

How to comment on these proposals

All comments must reach the Council by Friday 9th February

Protecting Foxt's heritage



Further details on the proposed conservation area boundary and the character appraisal can be viewed on the council's website www.staffsmoorlands.gov.uk/foxt or at the reception of Moorlands House, Leek during normal opening hours.

You can comment online at www.staffsmoorlands.gov.uk/foxt or email regeneration@staffsmoorlands.gov.uk

or by letter: Regeneration Services, Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ

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www.staffsmoorlands.gov.uk



Have your say

on proposals to conserve Foxt's special character.



Why is Foxt Special?

Foxt occupies a strategic position on a prominent outcrop position over the Shirley Brook valley and creates a highly prominent feature within the landscape.

Few places in Staffordshire Moorlands have such a dramatic a setting as Foxt. Set within an ancient landscape, it represents a well preserved settlement of historic buildings and their settings.

The buildings date from the 17th century but sit within a much older context of crofts and passageways lined by walls of massive stone.

A draft conservation area boundary has been drawn around the centre of the hamlet which contains highly distinctive and irregular tear drop shaped enclosures.

To the south and west the boundary is widened to include the striking terrain and wider landscape setting around the hamlet.

What is a Conservation Area?

A conservation area is defined as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve and enhance.

All Councils are required to review their localities from time to time to identify whether any new conservation areas should be designated. The Council undertook a major consultation exercise when it was preparing the Churnet Valley Masterplan (adopted in 2014) and the principle of designating a conservation area in Foxt was established. The justification for its designation and its special architectural and historic interest is set out in the draft Foxt Character Appraisal.

The Foxt Conservation Area Draft Character Appraisal

Character appraisals are vital documents that explain the special architectural and historic interest of the area. They help property owners prepare development proposals that will blend in with the area and are used by the Council to assess them. They will also be used by the Planning Inspectorate to help determine planning appeals. The Character Appraisal identifies what is special about Foxt and how these elements can be preserved and enhanced.

The draft document is available to view on the Council's website (www.staffsmoorlands.gov.uk/foxt) or at the Council offices in Leek.

What will this mean for me?

Once a conservation area has been designated, certain additional planning controls apply. These are quite modest and designation is more a recognition of the special qualities of an area and a statement of intent from the Council to protect them. Additional controls will apply to the following:

Demolition

Planning Permission will be required to demolish whole or part of most buildings and structures. This may include demolishing walls and chimneys.

Trees

Trees are an important part of the appearance and character of the conservation area and are given additional protection. Any person wishing to fell, top or lop a tree in a conservation area is required to give 6 weeks written notice to the Council. This will allow time to consider whether a Tree Preservation Order should be made.

New Development

Within conservation areas, the qualities that contribute towards their special character will be protected and enhanced. These qualities not only include the architectural character and detailing of buildings, but also open spaces, views and trees. New development proposals must have regard to these qualities and be sympathetic in size, scale, proportion, design and materials.

