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**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL****LANDSCAPE, LOCAL GREEN SPACE AND HERITAGE IMPACT STUDY**

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## EXECUTIVE SUMMARY

Staffordshire Moorlands District Council (SMDC) is currently preparing a Local Plan to shape future development of the District up to 2031. This includes the identification of site allocations to meet the District's housing need, as well as potential allocations for employment, travellers and open space. The Local Plan will also include open space allocations, currently designated as Visual Open Spaces (VOS) in the existing Staffordshire Moorlands Local Plan (adopted in 1998).

This study has been prepared to form part of the evidence base to support the Local Plan, and has three key aims:

1. Assess the landscape sensitivity of the development allocations.
2. Assess the potential heritage impacts of the development allocations.
3. Review the VOS designations.

The study was undertaken using a combination of desk study and field survey to complete a site assessment sheet for each draft development allocation contained within the 'Preferred Options Sites and Boundaries Consultation Booklet dated April 2016'. Additionally, reserve sites from the previous Site Options Consultation of July 2015 were also assessed. The assessment sheets detailed the key receptors and sensitivities relevant to each site, and were used to identify potential landscape and heritage impacts. They were also used to inform appropriate mitigation measures that could be utilised to reduce or avoid any identified adverse impacts.

In addition, a review of the VOS designation against national planning policy was undertaken to ensure it is compliant with the National Planning Policy Framework (NPPF). This review identified that the Local Green Space (LGS) designation detailed within the NPPF would be a more robust designation to take forward within the Local Plan. The existing VOS sites were therefore assessed against the LGS criteria using a combination of desk study, field survey and site assessment sheet, as above. For those sites assessed as not being suitable for designation as an LGS, these were then assessed against further criteria to determine if there was the potential for them to be considered under a separate green infrastructure designation.

The landscape and heritage parts of the study identified the following:

- Sites which are of low landscape sensitivity, and are suitable for development in heritage terms;

- Sites which are of medium landscape sensitivity, and/or are suitable for development in heritage terms subject to mitigation; and
- Sites which are of high landscape sensitivity, and/or could not be developed without substantial heritage impacts.

The VOS review identified the following:

- Sites which are suitable for designation as LGS;
- Sites which are not suitable for designation as LGS, but may be suitable for a separate green infrastructure based designation; and
- Sites which are not suitable for designation as open space.

## **1 INTRODUCTION**

### **1.1 TERMS OF REFERENCE**

1.1.1 Wardell Armstrong LLP were instructed by Staffordshire Moorlands District Council (SMDC) to undertake a study assessing the Council's preferred options development sites in relation to their landscape and heritage impact. The study also included a review of SMDC's Visual Open Space (VOS) designations.

1.1.2 **Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore, the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.**

1.1.3 This study considers only the District outside of the Peak District National Park (PDNP). The part of the District within the PDNP has its own planning authority.

### **1.2 STUDY AIMS**

1.2.1 This study has three main aims:

1. Assess the landscape sensitivity of the draft allocations within the Preferred Options Local Plan.
2. Assess the potential adverse heritage impacts of the draft allocations within the Preferred Options Local Plan.
3. Review the Visual Open Space (VOS) designations.

### **1.3 BACKGROUND**

1.3.1 SMDC is in the process of preparing a Local Plan to shape future development of the District up to 2031.

1.3.2 There are currently five neighbourhood plans under production, for Leekfrith, Checkley, Brown Edge, Biddulph and Draycott in the Moors. However, these are all at an early stage of production and therefore were not considered within this study. Any site allocations proposed in Neighbourhood Plans will be assessed separately for landscape and heritage impact.

1.3.3 The Preferred Options Local Plan for SMDC will identify site allocations to meet the District's objectively assessed housing need (OAHN), as well as potential allocations for employment, travellers and open space.

1.3.4 The Preferred Options Sites and Boundaries for the forthcoming Local Plan were the subject of consultation between the 28<sup>th</sup> April and the 13<sup>th</sup> June 2016. In addition to

the Preferred Options, reserve Preferred Options were also identified. These are sites that could potentially come forward if substantial issues associated with the development of any of the Preferred Options are identified, to ensure SMDC can still meet their OAHN.

- 1.3.5 In addition to development sites the Local Plan will include open space allocations, currently designated as VOS sites within the previous Local Plan (adopted in 1998).
- 1.3.6 A number of studies are being undertaken (including this one) to determine which allocations should be taken forward in the Submission Local Plan.

## 2 GUIDANCE AND POLICY CONTEXT

### 2.1 INTRODUCTION

2.1.1 This section outlines the key guidance and policy taken into consideration within this study.

### 2.2 LANDSCAPE

#### Guidance

2.2.1 This study takes account of the guidance set out within the Landscape Institute and the Institute of Environmental Management & Assessment “Guidelines for Landscape and Visual Impact Assessment” Third Edition published by Routledge (GLVIA3, 2013). In addition, the following sources have been utilised in the preparation of this report:-

- Landscape Character Assessment – Guidance for England and Scotland (The Countryside Agency and Scottish National Heritage, 2002); and subsequent topic papers.
- An Approach to Landscape Character Assessment (Natural England, 2014).

#### What is Landscape Sensitivity?

2.2.2 GLVIA3 recognises that drivers for change in landscape arise from the requirement for development to meet the needs of a growing and changing population and economy. It states:

*“In the last thirty years there has been growing emphasis on the need to accommodate such change and development in ways that are sustainable. Definitions of sustainable development have been extensively debated but according to the widely accepted definition in the Brundtland report this means ‘development that meets the needs of the present without comprising the ability of future generations to meet their own needs’ (World Commission on Environment and Development, 1987). It is broadly agreed that it involves finding an appropriate balance between economic, social and environmental matters, and that protecting and enhancing the natural, built and historic environment is an important part of this.”*

(GLVIA3, para 2.14, pg19)



### 2.2.3 When assessing landscape effects GLVIA3 set out that LVIA relies on:

*“...linking judgements about the sensitivity of the receptor and about the magnitude of the effects to arrive at conclusions about the significance of the effects... Landscape professionals should assess the nature of a landscape or visual receptors sensitivity by combining judgements about its susceptibility to change arising from the specific proposal with judgements about the value attached to the receptor.”*

(GLVIA3, para 3.24, pg37-38)

### 2.2.4 Landscape sensitivity therefore relates to:

- The susceptibility of the receptor to the type of change arising from specific development; and
- The value attached to the receptor.

### 2.2.5 In commenting on susceptibility to change GLVIA3 states:

*“This means the ability of the landscape receptor (whether it be overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development within undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.*

*The assessment may take place in situations where there are existing landscape sensitivity and capacity studies, which have become increasingly common. They may deal with the general type of development that is proposed, in which case they may provide useful preliminary background information for the assessment. But they cannot provide a substitute for the individual assessment of the susceptibility of the receptors in relation to change arising from the specific development proposal.*

*Some of these existing assessments may deal with what has been called ‘intrinsic’ or ‘inherent’ sensitivity, without reference to a specific type of development. These cannot reliably inform assessment of the susceptibility to change since they are carried out without reference to any particular type of*

*development and so do not relate to the specific development proposed. Since landscape effects in LVIA are particular to both the specific landscape in question and the specific nature of the proposed development, the assessment of susceptibility must be tailored to the project.”*

(GLVIA3, paras 5.40-5.42, pg88-89)

#### 2.2.6 In discussing value GLVIA3 states:

*“The value of the landscape receptors will to some degree reflect landscape designations and the level of importance which they signify, although there should not be overreliance on designations as the sole indicator of value. Assessments should reflect:*

- *Internationally valued landscape recognised as World Heritage Sites;*
- *Nationally valued landscapes (National Parks, Areas of Outstanding Natural Beauty, National Scenic Areas or other equivalent areas);*
- *Locally valued landscapes, for example local authority landscape designations or, where these do not exist, landscapes assessed as being of equivalent value using clearly stated and recognised criteria;*
- *Landscape that are not nationally or locally designated, or judged to be of equivalent value clearly stated and recognised criteria, but are nevertheless valued at a community level.”*

(GLVIA3, para 5.45, pg89-90)

#### 2.2.7 It notes that other factors can affect value:

*“Information that will contribute to understanding value might include:*

- *Information about areas recognised by statute such as (depending on jurisdiction) National Parks, National Scenic Areas, Areas of Outstanding Natural Beauty;*
- *Information about Heritage Coasts, where relevant;*

- *Local planning documents which may show the extent of and policies for local landscape designations;*
- *Information on the status of individual or groups of features such as, for example, hedgerows, cultural heritage elements such as historic landscapes of various forms, archaeological sites of importance and other special historical or cultural heritage sites such as battlefields or historic gardens;*
- *Art and literature, including tourism literature and promotional material such as postcards, which may indicate the value attached to the identity of particular areas (for example 'Constable Country' or special promoted views);*
- *Material on landscapes of local or community interest, such as local green spaces, village greens or allotments."*

(GLVIA3, para 5.20, pg82)

2.2.8 In addition, other "conservation interests" can affect value including features of wildlife interest (ref box 5.1 of GLVIA3, pg84).

2.2.9 GLVIA also notes that there can be:

*"...complex relationships between the value attached to landscape receptors and their susceptibility to change which are especially important when considering change within or close to designated landscapes. For example:*

- *An internationally, nationally or locally valued landscape does not automatically, or by definition, have high susceptibility to all types of change.*
- *It is possible for an internationally, nationally or locally important landscape to have relatively low susceptibility to change resulting from the particular type of development in question, by virtue of both the characteristics of the landscape and the nature of the proposal.*

- *The particular type of change or development proposed may not compromise the specific basis for the value attached to the landscape.”*

(GLVIA3, para 5.46, pg90)

2.2.10 In relation to undesignated landscapes, GLVIA3 states:

*“The fact that an area of landscape is not designated either nationally or locally does not mean that it does not have any value. This is particularly so in areas of the UK where in recent years relevant national planning policy and advice has on the whole discouraged local designations unless it can be shown that other approaches would be inadequate.*

...

*In cases where there is no existing evidence to indicate landscape value, and where scoping discussions suggest that it is appropriate, value should be determined as part of the baseline study through new survey and analysis.”*

(GLVIA3, paras 5.26-5.28, pg83-84)

2.2.11 GLVIA3 elaborates further on the assessment of value within undesignated landscape, stating:

*“Assessment of value attached to the landscape should be carried out within a clearly recorded and transparent framework so that decision making is clear. Fieldwork can either be combined with the Landscape Character Assessment work, as described above, or be carried out at a later stage. Field observations supporting the assessment should be clearly recorded using appropriate record sheets, and records should as far as possible be retained in an accessible form for future reference.”*

(GLVIA3, para 5.31, pg85)

2.2.12 This study therefore analyses factors affecting value ascertained through both desk and field survey, as detailed within the Methodology section below.

