on openness in this location.</p> <p>Individually, BM029 would create an incoherent extension along Rudyard Road, with poor boundary definition to the north.</p>	<p>Significant</p> <p>A set of sites which individually and collectively would have a significant impact on the openness of the Green Belt, being part of the land identified in the LCA as making a contribution to the setting of the settlement.</p> <p>There are weak or non-existent outer boundaries which would not provide long-term containment of development.</p>	<p>Moderate</p> <p>Whilst this site is well bounded and would not create significant intrusion into open countryside, it would represent a significant extension of the village footprint. In addition, the land has been identified as being part of the northern landscape setting of the village.</p>
Recommendation for Green Belt boundary revision	<p>Not Recommended for Release</p>	<p>Consider for Release</p> <p>Second preference after BM013/BM029.</p> <p>Release under Exceptional Circumstances should be accompanied by extension of the Village Boundary.</p>	<p>Not Recommended for Release</p>	<p>Consider for Release</p> <p>First preference over BM014a/BM014b.</p> <p>Release under Exceptional Circumstances should be accompanied by extension of the Village Boundary.</p>	<p>Not Recommended for Release</p>	<p>Not Recommended for Release</p>

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Blythe Bridge & Forsbrook





Blythe Bridge & Forsbrook Appraisal Matrix

Green Belt Purpose	BB027/28	BB040	BB044	BB045	BB054
Check Sprawl	Significant Contribution	Limited Contribution	Limited Contribution	Contribution	Limited Contribution
Maintain Separation	Limited Contribution	Limited Contribution	Limited Contribution	Limited Contribution	Limited Contribution
Prevent Encroachment	Significant Contribution	Contribution	Contribution	Contribution	Contribution
Preserve Setting	Limited Contribution	Limited Contribution	Limited Contribution	Contribution	Contribution
Overall impact on the Green Belt purposes of development	<p>Moderate</p> <p>Development would represent arbitrary extensions into open countryside to the west of Forsbrook, with no significant outer boundaries in this strategically sensitive location.</p> <p>That said, visibility is limited by the flat character of the land.</p>	<p>Limited</p> <p>A physically and visually well-enclosed site which would represent a logical extension of the existing footprint of the settlement.</p> <p>Identified in the LCA as making a contribution to the setting of the settlement.</p> <p>See also wider land to the south of Caverswall Old Road.</p>	<p>Limited</p> <p>Despite there being no significant northern boundary, the site is visually reasonably well-enclosed (being set back from the road and having strong wooded boundary). The northern boundary is weaker but still a reasonably substantial hedgerow/property boundary. Development would be a reasonable rounding-off of the village envelope in this location.</p> <p>Identified in the LCA as making a contribution to the setting of the settlement.</p>	<p>Moderate</p> <p>Despite being visually reasonably well-enclosed there is no significant northern boundary and development would encroach into open countryside in this sensitive location.</p> <p>The setting of settlement approached from Dilhorne Road would be compromised (notwithstanding development to the west and south).</p> <p>Identified in the LCA as making a contribution to the setting of the settlement.</p>	<p>Limited</p> <p>Not physically well enclosed (being hedgerows on three sites) but reasonably visually well enclosed from Draycott Old Road. Development would create an incongruous eastward extension, leaving an illogical tongue of Green Belt to the west.</p> <p>See also wider land to the south of Draycott Old Road/East of Tater Lane for a more comprehensive masterplanned approach to this area.</p>
Recommendation for Green Belt boundary revision	<p>Not Recommended for Release</p>	<p>Consider for Release.</p> <p>Release under Exceptional Circumstances should be accompanied by extension of the Village Boundary, adjusted along the hedged boundary to the south.</p>	<p>Consider for Release.</p> <p>Release under Exceptional Circumstances should be accompanied by extension of the Village Boundary.</p>	<p>Not Recommended for Release</p>	<p>Consider for Release only in context of wider land in this location.</p> <p>Release under Exceptional Circumstances should be accompanied by extension of the Village Boundary.</p>

Note that the purpose of regeneration is not evaluated as it is not appropriate to this scale of analysis

Blythe Bridge & Forsbrook Appraisal Matrix continued

Green Belt Purpose	BB062	BB086	BB087	Land to the south of Caverswall Old Road	Land between Draycott Old Road and Tater Lane
Check Sprawl	Significant Contribution	Significant Contribution	Contribution	Limited Contribution	Contribution
Maintain Separation	Limited Contribution	Limited Contribution	Contribution	Limited Contribution	Contribution
Prevent Encroachment	Significant Contribution	Significant Contribution	Limited Contribution	Contribution	Contribution
Preserve Setting	Contribution	Limited Contribution	Contribution	Contribution	Contribution
Overall impact on the Green Belt purposes of development	<p>Significant</p> <p>Development would represent arbitrary extensions into open countryside to the west of Forsbrook, with no significant outer boundaries in this strategically sensitive location.</p> <p>Visibility is an important factor on this entrance to the village along Caverswall Road.</p>	<p>Significant</p> <p>Development would represent arbitrary extensions into open countryside to the west of Forsbrook, with no significant outer boundaries in this strategically sensitive location.</p> <p>That said, visibility is limited by the flat character of the land.</p>	<p>Limited</p> <p>A reasonably well enclosed, partially developed site which would add to the sprawl along the Uttoxeter Road.</p> <p>Identified in the LCA as making a contribution to the setting of the settlement.</p> <p>See also wider land to the south of Caverswall Old Road/East of Tater Lane for a more comprehensive masterplanned approach to this area.</p>	<p>Moderate</p> <p>The high degree of enclosure of this land both physically and visually means that damage to the overall openness of the Green Belt in this location would be limited.</p> <p>Identified in the LCA as making a contribution to the setting of the settlement.</p> <p>See also proposed site BB040.</p>	<p>Moderate</p> <p>This is potentially a very large site in comparison with those proposed, but the land is well contained to Tater Lane and could present opportunities for long term phased release to alleviate pressure on the northern and western periphery of the settlement. Whilst making a contribution to all four purposes of Green Belt, comprehensive masterplanning (which would retain existing open space) could yield a development which would help to reinforce wider Green belt function.</p> <p>Identified in the LCA as making a contribution to the setting of the settlement.</p> <p>See also proposed sites BB054 and BB087.</p>
Recommendation for Green Belt boundary revision	<p>Not Recommended for Release.</p>	<p>Not Recommended for Release.</p>	<p>Consider for Release.</p> <p>Release under Exceptional Circumstances should be accompanied by extension of the Village Boundary.</p>	<p>Consider for Release.</p> <p>Release under Exceptional Circumstances should be accompanied by extension of the Village Boundary.</p> <p>Could be phased for beyond the Plan period, but given its potential scale would require comprehensive masterplanning which incorporates extensive Green Infrastructure.</p>	<p>Consider for Release.</p> <p>Release under Exceptional Circumstances should be accompanied by extension of the Village Boundary.</p> <p>Could be phased for beyond the Plan period.</p>

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