### **Policy Context**

#### ***National Planning Policy Framework (NPPF, 2012)***

2.2.13 The following national planning policies are relevant to the landscape assessment.

2.2.14 Paragraph 17 sets out the 12 core planning principles that should underpin both plan-making and decision-taking, of which the following are of relevance to this assessment:

- *“Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;*
- *Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;*
- *Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;”*

2.2.15 Paragraph 58 states that planning policies and decisions should aim to ensure that developments will add to the overall quality of the area, and are visually attractive as a result of good architecture and appropriate landscaping.

2.2.16 Paragraph 59 states that local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

2.2.17 Paragraph 111 states that planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. Local planning authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land.

2.2.18 Paragraph 115 states that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. Furthermore, the conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.



### **National Planning Policy Guidance (NPPG)**

2.2.19 The NPPG for Landscape states that:

*“One of the core principles in the National Planning Policy Framework is that planning should recognise the intrinsic character and beauty of the countryside. Local plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes but also the wider countryside.”*

(NPPG: Landscape, Reference ID: 8-001-20140306)

2.2.20 In relation to National Parks, the NPPG states that local authorities have a duty to ‘have regard’ to the purposes of the National Park ‘in exercising or performing any functions in relation to, or so as to affect, land’ within the National park. The NPPG continues:

*“This duty is particularly important to the delivery of the statutory purposes of protected areas. The duty applies to all local planning authorities, not just national park authorities. The duty is relevant in considering development proposals that are situated outside National Park or Area of Outstanding Natural Beauty boundaries, but which might have an impact on the setting of, and implementation of, the statutory purposes of these protected areas.”*

(NPPG: Landscape, Reference ID: 8-003-20140306)

### **Staffordshire Moorlands Core Strategy (Adopted March 2014)**

2.2.21 Policy DC3 - Landscape and Settlement Setting within the Core Strategy states the following:

*“The Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands by:*

*1. Resisting development which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement and important views into and out of the settlement as identified in the Landscape and Settlement Character Assessment;*

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

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

*4. Identifying through the Site Allocations DPD and protecting from inappropriate development, areas of visual open space where the intention will be to retain the land's open and undeveloped appearance. Where appropriate the Council will seek public access agreements with the land owners and seek proposals for the enhancement or improvement of these areas as part of the green infrastructure network in accordance with policy C3. In exceptional cases, limited development of areas of visual open space may be acceptable where this will bring about overriding improvements to the open space itself;*

*5. Recognising and conserving the special quality of the landscape in the Peak District National Park, and ensuring that development does not adversely affect the wider setting of the National Park."*

## **2.3 HERITAGE**

### **Guidance**

2.3.1 This study takes account of guidance provided by Historic England, principally the following:

- The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3 (2015);
- The Historic Environment in Local Plans Historic Environment Good Practice Advice in Planning: 1 (2015);
- The Historic Environment and Site Allocations in Local Plans: Advice Note 3 (2015); and
- Seeing the History in the View (2011).

### **Policy Context**

#### ***National Planning Policy Framework***

2.3.2 A heritage asset is defined in the national planning policy framework as *"a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest"* (DCLG 2012: 52).

- 2.3.3 The significance of a heritage asset is defined within the national planning policy framework (NPPF) as: *“the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from the physical fabric of a heritage asset but also from its setting”* (DCLG 2012:56).
- 2.3.4 The setting of a heritage asset is defined as *“the surroundings within which it is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting can make a positive or negative contribution to the significance of a heritage asset, may affect the ability to appreciate that significance or may be neutral”* (DCLG 2012:56).
- 2.3.5 Where heritage assets are to be affected by development: *“local authorities should require the applicant to describe the significance of the assets affected, including the contribution made to the significance of the asset by its setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”* (DCLG 2012:30).
- 2.3.6 In determining applications, the NPPF stipulates that *“great weight”* should be given to a designated asset’s conservation and that *“substantial harm to or loss of a grade II Listed Building, Park or Garden should be exceptional”* whilst *“substantial harm to or loss of assets of highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I and II\* listed buildings and Grade I and II\* parks and gardens, and world heritage sites, should be wholly exceptional”* (DCLG 2012 :31).
- 2.3.7 Developments where substantial harm to or total loss of significance of a designated heritage asset should be assessed against specific tests and should deliver substantial public benefits which outweigh any loss or harm (DCLG 2012:31). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (DCLG 2012:31). Impacts to the significance of non-designated assets will require a balanced judgement based on the level of significance and the scale of harm (DCLG 2012:31), although non-designated assets which are of equivalent significance to designated assets will be considered as such (DCLG 2012:32).

### **National Heritage Legislation**

- 2.3.8 Designated heritage assets protected by statutory legislation comprise scheduled monuments, protected wrecks, listed buildings and conservation areas; nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979).

- 2.3.9 Listed buildings and conservation areas are protected under the Planning (Listed Building and Conservation Areas) Act (1990). In relation to development proposals, the act states that *“in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the secretary of state shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”* (Planning (Listed Building and Conservation Areas) Act 1990: Section 66).
- 2.3.10 Non-statutory designated heritage assets, comprising registered parks and gardens and registered battlefields, are protected under national and local planning policy only. This is also the case for the remainder of the archaeological resource; entries onto a historic environment record or sites and monument record as well as previously unknown features which may be recorded during the course of data collection in respect to a given development proposal.

***Staffordshire Moorlands Core Strategy (Adopted March 2014)***

- 2.3.11 Policy DC2 - The Historic Environment within the Core Strategy states the following:

*“The Council will safeguard and, where possible, enhance the historic environment, areas of historic landscape character and interests of acknowledged importance, including in particular scheduled ancient monuments, significant buildings (both statutory listed and on a local register), the settings of designated assets, conservation areas, registered historic parks and gardens, registered battlefields and archaeological remains by:*

- 1. Resisting development which would harm or be detrimental to the special character and historic heritage of the District’s towns and villages and those interests of acknowledged importance.*
- 2. Promoting development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area and those interests of acknowledged importance through the use of conservation area appraisals, design statements, archaeological assessments, characterisation studies and Masterplanning.*
- 3. Preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through appropriate reuse and sensitive development, including enabling development, unless*

*their retention is not viable or there would be substantial planning benefits to outweigh the loss.”*

## **2.4 VISUAL OPEN SPACE**

2.4.1 Within the previous Local Plan for SMDC (adopted in 1998) a number of sites were designated as ‘Visual Open Spaces’ (VOS).

2.4.2 An extract from pages 78-79 of the 1998 Local Plan described this designation as follows:

*“There may be areas of land which are not essential as part of ‘public’ open space provision in a settlement but which perform valuable functions within towns and villages. These include performing a visual break between areas of development, contributing to local character, protecting attractive views and enhancing the setting of a public amenity such as a footpath. Such sites are considered worthy of protection from development as far ahead as can be foreseen. Paragraph 27 of PPG3 ‘Housing’ indicates that such informal open spaces can be of great importance to the character of a neighbourhood and states that planning policies should identify sites which need to be protected for amenity purposes.*

*A survey of settlements has identified a number of important areas of such ‘visual’ open space and these are shown as proposals on the Town and Village Inset Plans. The importance of these areas merits their protection from development even if there are other areas of open space nearby or if there is easy access to the open countryside. The areas selected as Visual Open Space are open and predominantly undeveloped and generally perform some or all of the following functions:-*

- *Form a break between development within a settlement;*
- *Allow the public to enjoy significant external views across the open area;*
- *Be of amenity / recreational value to the public while not requiring public access to the site itself;*
- *Contribute to the character of the surrounding neighbourhood / settlement.*



*The intention is that such areas should stay free of development which would spoil their open character. Many of them are in private ownership and it is not considered necessary for them to pass into public ownership for their function to be preserved. Where appropriate, however, the District Council will seek to establish concessionary footpaths across areas of visual open space.*

**POLICY R5 – VISUAL OPEN SPACE**

*VISUAL OPEN SPACE SHALL BE DESIGNATED WHERE THE GENERAL INTENTION WILL BE TO RETAIN THE LAND'S OPEN AND UNDEVELOPED APPEARANCE. WHERE APPROPRIATE, THE DISTRICT COUNCIL WILL SEEK PUBLIC ACCESS AGREEMENTS WITH THE LAND OWNERS."*

- 2.4.3 The VOS designation is also contained within SMDC's adopted Core Strategy, described as follows:

*"Visual open spaces are areas of land which are not essential as 'public' open space but which perform valuable functions within towns and villages, for example by forming a visual break between development, protecting attractive views and enhancing the setting of a public amenity. Such areas can contribute significantly to the character of settlements and should therefore be kept free from most development."*

- 2.4.4 Part 4 of Policy DC3 - Landscape and Settlement Setting within the Core Strategy states:

*"(The Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands by) Identifying through the Site Allocations DPD and protecting from inappropriate development, areas of visual open space where the intention will be to retain the land's open and undeveloped appearance. Where appropriate the Council will seek public access agreements with the land owners and seek proposals for the enhancement or improvement of these areas as part of the green infrastructure network in accordance with policy C3. In exceptional cases, limited development of areas of visual open space may be acceptable where this will bring about overriding improvements to the open space itself."*

- 2.4.5 Within the 2008 Landscape and Settlement Setting Study, prepared to form part of the evidence base for the Core Strategy, the VOS sites were re-assessed against the original criteria and recommendations were made on which sites should be retained.

However, this study was undertaken prior to publication of the NPPF, and therefore the existing VOS designations have not been tested for compliance with the NPPF.

2.4.6 Section 8 of the NPPF, '*Promoting Healthy Communities*', outlines how the planning system can promote public spaces and encourage their use by local communities. However there is limited policy within this section which directly supports the VOS designation as currently defined within the Core Strategy.

2.4.7 Of most relevance to the existing VOS designation is the Local Green Space (LGS) designation outlined at paragraphs 76 and 77 of the NPPF:

*"Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.*

*The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:*

- where the green space is in reasonably close proximity to the community it serves;*
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- where the green area concerned is local in character and is not an extensive tract of land."*

2.4.8 The NPPF also states that "*Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.*"

2.4.9 In order to ensure the Local Plan is compliant with the NPPF, it is considered that it would be appropriate to replace the existing VOS designation with the LGS designation. Therefore, within this study the existing VOS sites have been reviewed

against the LGS criteria outlined within the NPPF in order to identify those that are suitable for designation as LGS.

2.4.10 Due to the difference between the criteria for a VOS and the NPPF criteria for a LGS, there will inevitably be some VOS sites that are not suitable for designation as LGS. These sites were subsequently reviewed against more general criteria relating to amenity and green infrastructure in order to identify the key characteristics and uses of the site, and subsequently other types of designations that may be appropriate.

2.4.11 Policy C3 – Green Infrastructure within the Core Strategy states:

*“The Council will, through partnership working with local communities, organisations, landowners and developers, develop an integrated network of high quality and multi-functional green infrastructure that will:*

- Support and improve the provision of open space, sport and recreational facilities for local communities and enhance the settings of neighbourhoods;*
- Link existing and potential sites of nature conservation value and historic landscape features, create new wildlife habitats, increase biodiversity, and increase tree cover where it is appropriate to the landscape;*
- Enhance the natural, man-made and cultural features that are crucial to the local landscape and create opportunities for the restoration of degraded landscapes and the enhancement of the urban fringe;*
- Mitigate the negative effects of climate change and maximise potential climate change benefits including effective flood risk and waterways management;*
- Create appropriate access for a wide range of users to enjoy the countryside, including improved linkages to and provision of formal and informal recreation opportunities and accessible woodland areas, encouraging walking, cycling and horse riding;*
- Contribute to the diversification of the local economy and tourist development through the enhancement of existing, and provision of new facilities.*

*The Council will identify, protect and enhance Green Infrastructure assets through the Site Allocations DPD and the Green Infrastructure Strategy.”*

- 2.4.12 As stated within the policy, it will be supported by a Green Infrastructure Strategy. This strategy has not yet been produced, and therefore any VOS sites identified as not being suitable for the LGS designation, but as having the potential to contribute to green infrastructure, will be recommended for considered for inclusion within the Green Infrastructure Strategy.

### **3 METHODOLOGY**

#### **3.1 SCOPE OF ASSESSMENT**

3.1.1 As described in the previous section, this study comprises three parts:

- Landscape impact;
- Heritage impact; and
- VOS review.

3.1.2 Each of the existing VOS sites as listed in the Council's Landscape and Settlement Character Assessment (2008) was reviewed, and the scope of sites assessed in relation to their landscape and heritage impact included the following allocations within the draft Preferred Options Local Plan:

- Preferred Options;
- Employment Allocations;
- Mixed Use Development; and
- A Travellers Site.

3.1.3 Reserve sites reported to Council Assembly on 13th April 2016 were also assessed.

3.1.4 The locations and boundaries of the sites assessed are illustrated on Maps 1 to 6.

3.1.5 A specific methodology was developed for each part of the study to ensure compliance with the relevant guidance and policy, and the robustness of the results of the study. An overall approach was then developed, outlining the tasks to be undertaken in order to meet the requirements of the three methodologies.

3.1.6 The following sections describe the specific methodologies developed for each part of the study, and the overall approach that was utilised.

#### **3.2 LANDSCAPE**

3.2.1 The assessment of potential landscape impacts comprised a desk study and field survey, during which a site visit to each of the allocations was undertaken. The information gathered during these tasks determined the landscape sensitivity of each site; and informed the identification of potential landscape impacts and recommendations for mitigation measures where necessary.



3.2.2 The desk study included an analysis of GIS data, aerial imagery and OS mapping. This enabled the identification of the relationship between the sites and sensitive environmental receptors and landscape features, including the following:

- PDNP boundary;
- Public Rights of Way;
- Topography;
- Flood zones;
- Sites of Special Scientific Interest (SSSI), Local Nature Reserves (LNR), and Sites of Biological Interest (SBI); and
- Tree Preservation Orders (TPOs) and Ancient Woodland.

3.2.3 A site visit to each allocation was undertaken, and key vantage points were also visited where relevant in order to gain an appreciation of the site within the wider landscape. During the site visits, the following were recorded in relation to the sites:

- Current land use;
- Nature of adjacent settlement edges;
- Settlement pattern;
- Ecologically and hydrologically important features; and
- Relationship to the setting of the PDNP (where relevant).

3.2.4 The information gathered during the desk study and field survey was used to establish the relationship between susceptibility to change and value, allowing a judgement on the level of landscape sensitivity (low, medium or high) to be determined. These relationships are complex, and different levels of emphasis may be applied to susceptibility to change and landscape value. However, the following provides examples of the approach taken in this assessment:

- High sensitivity: Land with a high susceptibility to change and/or which is of high value, e.g. land adjacent to or visually prominent from the PDNP, land outside of the settlement pattern, land which has high visual prominence, land which contributes to heritage or ecological assets.

- Medium sensitivity: Land with a medium susceptibility to change and/or which is of medium value, e.g. land which has medium visual prominence, land which partially contributes to heritage or ecological assets.
- Low sensitivity: Land with a low susceptibility to change and/or which is of low value, e.g. land within the settlement pattern, land with low visual prominence, land which has no or very limited contribution to heritage or ecological assets.

3.2.5 Please note the above examples are only indicative, and are not a prescriptive matrix by which sensitivity is determined. As stated above, different levels of emphasis may be applied to susceptibility to change and landscape value. For example, an area of land with low susceptibility to change may still be of high sensitivity due to being of high value.

3.2.6 Where sites were identified as having medium or high landscape sensitivity and potential landscape impacts were identified, site specific mitigation measures were outlined based on the information gathered during the assessment.

### **3.3 HERITAGE**

3.3.1 The heritage assessment followed the methodology presented in Historic England Advice Note 3 'The Historic Environment and Site Allocations in Local Plans' (2015). The purpose of the document is to support all those involved in the Local Plan site allocation process. It presents a five step Site Selection Methodology comprising:

*Step 1. Identify which heritage assets are affected by the potential site allocation*

3.3.2 The Council's evidence base in relation to heritage currently consists of the following:

- Historic Environment Character Assessment (2010); and
- Staffordshire Historic Environment Record;

3.3.3 The above, as well as the Staffordshire Extensive Urban Surveys, were included within the documentation reviewed during the desk study to inform the baseline of the assessment. The search area was taken as an area of approximately 400m radius from the site boundary to identify designated heritage assets that may be directly or indirectly affected by the proposed allocation. At discretion, assets of high importance beyond this distance were included.

3.3.4 The baseline was also informed by analysis of GIS data, aerial imagery and OS mapping. This enabled the identification of the relationship between the sites and sensitive heritage features, including the following:

- Listed Buildings;
- Scheduled Monuments;
- Conservation Areas;
- Registered Parks and Gardens; and
- Registered Battlefields

*Step 2. Understanding what contribution the site (in its current form) makes to the significance of the heritage asset(s)*

3.3.5 A site visit to each of the allocations which had designated heritage assets within 400m was undertaken, and key vantage points were also visited, where relevant, in order to gain an appreciation of the site within the wider landscape. At discretion, assets of high importance beyond this distance were also visited. During the site visits, the following were recorded in relation to the sites:

- Current land use;
- Relationship to the setting of the designated heritage asset.

*Step 3. Identify what impact the allocation might have on that significance*

3.3.6 The information gathered during the desk study and field survey was used to determine the sensitivity of the heritage assets and the nature of impacts which would be reasonably expected if the site were allocated.

*Step 4. Consider maximising enhancements and avoiding harm*

3.3.7 Where possible, opportunities to maximise enhancements and avoid harm to designated heritage assets were considered. Where this was not possible and potential heritage impacts were identified, site specific mitigation measures were outlined based on the information gathered during the assessment.

*Step 5. Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness*

3.3.8 The overall assessment has considered a large number of proposed allocation sites (117) and tested these against a proportionately assembled base evidence and potential for enhancement or minimisation of harm has been proposed where

possible. This approach is consistent with national policy (NPPF) where conservation of heritage assets needs to be undertaken in a manner appropriate to their significance.

### **3.4 VISUAL OPEN SPACE**

- 3.4.1 As detailed within the Policy Context section above, it is considered that it would be beneficial to replace the existing VOS designation with the LGS designation in order to ensure that it is NPPF compliant. Therefore all existing VOS sites were reviewed in order to identify whether they are suitable for the LGS designation.
- 3.4.2 A site assessment sheet was produced for the review of the VOS sites, which comprised two parts. The first part assessed the suitability of the site to be designated as a LGS against the criteria outlined within the NPPF. This ensured that the LGS designations to be included within the Local Plan will be compliant with national planning policy.
- 3.4.3 If the site was found not be suitable for designation as an LGS, the second part of the sheet was then completed. This part assessed the site against general green infrastructure criteria, similar to the VOS criteria used within the 2008 assessment. This allowed a judgement to be made about potential alternative designations or uses for the site.
- 3.4.4 The site assessment sheets were predominantly informed by the field survey, during which a site visit of each VOS was undertaken. However the information gathered on site was also supplemented by the desk study where relevant (e.g. the identification of the historical use of the site).
- 3.4.5 The assessment also made recommendations on potential boundary changes that could be undertaken to strengthen the designation of the site, and identified a small number of potential new LGS sites. New LGS sites were only identified when these were adjacent to an existing VOS, and therefore apparent during the field survey.

### **3.5 OVERALL APPROACH**

- 3.5.1 A staged approach was developed in order to undertake the three parts of this study, in accordance with the above methodologies. This approach broadly comprised the completion of a site assessment sheet for each allocation, informed by desk study and field survey. These sheets were then used to analyse the potential landscape and heritage impacts, and review the existing VOS designations.

- 3.5.2 Two separate site assessment sheets were used: one for landscape and heritage; and one for the VOS sites. A copy of the site assessment sheets is included at Appendix 1.
- 3.5.3 The format of the sheets was informed by the relevant guidance, the policy review and the initial findings of the desk study. This ensured the sheets were tailored to the aims of the study, and relevant to the District.
- 3.5.4 The staged approach broadly comprised the following tasks, undertaken as an iterative process:

***Task 1: Policy Review***

- 3.5.5 Relevant background documentation and policies was reviewed, enabling the work to be undertaken in the context of the NPPF and other relevant guidance as detailed within the specific methodologies above.
- 3.5.6 Of particular importance within this task was the review of the current VOS designation against the requirements of the NPPF, enabling a judgement to be made on whether it is an appropriate designation to retain.

***Task 2: Desk Study***

- 3.5.7 GIS data, and other available documentation relating to the allocations, was analysed to establish the baseline and identify sensitive environmental receptors.
- 3.5.8 This task enabled sensitive environmental receptors and landscape features to be identified. It also identified which designated heritage assets could potentially be affected; and informed the understanding of the contribution the allocations make to the setting of these assets.
- 3.5.9 This information gathered during this task was recorded on the site assessment sheets, which were then completed during the field survey.

***Task 3: Field Survey***

- 3.5.10 A site visit to each allocation was undertaken. In addition, designated heritage assets in the vicinity of the allocations were visited in order to consider whether setting contributes to their overall significance, and whether development within the allocations would cause change to their setting which could cause an impact to their overall significance.
- 3.5.11 The site assessment sheets, containing information gathered during the desk study, were completed on site with further information gathered during the field survey.



3.5.12 The field survey was undertaken in late April, May and early June 2016.

***Task 5: Analysis***

3.5.13 The information gathered during the desk study and field survey, and recorded on the site assessment sheets, was analysed to determine the potential landscape sensitivity and heritage impacts of each allocation, and review the VOS designations.

3.5.14 The analysis was undertaken in accordance with the relevant guidance and policy, as outlined within the specific methodologies above.

3.5.15 The analysis allowed identification of the following:

- In relation to the landscape assessment:
  - Sites which are of low landscape sensitivity;
  - Sites which are of medium landscape sensitivity; and
  - Sites which are of high landscape sensitivity.
- In relation to the heritage assessment:
  - Sites which are suitable for development in heritage terms;
  - Sites which are suitable for development in heritage terms subject to mitigation; and
  - Sites which could not be developed without substantial heritage impacts.
- In relation to the VOS review:
  - Sites which are suitable for designation as LGS;
  - Sites which are not suitable for designation as LGS, but may be suitable for a separate green infrastructure designation; and
  - Sites which are not suitable for designation as open space.

3.5.16 Where sites are identified as being of medium landscape sensitivity, or as suitable for development in heritage terms subject to mitigation, recommendations on appropriate measures to minimise potential impacts are provided.

3.5.17 In addition, sites which may require further, more detailed assessment prior to inclusion within the Submission Local Plan are identified.

## 4 EVIDENCE BASE

### 4.1 INTRODUCTION

4.1.1 The following section outlines the existing evidence base supporting each technical aspect.

### 4.2 LANDSCAPE

4.2.1 The Council's evidence base in relation to landscape currently consists of the following:

- National Character Area (NCA) profiles for NCA 64: Potteries and Churnet Valley, NCA 53: South-West Peak, NCA 52: White Peak, and NCA 68: Needwood & South Derbyshire Claylands (Natural England);
- Landscape and Settlement Character Assessments for the towns and larger villages (SMDC, 2008); and
- Churnet Valley Landscape Character Assessment (SMDC, 2011).

4.2.2 The Landscape Strategy and Action Plan for the PDNP (2009) has also been taken into consideration.

#### **National Character Areas**

##### ***NCA 64: Potteries and Churnet Valley***

4.2.3 The majority of the District is located within this NCA, including all three of the main towns (excluding the north-east of Leek, which is located within NCA 53). Natural England describes this NCA as follows:

*“Located in North Staffordshire, the landscape of Potteries and Churnet Valley National Character Area (NCA) exhibits a strong contrast between the industrialised landscape of the Potteries and the pastoral, strongly dissected hills and small plateaux that flank the Churnet and Dove valleys.*

*The north and eastern boundary of the NCA rises to meet the limestone landscape of the White Peak and South West Peak NCAs with panoramic vistas of a transitional landscape from lowland to upland.*

#### ***Key Characteristics***

- *Dissected hills and small plateaux, cut by river valleys and steep ravines, contrast with the industrial and densely settled conurbation of the Potteries.*

- *The well-wooded character throughout the Churnet Valley contrasts strongly with the urban, sparsely wooded landscapes of the Potteries.*
- *Hedgerow banks with hedgerow oaks confine small pastures in the Churnet Valley; in the north, hedgerows are gappy and hedgerow trees are few. At higher elevations, drystone walls replace hedgerows and fields are larger and rectilinear. Agriculture is predominantly permanent pasture for grazing and stock rearing with some dairying; flatter areas are used for silage production and some arable cropping in the south, mainly cereals.*
- *Ancient semi-natural woodland occurs predominantly in the valleys with grasslands and grazing marsh within valley bottoms, especially the lower reaches of the Churnet and in the Dove Valley; there is heathland on higher ground and significant areas of open mosaic habitat on restored industrial land within urban areas.*
- *There is a contrast between the settlement pattern of valley-bottom villages with scattered farmsteads and hamlets on the valley slopes in the east and the sprawling conurbation of the Potteries in the west.*
- *Major transport infrastructure includes several A roads (A34, A50 and A52) and the Stoke-on-Trent to London railway. The Caldon Canal and Trent and Mersey Canal link the conurbation with the Churnet Valley."*

#### **NCA 53: South-West Peak**

4.2.4 The north-eastern edge of the District, adjacent to the PDNP boundary, is located within this NCA. This includes the north-east of Leek (around Haregate and Ball Haye Green), and the boundary of the NCA also extends down to the north-eastern edge of Ipstones. Natural England describes this NCA as "*an area of upland and associated foothills in the southwest region of the Pennines*", with key characteristics including the following:

- *"Isolated gritstone ridges and tors provide a dramatic contrast to the upland landscape, such as at Ramshaw Rocks, The Roaches and Windgather Rocks.*
- *Moorland core with a mosaic of landform, vegetation and wooded cloughs.*
- *Predominantly dispersed settlement across the NCA.*

- *Tourism industry and outdoor recreation centred on honeypot sites including Tittesworth and Goyt Valley reservoirs, The Roaches, Ramshaw Rocks and the National Trust's Lyme Park.*
- *Dramatic series of gritstone edges and tors exposed by a combination of glacial and fluvial action provide distinctive landscape features and are a major focus for rock climbing.*
- *Long, uninterrupted views from margins to upland areas and vice versa, with contained and intimate views around the foothills and within the valleys. Views into Manchester, Wales, Shropshire, Staffordshire and over the Cheshire Plain are possible from the upland core, tors and ridges."*

#### **NCA 52: White Peak**

4.2.5 A small area within the east of the District, adjacent to the PDNP boundary, is located within this NCA, including the settlement of Waterhouses. Natural England describes this NCA as *"a raised, undulating limestone plateau deeply incised with steep-sided limestone valleys"*, with key characteristics including the following:

- *"Improved grassland for dairy and livestock farming dominates the plateau, punctuated by occasional dew ponds, narrow shelterbelts of broadleaved trees and small patches of rough grassland, meadow and heath.*
- *Grassland enclosed by limestone walls, with small narrow strip fields often of medieval origin around villages, and larger rectangular fields away from the villages.*
- *Nucleated villages and small towns connected by crest and valley roads.*
- *A mix of limestone and gritstone used as building materials and stone and Welsh slate for roofs."*

#### **NCA 68: Needwood & South Derbyshire Claylands**

4.2.6 The southern edge of the District is located within this NCA, including land to the south-east of Blythe Bridge and the majority of Upper Tean. Natural England describes this NCA as follows:

*"A predominantly pastoral landscape of rolling countryside that is still largely rural and relatively tranquil, featuring distinctive field boundary patterns and characteristic hedgerows with hedgerow trees. Grassland for livestock is the dominant land use although dairy and cereal farming are also important. The*

*majority of the farms are small- to medium-sized dairying and livestock holdings. Arable cultivation occurs on the better land north and south of the Dove and in the river flood plains."*

#### **Landscape and Settlement Character Assessment (2008)**

- 4.2.7 The Landscape and Settlement Character Assessment (LSCA) was produced in 2008 to inform the evidence base for SMDC's Local Development Framework. The overall aim of the study was to *"provide a robust framework to guide the future development and management of the landscape of Staffordshire Moorlands, ensuring that the distinctive character of the landscape is retained and change is managed positively."*
- 4.2.8 The LSCA comprised three elements: a Landscape Character Assessment (LCA); a Settlement Setting Assessment (SSA); and a review of VOS designations (see VOS section below).
- 4.2.9 The LCA identified and described Landscape Character Types (LCT) within the District. It was considered that the landscape types identified within the 'Planning for Landscape Change' Supplementary Planning Guidance (SPG) previously produced for Staffordshire County Council (SCC) were still applicable, and therefore these were used to ensure consistency with the wider Plan area. The LCTs considered within the LSCA included:

##### *Within NCA 64: Potteries and Churnet Valley:*

- Ancient plateau farmlands
- Ancient slope and valley farmlands
- Settled plateau farmland slopes
- Settled plateau farmlands
- Gritstone uplands
- Dissected sandstone cloughs and valleys
- Dissected sandstone highland fringe
- Dissected sandstone uplands

##### *Within NCA 53: South-West Peak*

- Gritstone highland fringe

*Within NCA 52: White Peak*

- Limestone highland fringe

*Within NCA 68: Needwood & South Derbyshire Claylands*

- Settled plateau farmland slopes
- Settled plateau farmlands

4.2.10 For each landscape character type key characteristics were identified and described, including vegetation; land use; enclosure; settlements and buildings; and geology, landform and soils. Key planning and management issues associated with each LCT were also highlighted, and both landscape planning and landscape management guidelines were proposed for each LCT.

4.2.11 The SSA further developed information gathered within the LCA to provide a more in depth assessment, identifying the distinctive qualities of the individual settlements. The main characteristics of each settlement are described, and constraints and setting plans are included to illustrate the key features and designations within the settlements and surrounding landscape.

**Churnet Valley Landscape Character Assessment (2011)**

4.2.12 The Churnet Valley Landscape Character Assessment (CVLCA) was produced in 2011 to inform the evidence base for SMDC's Local Development Framework, in particular the Churnet Valley Masterplan.

4.2.13 The CVLCA built upon the landscape types identified within the 'Planning for Landscape Change' SPG, identifying Landscape Character Sub Areas within the Churnet Valley.

4.2.14 The CVLCA identified and described the following for each Sub Area:

- Key characteristics, including landform, vegetation, land use, views, field pattern and enclosure;
- Strengths, weaknesses, opportunities and threats;
- Key planning and management issues; and
- Proposed landscape planning and landscape management guidelines.

4.2.15 In addition the CVLCA highlighted areas of particular sensitivity, including areas of historical, ecological and geological significance.

### **Landscape Strategy and Action Plan for the Peak District National Park (2009)**

- 4.2.16 A full field survey of the National Park and a review of relevant documentation was undertaken in order to define LCTs within each NCA within the PDNP. This established a baseline against which future landscape change can be measured.
- 4.2.17 Following this a landscape strategy and action plan was developed. The strategy outlines the key issues and provides guidelines on how these should be managed. The action plan identified the actions required to deliver the strategy across the PDNP as a whole.
- 4.2.18 The landscape strategy and action plan draw the character areas as flowing across the National Park boundary and the action plan looks to constituent and adjoining authorities to pay regard to this so that the overall flow of landscape character types/areas can be protected and managed successfully into the future.
- 4.2.19 This was to ensure a common approach to landscape character both inside and adjoining the National Park.

### **4.3 HERITAGE**

- 4.3.1 The Council's evidence base in relation to heritage currently consists of the following:
- Historic Environment Character Assessment (2010); and
  - Staffordshire Historic Environment Record.
- 4.3.2 In addition, the Staffordshire Extensive Urban Surveys were also considered during the study.

#### **Historic Environment Character Assessment (2010)**

- 4.3.3 The Historic Environment Character Assessment (HEA) was produced in 2010 to inform the evidence base for SMDC's Local Development Framework. The overall aim of the study was to *"provide a detailed assessment of the historic environment character for the eleven project areas identified between SCC and Staffordshire Moorlands District Council (SMDC). The assessment included a scoring system to evaluate the impact of medium to large scale housing development upon each of the zones."*



4.3.4 The HEA divided each of the eleven project areas into 'Historic Environment Character Zones' (HECZs) and assessed the significance of the heritage assets of each zone. The assessment was followed by recommendations for each zone. The project areas were:

- Alton;
- Biddulph & Biddulph Moor;
- Brown Edge & Endon;
- Blythe Bridge & Forsbrook;
- Cheadle;
- Cheddleton, Wetley & Werrington;
- Ipstones;
- Kingsley;
- Ladderedge & Leek;
- Upper Tean; and
- Waterhouse.

4.3.5 The values which form part of the report for the zones were based upon the guidelines produced by English Heritage in 'Conservation Principles: policies and guidance for the sustainable management of the historic environment' (2008). These are: evidential; historical; aesthetic; and communal values. Values of high, medium, low were applied to indicate the likely significance and sensitivities of the historic environment within each zone. The assigned values reflect the current character of the areas which will alter in response to change.

#### **Staffordshire Historic Environment Record**

4.3.6 The Historic Environment Record (HER) is a database of over 17,000 archaeological sites and monuments, historic buildings and historic landscapes within the county. The Historic Environment Record also has information on archaeological interventions (such as excavations and surveys) and provides an index to a wide range of sources on the county's historic environment.

#### **Staffordshire Extensive Urban Surveys**

4.3.7 The principle aim of the Staffordshire Extensive Urban Surveys (EUS) was to understand the development and the current historic character of the medieval towns

within the county. The project reports for the towns are divided into two sections. Section one covers the location and historical development of the towns. The history covers the earliest evidence for human activity through to the establishment of the town in the medieval period and through to the present day. Section two covers the characterisation of the town through the creation of Historic Urban Character Areas (HUCAs). The historical significance of each HUCA was assessed and recommendations were provided.

4.3.8 The relevant reports in relation to this study include:

- Leek Extensive Urban Survey report (2011);
- Cheadle Extensive Urban Survey report (2012); and
- Alton Extensive Urban Survey report (2013).

#### **4.4 VISUAL OPEN SPACE**

4.4.1 The original VOS sites were identified and designated within the previous Local Plan (1998). These designations were reviewed within the Landscape and Settlement Character Assessment of Staffordshire Moorlands (2008).

4.4.2 The purpose of the 2008 review was to inform the evidence base for the Core Strategy, ensuring that important open spaces that contribute to the character of settlements were identified and protected from development.

4.4.3 The 2008 review was based on the following criteria for functions that a VOS designation should perform, as outlined within the Local Plan:

- form a break between development within a settlement; allow the public to enjoy significant internal views across the open area;
- allow the public to enjoy significant external views across the open area;
- be of amenity/recreational value to the public while not requiring public access to the site itself; and
- contribute to the character of the surrounding neighbourhood/settlement.

4.4.4 Additionally the following criteria were used, but only in association with one or more of the above criteria:

- be of ecological value;
- have a significant, proven local cultural or historical association.

- 4.4.5 As a result of the 2008 review, the majority of VOS designations were recommended for retention. In addition, a small number were recommended for deletion, and a small number of new VOS sites were also identified.
- 4.4.6 However, as the 2008 review was undertaken prior to publication of the NPPF the existing VOS designations have not been tested for compliance with national planning policy.
- 4.4.7 As detailed within the Policy Context section above, a more robust policy would be the LGS designations described within the NPPF. Therefore within this study the existing VOS designations, as provided by SMDC, have been assessed against the LGS criteria outlined within the NPPF.
- 4.4.8 In addition sites that were identified as not being suitable for the LGS designation were assessed against the previous criteria, as outlined above, in order to identify if there was an alternative green infrastructure based designation that could potentially be applied.

## **5 LANDSCAPE MITIGATION**

5.1.1 Site-specific landscape measures are recommended within the results section where relevant. The following section provides detail of general landscape mitigation measures that could be considered when preparing an application for the development of a specific site.

### **5.2 Landscape Setting**

5.2.1 An understanding and appreciation of the interrelationship between a settlement and its landscape setting informs opportunities for new development and determines the natural limits to the settlement as defined by landscape character.

5.2.2 The landscape element of a development proposal should pay due regard to the setting of the site as well as its own specific characteristics. It is important to observe the character of the local environment, to consider its scale and spatial relationships, to identify the features which create its landscape character and analyse their visual importance.

5.2.3 The features and characteristics which give the area its local distinctiveness should be incorporated into the design of new development to carry through the established 'sense of place'.

### **5.3 Character of a Site**

5.3.1 Having recognised the distinctive characteristics of the locality, the individual features and characteristics of the site need to be identified. Site analysis should identify changes in level, natural drainage pattern, the main aspect of the site, the planting structure, form of enclosure, important views in and out of the site, the age and condition of site features and their visual importance.

5.3.2 This careful analysis of the site and its setting should identify features which should be retained, re-established and created within the new development. Consideration must also be given to how these features will be managed or maintained.

### **5.4 Landscape Framework**

5.4.1 Where new development sites are identified, an appropriate landscape framework should be created as part of the development. The characteristics of the landscape framework will assist in mitigating the impact of the new development on its wider landscape setting.

5.4.2 The landscape framework of a new development should generally comprise three main elements of vegetation:

- Retained vegetation (trees and hedges);
- New blocks of native tree and shrub planting and individual or groups of larger tree species (generally within public open space); and
- Domestic sized trees (within property boundaries).

5.4.3 The framework planting within a development should reflect the setting of the site. The retention of existing established trees and planting features will give new development a sense of maturity and place. Where there are existing trees and woodland both on and off site which contribute to landscape structure of a site, consideration should be given to their long term protection by use of Tree Preservation Orders (TPOs), by conditions or through off site planning obligations.

5.4.4 New planting should take account of landform, landscape scale and size of field pattern. Consideration should be given to the spatial relationship between woodland blocks and open areas so that the scale of the landscape is not disrupted. New broadleaved woodland associated with green infrastructure improvements can be used effectively to counteract the effects of fragmentation and isolation of ancient woodland. This must consider the context and form of existing woodland. In areas of small scale landscape the introduction of large scale woodland blocks used for screening new development can have an adverse impact on the local landscape character.

5.4.5 Main tree species introduced into the site should include those which are indigenous to the area and are found in the locality. Plant material should where possible contribute towards local habitats following guidelines identified for the relevant landscape character type.

5.4.6 Selection of plant species should take into account the ground and soil conditions, the vulnerability of the location and the likely level of future maintenance. Choice of plant species should concentrate on species which are vigorous, hardy and readily available.

5.4.7 Field boundaries should be retained, maintained and, in places, replaced to maintain the scale of the landscape. Stone walls or native hedgerows should be used as a means of enclosure dependent upon local character. Replacement of hedges and drystone walls by fencing should be discouraged.

- 5.4.8 Hedgerows often form the boundary to a site and can enclose compartments within larger sites that are made up of a number of fields. Hedgerows can also break up the scale of a site and can give protection and shelter to new planting. Ancient hedgerows are extremely important for nature conservation.
- 5.4.9 Hedgerows are notoriously difficult to retain as rear garden boundaries. Householders understandably want their property to be secure and 'pet and small children' proof. Even if the developer does not erect a close boarded fence, the likelihood is that the owner will do so under permitted development rights and the hedge then cannot be adequately maintained. As a consequence hedgerows are best retained within areas of open space where they can be adopted and managed by the local authority or by third party management.
- 5.4.10 Views of the site from the surrounding area may require appropriate screen planting to reinforce boundaries and enable the development to be more readily absorbed into its setting. Planting can also be used effectively to frame views into a site. Careful consideration should be given to boundary treatments ensuring that the vegetation structure of the existing site and its environs are either strengthened or protected and that any new planting carried out as part of the proposals is sympathetic with the local landscape. Where the existing landscape structure is eroded and in a poor condition, new development can provide the opportunity for creating a strong new landscape structure and vegetated edge to the settlement. Appropriate tree and shrub planting can act as a buffer between development and the adjacent countryside and create a strong new defensible boundary to a settlement.

## **5.5 Open Space**

- 5.5.1 Open space can be used to create views out to the surrounding countryside. Within settlements, areas of open space with associated vegetation framework can provide important breaks within built up areas. These spaces can act as green corridors, visually connecting new development on the edge of settlements with the surrounding countryside.
- 5.5.2 The planting on open space areas within a residential area should contribute significantly to the framework planting of the site. Public open space should ideally be located in the parts of the site where existing mature trees are to be retained. These areas also offer the opportunity to plant native species that need space to establish and which will grow into large mature specimens or groups. Where existing hedgerows are to be retained this is best achieved by incorporating them within or

bounding areas of public open space, so that the hedge can then be maintained as part of the open space. This should secure its continued existence and allow a consistent approach to maintenance to be achieved.

- 5.5.3 Creation of footpaths and cycleways running through open space within new development should aim to maximise links with existing open space and Public Rights of Way in the locality to enhance accessibility and linkages for the local community.

## **5.6 Built development**

- 5.6.1 The grouping and form of new building should reflect the juxtaposition, scale, form, enclosure and materials of traditional buildings characteristic of the locality.
- 5.6.2 The colour of prefabricated industrial/commercial buildings should be determined taking careful account of position, predominant tones of adjacent vegetation or sky, as well as local materials, so as to minimise the visual effect of the development.
- 5.6.3 Care should be taken not to introduce unnecessary urban features into the rural scene particularly where new development sites are in proximity to open countryside or the National Park boundary.

## **5.7 Design Briefs**

- 5.7.1 The preparation of design briefs, taking account of landscape character type and the setting and character of settlements, can encourage development that is sympathetic and contributes to the local scene. This is particularly important for larger sites where the scale of the development can be reduced by the establishment of a vegetation framework which reinforces the existing landscape structure and retains existing trees and hedges.



## **6 CONSULTATION**

### **6.1 INTRODUCTION**

- 6.1.1 In the context of the Council's Duty to Co-operate requirement, and to allow key stakeholders to comment on the study, a programme of stakeholder consultation was undertaken.
- 6.1.2 Although the scope of this study is limited to the Staffordshire Moorlands District, the study area borders the PDNP and therefore the PDNP Authority (PDNPA) was provided with an opportunity to comment on the methodology and results of the landscape element of the study.
- 6.1.3 In addition to the PDNPA, the following key stakeholders were also included within consultation:
- Natural England;
  - Historic England;
  - Staffordshire County Council Heritage and Landscape Officers; and
  - The SMDC Conservation Officer.
- 6.1.4 All of the above stakeholders were invited to attend a progress meeting to discuss the methodology and initial findings on 11<sup>th</sup> May 2016, and a feedback meeting to discuss the results of the study and the draft report on 30<sup>th</sup> June 2016.

### **6.2 PROGRESS MEETING**

- 6.2.1 The PDNPA and SMDC Conservation Officer both attended the progress meeting on the 11<sup>th</sup> May. They were informed of the aims of the study and the methodology being employed, and shown a copy of the site assessment sheet. Both the PDNPA and the SMDC Conservation Officer were provided with the opportunity to comment on the proposed methodology, and ask any general questions on the study.
- 6.2.2 Following this meeting the PDNPA accompanied SMDC and WA on a visit to the key sites which were initially identified as potentially impacting upon the setting of the PDNP, during which it was demonstrated how the site assessment sheets would be completed on site.
- 6.2.3 Due to the time constraints the SMDC Conservation Officer could not attend the site visit, however a second visit to sites with potential heritage issues was undertaken on the 17<sup>th</sup> May 2016.

- 6.2.4 These site visits allowed the stakeholders to fully understand the assessment process; and provided them with an opportunity to comment on the key issues initially identified, and influence the approach taken forward within the assessment.

### **6.3 FEEDBACK MEETING**

- 6.3.1 Representatives from the PDNPA and Historic England attended the feedback meeting on the 30<sup>th</sup> June. They were informed of the key conclusions of the study, and provided with the opportunity to comment on the results.
- 6.3.2 Following the meeting a copy of the draft report was circulated to the stakeholders listed in section 6.1 above. The stakeholders were provided with the opportunity to comment on the contents and conclusions of the report.
- 6.3.3 This feedback was considered in the preparation of the final report.

## 7 RESULTS – LANDSCAPE

### 7.1 LEEK

7.1.1 Table 7.1 below details the results of the landscape assessment for sites within Leek. The location of these sites is illustrated on Map 1.

TABLE 7.1 LEEK LANDSCAPE ASSESSMENT	
Ref	Summary and Recommendations
<b>PREFERRED OPTIONS</b>	
<b>LE064</b>	<p><b>Land south of Macclesfield Road</b></p> <p>The site is located on the north-western edge of Leek, and comprises a field of rough grassland which slopes up from commercial development on Ashbourne Road to a property on Kiln Lane. Visual prominence of the site is reduced by surrounding development and vegetation. The existing settlement edge is not well-defined, and development of the site could strengthen this. However the site could be perceived as a break between residential and commercial development. This break could potentially be maintained with planting and landscaping in the north of the site. In addition a strong, vegetated edge would need to be planted on the western site boundary to limit development, as land to the north-west is located outside of the existing settlement pattern.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include advanced planting on the north-west site boundary.</i></b></p>
<b>LE249</b>	<p><b>Council Depot, Ladderedge</b></p> <p>Site comprises the council depot on the south-western edge of Leek, west of the A53 (Ladderedge). The site is previously developed with low visual prominence due to the hedgerows and tree belts which enclose the site. Redevelopment of the site could improve local landscape character. Consideration should be given to planting and landscaping on the eastern boundaries in order to limit effects on views from Ladderedge Country Park.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>ADD01</b>	<p><b>Ball Haye Green</b></p> <p>The site comprises a fenced section of a field sloping down from the north-eastern edge of Leek, to the north-west of Churnet View Middle School. The site is semi-enclosed by vegetation on the settlement edge, however is open to the north-west. This allows long distance views and inter-visibility between the site and higher ground across the valley to the north-west. Currently the settlement edge is well-defined and vegetated, with views of existing development generally screened. In addition the settlement edge is currently located on a ridge, with development not extending beyond this ridge, however the site is located below this ridge. Therefore, development of the site would be visually prominent, and would encroach on the countryside by extending beyond this ridge. In addition there would be no clear limit to development if the site were developed, compromising the surrounding sensitive countryside.</p>

	<p>Development would adversely affect the settlement edge, settlement pattern and landscape character.</p> <p><b><i>Site is of high landscape sensitivity.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>
<b>LE022</b>	<p><b>Land adjacent to service station, A523</b></p> <p>The site comprises a small field on the south-eastern edge of Leek, west of the A523 (Ashbourne Road). The site is enclosed to the south by thick tree belts, which form the existing well-defined, vegetated settlement edge. The site fits well within the existing settlement pattern, as it is adjacent to existing development and enclosed by these tree belts to the south. Development of the site could potentially improve the approach to Leek on Ashbourne Road, as it could screen existing views of the service station to the north.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>LE127</b>	<p><b>Land north and west of Mount Road</b></p> <p>Site comprises a large field on the south-eastern edge of Leek, enclosed by Mount Road to the south and east. The site slopes up from the settlement edge to the ridge on Mount Road, and is visually prominent. In addition, the site is elevated above the adjacent development and therefore screens the settlement edge when viewed from the east and north-east. Development within the site would likely be visible from the PDNP and could therefore affect its setting. It is likely that development within the site would also be visible from Ashbourne Road to the south, and would affect the rural approach to Leek along this road.</p> <p><b><i>Site is of high landscape sensitivity.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>
<b>LE128a</b>	<p><b>Land west of Mount Road (south of Kniveden Lane)</b></p> <p>The site comprises the northern half of a field (southern half is site LE128b) which slopes up from the eastern edge of Leek to Mount Road. The existing settlement edge is well-defined but urban, and only at a slightly lower elevation than the site, and so is visible across it. The site is currently screened from the PDNP by the ridge of Mount Road, the existing tree planting on Mount Road and the woodland surrounding Knivedon Hall. However building heights should be limited in the east of the site to reduce the prominence of the development. In addition planting and landscaping could be undertaken on the eastern edge</p>

	<p>of the site, to create a strong, vegetated settlement edge and ensure the development is further screened from the PDNP.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include advanced planting and landscaping on the eastern boundary, and limited building heights in the eastern half of the site.</i></b></p>
<b>LE140</b>	<p><b>Land west of Mount Road (north of Knivedon Lane)</b></p> <p>Site comprises land sloping down from Mount Road to the settlement edge, and is enclosed by tree belts on the northern and western boundaries. There are also trees on the eastern boundary, however these are more sparse. The site slopes down from Mount Road and so views from the PDNP are screened by the ridge and intervening vegetation on the site boundary and on the land on the opposite side of Mount Road (including the woodland surrounding Knivedon Hall). However building heights should be limited in the east of the site to reduce the prominence of the development. In addition planting and landscaping should be undertaken on the eastern edge of the site, to create a strong, vegetated settlement edge and ensure the development is further screened from the PDNP.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include advanced planting and landscaping on the eastern boundary, and limited building heights in the eastern half of the site.</i></b></p>
<b>LE142a</b>	<p><b>Land east of Mount Road</b></p> <p>Site comprises land to the east of Mount Road, on the north-eastern edge of Leek. The site is visually prominent and visible from the PDNP, as it is located atop of the ridge that screens views of Leek. Development within the site would adversely affect the existing well-defined, vegetated settlement edge, and could affect the setting of the PDNP.</p> <p><b><i>Site is of high landscape sensitivity.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>
<b>LE142b</b>	<p><b>Land south of Thorncliffe Road</b></p> <p>The site comprises an existing farmstead and paddocks, and the access track which extends north to Thorncliffe Road. Existing development within the site does not contribute to a well-defined settlement edge. However the existing development is located within the areas of the site with the lowest visual prominence. Development across the entire site would likely be visible from the PDNP and could affect its setting. Development, particularly in the north of the site, could also affect the rural approach to Leek from the PDNP.</p> <p><b><i>Site is of high landscape sensitivity.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be</i></b></p>

	<b><i>weighed against other evidence when determining the overall suitability of a site for development.</i></b>
<b>PREFERRED OPTIONS - RESERVE</b>	
<b>LE063</b>	<p><b>Land south of Ashbourne Road</b></p> <p>The site is located to the rear of existing development on Ashbourne Road, and is generally screened by surrounding vegetation and development. Part of the site is previously developed, including garages and parking. The site also includes a small field of rough grassland, sloping down to woodland to the south. The existing development within the site does not contribute to a well-defined settlement edge. Development of the site would not be visually prominent, could strengthen the settlement edge, and potentially improve local landscape character.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>LE069</b>	<p><b>Land west of Mount Road (east of Moorland Road)</b></p> <p>The site comprises a single field, with Pike Hall Farm on the eastern boundary. The site slopes down from Mount Road to the south-eastern edge of Leek, and thus is currently screened from the PDNP by the ridge on Mount Road. However development within the site could extend above this ridge, and would likely be visible from the PDNP, thus potentially affecting the setting of the park. In addition the site is elevated above adjacent residential development, and therefore the settlement edge would become much more prominent, affecting the existing surrounding rural landscape character.</p> <p><b><i>Site is of high landscape sensitivity.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>
<b>LE128b</b>	<p><b>Land west of Mount Road (east of High View Road)</b></p> <p>The site comprises the southern half of a field (northern half is site LE128a) which slopes up from the eastern edge of Leek to Mount Road. The existing settlement edge is well-defined but urban, and only at a slightly lower elevation than the site, and so is visible across it. The site is currently screened from the PDNP by the ridge of Mount Road, and the existing tree planting on Mount Road. However if the site were to be developed building heights should be limited in the east of the site to reduce the prominence of the development. In addition advanced planting and landscaping should be undertaken on the eastern edge of the site, to create a strong, vegetated settlement edge and ensure the development is screened from the PDNP.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include advanced planting and landscaping on the eastern boundary, and limited building heights in the eastern half of the site.</i></b></p>

LE066	<p><b>Land east of Mount Road</b></p> <p>The site is located on the on the eastern edge of Leek, east of Mount Road. The site is previously developed, with the northern section comprising Kniveden Hall amongst woodland, and the southern half comprising a property and polytunnels/horticulture. The site is located beyond the ridge of Mount Road, which currently screens views of Leek from the PDNP. Existing development within the site is generally screened by the trees and other vegetation both within and surrounding the site. The woodland within the site also provides screening of existing development within Leek. Development within the site would be visually prominent and could potentially affect the setting of the PDNP.</p> <p><b><i>Site is of high landscape sensitivity.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>
<b>MIXED ALTERNATIVE USES</b>	
LE150	<p><b>Co-operative Bank, east of Cheddleton Road</b></p> <p>Site comprises existing offices, parking and surrounding land on the southern edge of Leek, east of Cheddleton Road. The land slopes up to woodland to the east of the site, with a high point in the south-east corner of the site. The existing landscaping within the site is attractive and should be retained as far as possible if the site were to be developed, including existing trees, in order to prevent adverse effects on local landscape character. The existing frontage of tree planting and landscaping on Cheddleton Road should be maintained. The high point at the south-east corner of the site is currently undeveloped and should remain so as it would be visually prominent. Development should be concentrated in the north of the site where visual prominence is lowest.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
LE235	<p><b>Land to rear of Co-operative Bank, west of Cheddleton Road</b></p> <p>Site comprises land to the west of existing offices south of Leek on Cheddleton Road, which includes paddocks, some tree planting and a small farmstead adjacent to the northern boundary. The site is bound by a dismantled railway to the west, beyond which Barnfields Industrial Estate is located. The site rises up to Sandon Street to the north, and is bound by Birchall Playing Fields to the south. The site is partially screened by surrounding vegetation, development, and changes in topography. The site fits well within the existing settlement pattern as it does not extend south of the existing adjacent development. Existing development to the north of the site does not contribute to a well-defined settlement edge, and development of the site could strengthen the settlement edge. Planting on the southern boundary could create a vegetated edge and reduce visual prominence.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>



EMPLOYMENT ALLOCATION	
<b>EM2</b>	<p><b>Leekbrook, end of Brooklands Way</b></p> <p>The site comprises grassland, adjacent to a stream on the northern boundary, which gradually slopes up to woodland on the southern boundary. The site is large and open however it is enclosed by woodland and located at the bottom of a valley, and so has low visual prominence. The character of the site is affected by the adjacent industrial development, which is visually prominent from within the site. The site forms part of an SBI (which also includes the woodland to the south) and this must be considered; ecology surveys will be required to determine the value of the site for biodiversity. However, in landscape terms, the site is a logical extension to the existing industrial development, and the woodland which encloses the site will limit development and thus prevent encroachment on the surrounding countryside.</p> <p><b><i>Site is of low landscape sensitivity. However, the value of the site for biodiversity should be determined prior to allocation.</i></b></p>
<b>ADD09</b>	<p><b>Leekbrook, west of Basford Lane</b></p> <p>The site comprises a field that slopes steeply up from Basford Lane to woodland, which encloses the site to the west and south. The site is bound by commercial development on the A520 to the north. The surrounding vegetation and development which encloses the site reduces visual prominence, and development of the site would fit in well with the existing pattern of surrounding industrial/commercial development. The site rises steeply increasing visual prominence to the west, therefore development should be limited to the lower ground and building heights limited in the west. Consideration should be given to the adjacent woodland, which is designated as a SBI and TPO.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include restricted development and building heights on the higher ground.</i></b></p>

## 7.2 BIDDULPH

7.2.1 Table 7.2 below details the results of the landscape assessment for sites within Biddulph. The location of these sites is illustrated on Map 2. Where varying levels of sensitivity are identified within a single site, the division between these levels is illustrated on a figure included within the relevant section of the table.

**TABLE 7.2 BIDDULPH LANDSCAPE ASSESSMENT**

Ref	Summary and Recommendations
<b>PREFERRED OPTIONS</b>	
<b>BD087</b>	<p><b>Land north of Beaumont Close</b></p> <p>Site comprises land to rear of linear development on the A527, to the north of the settlement. The site slopes down from this linear development towards Biddulph Brook (located to the west of the site), and is visible from the opposite side of the valley. However, development within the site would be partially screened by trees along Biddulph Brook and would be viewed against the context of the existing development. In addition the site does not extend beyond the existing settlement edge formed by development on Beaumont Close.</p> <p><i>Site is of low landscape sensitivity.</i></p>
<b>BD068</b>	<p><b>Land south of Marshgreen Road</b></p> <p>Site is located within the north of Biddulph, south of Marshgreen Road. The site comprises fields enclosed by residential development to the north, east and south; and sewage treatment works to the west. The site is elevated above Marshgreen Road, however it is at a similar level to the adjacent residential development on Portland Drive, and has low visual prominence due to screening provided by the surrounding development and vegetation, particularly trees surrounding the sewage works. The site forms a gap in development, and therefore fits in well with the existing settlement form.</p> <p><i>Site is of low landscape sensitivity.</i></p>
<b>BD062</b>	<p><b>Land north of York Road</b></p> <p>Site is located within the north of Biddulph, east of the dismantled railway line, and comprises an area of rough grassland and scrub. The site is enclosed by residential development to the south and west, and a sewage treatment works to the north-east, resulting in low visual prominence. Although the adjacent settlement edge is well-defined, it is urban in character to the south of the site. Existing vegetation on the north-eastern site boundaries would form a vegetated settlement edge, and therefore this vegetation should be retained and strengthened where necessary.</p> <p><i>Site is of low landscape sensitivity.</i></p>
<b>ADD03</b>	<p><b>Akesmoor Lane</b></p> <p>Large site on the western edge of Biddulph, comprising agricultural land and two farmsteads (Moodystreet Farm and Hollylane) and sheds, enclosed by Akesmoor Lane to the west. The site is located beyond the dismantled railway, which currently forms a strong, vegetated settlement edge and limit to development. The site is inter-visible with the Green Belt to the west. Development within the site would encroach on the surrounding countryside, and would adversely affect the existing settlement edge. Development of the</p>

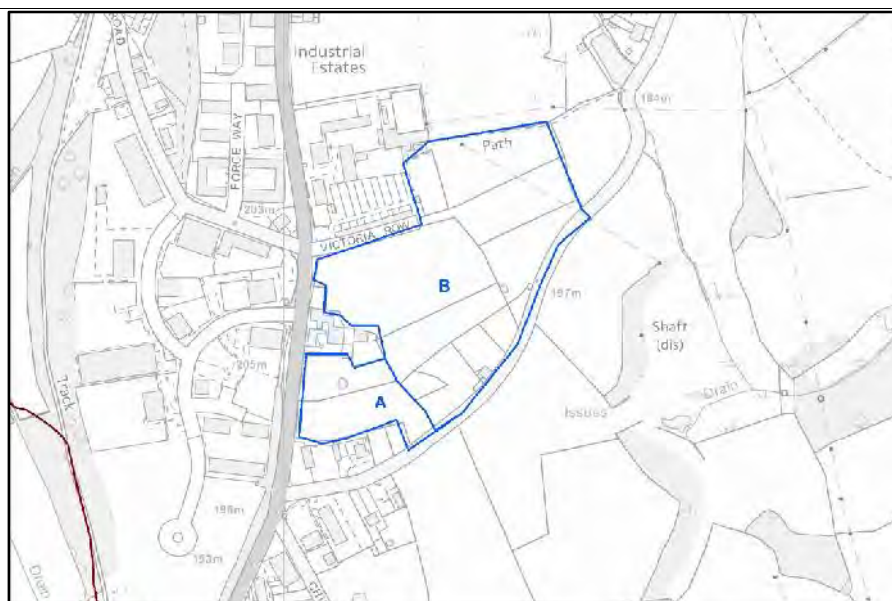
	<p>site could potentially compromise the surrounding sensitive countryside, as there would be no clear limit to development beyond the site.</p> <p><b><i>Site is of high landscape sensitivity.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>
<b>BD071 &amp; BD071a</b>	<p><b>Land west of Colliers Way</b></p> <p>The largest of the sites enclosed by the dismantled railway and the A527. The site comprises Knypersley View Farm and the fields surrounding it, enclosed by the dismantled railway to the west and Colliers Way to the east. The site extends south, adjacent to the railway line, to Newpool Road where the access for the farm is located. The topography within the site is undulating, and so visual prominence of the site varies. The southern extent of the site is generally screened by surrounding vegetation. Visual prominence is higher in the north of the site, where the land rises up to a ridge (as within BD076), however this visibility is generally when viewed from within the settlement. Long distance views towards the site from the west are generally screened by intervening topography within the wider countryside. Development within the site would be located within the existing settlement form, as it is enclosed by the dismantled railway that forms a strong, vegetated edge to the settlement. If the site were to be developed additional planting on the railway line and on the ridge may need to be considered in order to reduce the visual prominence of the site. Phased development could be undertaken, allowing time for this planting to mature.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include additional advanced planting on the ridge and western boundary.</i></b></p>
<b>BD016</b>	<p><b>Land east of Colliers Way</b></p> <p>Beehive Farm and adjacent land, enclosed by Colliers Way to the west and Tunstall Road to the east. The existing development within the site does not contribute to a well-defined settlement edge, and therefore development of the site could strengthen the settlement edge. Adjacent land to south of site is also of low landscape sensitivity, and could further improve the settlement edge (or be used to create a vegetated edge to the settlement).</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>BD055</b>	<p><b>Land east of Tunstall Road (former school site)</b></p> <p>Within the southern part of the land enclosed by the dismantled railway and the A527. Site comprises previously developed land (formerly a school, now demolished) immediately west of the junction of St John's Road and Tunstall Road. Re-development of the site could improve local landscape character.</p>

	<p>Development of the site (in combination with the adjacent sites) could create a stronger edge to the settlement.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>BD106 &amp; BD156</b>	<p><b>Land east of Tunstall Road (Levens)</b></p> <p>Within the south of the land enclosed by the dismantled railway and the A527. Site comprises an existing property (Levens), gardens and adjacent fields within the south-west of the settlement. Site also includes the existing access track, extending east from the property to Tunstall Road. The site is set back from the road and is well screened by intervening vegetation and existing development. Development within the site would not be visually prominent, and (in combination with development of the adjacent sites) could create a stronger settlement edge.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>BD108</b>	<p><b>Land east of Tunstall Road (nursery)</b></p> <p>The southern-most of the sites enclosed by the dismantled railway and the A527. Site comprises previously developed land within the settlement, west of Tunstall Road and north of Roaches School. The site is set back from the road, and screening is provided by the existing trees and vegetation on the road. Development within the site would not be visually prominent, and (in combination with development of the adjacent sites) could create a stronger settlement edge.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>BD063a</b>	<p><b>Newpool</b></p> <p>The site is located north of Newpool road, and comprises a single field that slopes down from the farm track on the western boundary, to the residential development which encloses the site. The site has low visual prominence due to its topography, and screening provided by the adjacent development and a hedgerow on the western boundary. The linear development on Meadowside does not contribute to a well-defined settlement edge, and development of the site could strengthen the settlement edge. The hedgerow on the western boundary should be retained in order to maintain low visual prominence, and a vegetated edge.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>ADD04</b>	<p><b>Knypersley (west of Hall)</b></p> <p>Site comprises land to the west and south of Knypersley Hall, including a large, open field which slopes down from the hall in the north of the site, and more undulating land in the south of the site containing a pond and scattered trees. The site is separated from the settlement edge by Knypersley Hall and agricultural land to the north. Development of the site could adversely affect the existing settlement form, particularly in the southern extent of the site. The</p>

	<p>northern section of the site has high visual prominence, particularly when viewed from Tunstall Road.</p> <p><b><i>Site is of high landscape sensitivity.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>
<b>BD069</b>	<p><b>Knypersley (Hall garden)</b></p> <p>Site comprises the former kitchen gardens of Knypersley Hall, which contains the remains of a disused garden centre. The site is currently overgrown, however important features including protected trees and remnants of the original garden wall are present. Development of the site could improve local landscape character through the removal of derelict buildings, the existing metal fencing and scrub. However development within the site would need to be sympathetic to its original use, and ideally would be in keeping with the character of the cottages to the south-east.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include ensuring development is sympathetic to its original use and in keeping with the character of the adjacent cottages.</i></b></p>
<b>PREFERRED OPTIONS - RESERVE</b>	
<b>BD004</b>	<p><b>City Bank</b></p> <p>Site is located at the end of City Bank on the north-western edge of Biddulph, and is previously developed (Gillow Heath Mill). The site has low visual prominence, with screening provided by adjacent development and vegetation. Re-development of the site could improve local landscape character, and would maintain the well-defined settlement edge created by the existing development within the site.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>BD101</b>	<p><b>Stringer Street Mill</b></p> <p>Existing mill located in the centre of the settlement east of the A527, enclosed by Stringer Street to the north-east. Re-development of the site could improve local townscape character. Development to south-west (in existing parking area) could be sympathetic to adjacent cottages.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>BD102</b>	<p><b>Walley Street Mills</b></p> <p>Existing mills located in the centre of the settlement east of the A527, south of Walley Street and north of Stringer Street. Re-development of the site could improve local townscape character.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>

MIXED ALTERNATIVE USES	
<b>BD076a</b>	<p><b>Land west of Colliers Way (south of Wharf Road)</b></p> <p>The northern-most of the sites enclosed by the dismantled railway and the A527. Site comprises previously developed land, including an existing depot, on the western edge of Biddulph. The existing development within the north of the site is generally screened by the vegetation that encloses it. However, views from Colliers Way are available. In addition, limited views are available through gaps in vegetation on Wharf Road and the dismantled railway. Re-development of the site could improve local landscape character. The site is located within the current settlement form, enclosed by the disused railway which forms a strong edge to the settlement.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>BD117</b>	<p><b>Mill Hayes Road</b></p> <p>Large site comprising fields on the southern edge of Biddulph, east of the A527 (Tunstall Road); south of Victoria Row; and north and west of Mill Hayes Road. Residential properties and a smallholding are located on the A527 and are enclosed by the site. The site is opposite Brown Lees Industrial Estate, which is located on the opposite side of the A527. However, despite this, the site is rural in character. The agricultural buildings enclosed by the site and the cottages on Victoria Row contribute to this character.</p> <p>The site is large and open with high visual prominence, particularly in the north and east of the site, with long distance views available from the footpath on the northern boundary. Visual prominence is lower in the south-west of the site, south of the existing properties on the A527, where the land is enclosed by trees and hedgerows.</p> <p>The landscape sensitivity of the site is low in the south-west, increasing to the north-east corner of the site where sensitivity is highest. In order to limit potential landscape impacts the existing vegetation in the south-west of the site should be retained, and additional planting could be undertaken on the edges of, and within the development, to create a strong vegetated edge and soften the appearance of the development in long distance views. Limits on the size and scale of buildings would also soften the appearance of the development.</p> <p><b><i>South-west of site (south of properties on A527 – Section A) is of low landscape sensitivity, increasing to high sensitivity in the north-east across the remainder of the site (Section B). Site-specific landscape mitigation measures could include planting within and on the edges of the development, and limits on building sizes and scale.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>





**BD117**

**Section A: Low landscape sensitivity**

**Section B: High landscape sensitivity**

#### EMPLOYMENT ALLOCATION

##### **BD076 Land west of Colliers Way (north-west)**

Within the north of the land enclosed by the dismantled railway and the A527. The site comprises the northern sections of two fields, the remainder of which are located in site BD071 & BD071a to the south. The site is enclosed by the dismantled railway to the west and previously developed land (BD076a) to the north. Land within the site slopes up to a ridge with an approximate north-south orientation in the centre of the site. The site is not immediately adjacent to existing settlement edge (separated by BD076a) and therefore should not be developed in isolation. Development on the ridge within the site could be visually prominent, particularly from the countryside to the west of Biddulph. If the site were to be developed consideration could be given to phased development, which would allow advanced planting to be undertaken on the western site boundary and the hedgerows in the centre of the site (located on the ridge) to grow, providing increased screening of development.

***Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include additional advanced planting on the ridge and western boundary.***

## 7.3 CHEADLE

7.3.1 Table 7.3 below details the results of the landscape assessment for sites within Cheadle. The location of these sites is illustrated on Map 3. Where varying levels of



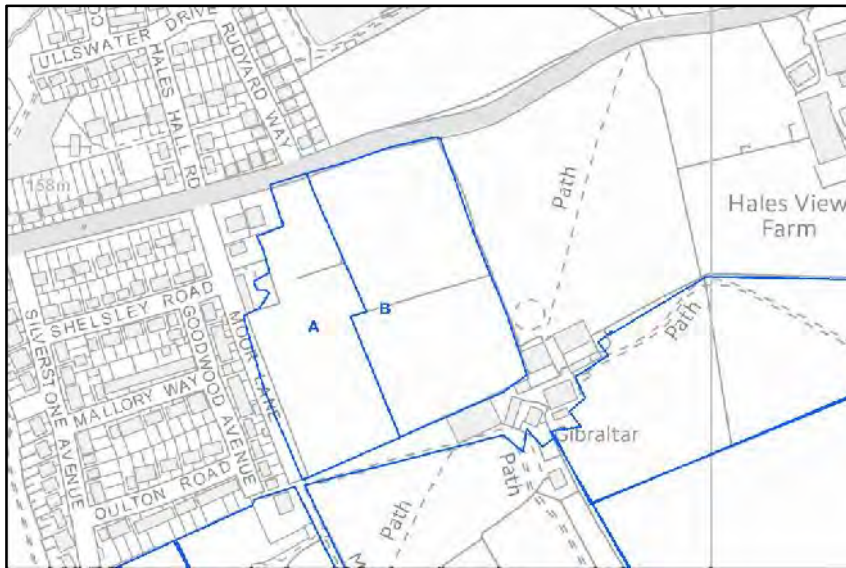
sensitivity are identified within a single site, the division between these levels is illustrated on a figure included within the relevant section of the table.

TABLE 7.3 CHEADLE LANDSCAPE ASSESSMENT	
Ref	Summary and Recommendations
<b>PREFERRED OPTIONS</b>	
<b>CH004</b>	<p><b>Thorpe Rise (west)</b></p> <p>A single field within the north of the settlement enclosed by residential development, north of the play area on Thorpe Rise. The site includes a track in the centre that provides access to Sunways, a property on the northern boundary. The site forms a gap within the settlement, and therefore fits in well within the existing settlement pattern. The site also has low visual prominence due to the surrounding housing, and the hedgerows that enclose the site.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>CH132</b>	<p><b>Hammersley Hayes Road</b></p> <p>Site comprises a large field on the northern edge of Cheadle, which slopes down from the settlement edge to Cecily Brook. Broad Hayes Park (mobile home park) is adjacent to the north-west site boundary. The site is open and visually prominent, particularly when viewed from the opposite side of the valley. However the existing settlement edge is urbanised. Development could be limited to the north of the site, on the higher land adjacent to the existing development, allowing planting to be undertaken on the edge of the development and landscaping on the lower ground adjacent to the brook. This could create a vegetated edge to the settlement. Building heights could be limited to reduce the prominence of the development, particularly on lower land.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include limiting building heights, limiting development to the higher ground, and advanced planting on the southern boundary.</i></b></p>
<b>CH001</b>	<p><b>Thorpe Rise (south)</b></p> <p>Large site located to the north of the settlement, east of Froghall Road. The site is enclosed by existing development to the north, west and south, and is open to the east. Therefore the site forms a large gap in existing development within Cheadle. The western extent of the site is enclosed with low visual prominence. Visual prominence increases to the east as the site becomes more open, and slopes down to Cecily Brook. If the site were to be developed, development should be limited to the higher ground in this section of the site, adjacent to existing development on Weaver Close. The eastern corner of the site should be retained as open space in order to reduce the visual prominence of the development, and allow a vegetated settlement edge to be created.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include setting development back from the lower ground in the eastern corner of the site and advanced planting on the eastern boundary.</i></b></p>

<b>CH009</b>	<p><b>Orchard Farm</b></p> <p>The site is located to the east of Churchill Road within the north of the settlement, and comprises Orchard Farm and adjacent land. The site is located to the south of the recreation ground and had low visual prominence due to screening provided by surrounding vegetation and development. Re-development of the site could improve local landscape character.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>CH024</b>	<p><b>Land east of Orchard Farm</b></p> <p>Site comprises a field within the north of the settlement, east of Orchard Farm, south-east of the recreation ground and west of Cecily Brook. The majority of the site has low visual prominence due to screening provided by surrounding development and vegetation. However the eastern edge of the site has higher visual prominence as the land slopes down to the brook. Planting could be undertaken on the eastern site boundary in order to reduce visual prominence. Consideration should be given to the adjacent LNR, and the views from within it.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>CH015</b>	<p><b>Depot, Leek Road</b></p> <p>Previously developed land within the centre of the settlement, east of Leek Road. The site has low visual prominence due to surrounding development. Redevelopment of the site could improve local landscape character, particularly on the frontage to Leek Road.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>CH002a</b>	<p><b>Moor Lane Farm (west)</b></p> <p>The site comprises a small field on the eastern edge of the settlement that (in combination with CH002b to the east) forms a gap in development. Development would fit in well within the settlement pattern. The site also has low visual prominence due to adjacent vegetation and development.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>CH002b</b>	<p><b>Moor Lane Farm</b></p> <p>The site comprises a small field containing Moor Lane Farm on the eastern edge of the settlement that (in combination with CH002a to the west) forms a gap in development. Development would fit in well within the settlement pattern. The site also has low visual prominence due to adjacent vegetation and development, although is more open to the east. The existing hedgerow on this boundary could be planted up in order to create a vegetated edge to the settlement and reduce visual prominence.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>

<b>CH013</b>	<p><b>The Gawbutts</b></p> <p>The site comprises two fields within the settlement, north of Cheadle High School. The site is located within the existing settlement pattern and has low visual prominence due to surrounding development and vegetation.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>CH020</b>	<p><b>Brookhouses</b></p> <p>Previously developed land (including a residential property) and rough grassland within the west of Cheadle, north of the A521 and the Brookhouses industrial estate. The site has low visual prominence due to screening provided by surrounding development and vegetation.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>CH085a</b>	<p><b>Mobberley Farm (north)</b></p> <p>Site comprises fields on the south-western edge of the settlement, sloping down from the settlement edge. Site is open however long distance views are screened by the railway embankment located to the north and west of the site. There could be impacts on local landscape character, however limiting building heights on the lower ground to the south-west of the site, and planting on this boundary could reduce potential adverse impacts.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include limiting building heights and planting in the south-west of the site.</i></b></p>
<b>CH085b</b>	<p><b>Mobberley Farm (centre-north)</b></p> <p>Site comprises a field on the south-western edge of the settlement, sloping down from the settlement edge. Site is open however long distance views are screened by the railway embankment located to the north and west of the site. There could be impacts on local landscape character, however limiting building heights on the lower ground to the west of the site, and planting on this boundary could reduce potential adverse impacts.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include limiting building heights and planting in the west of the site.</i></b></p>
<b>CH085c</b>	<p><b>Mobberley Farm (centre)</b></p> <p>Site comprises fields to the south-west of the settlement, sloping down from the settlement edge. Site is open however long distance views are screened by the railway embankment located to the north and west of the site. There could be impacts on local landscape character, however limiting building heights on the lower ground to the west of the site, and planting on this boundary could reduce potential adverse impacts. Only the north-eastern corner of the site is adjacent to the settlement edge and is otherwise separated by adjacent sites (CH085d). The site should therefore not be developed in isolation. If the</p>

	<p>adjoining sites are developed first, then CH085c could be considered as a potential development site in a later phase.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include phased development (ensuring the site is developed following the development of adjoining sites), limiting building heights and planting in the west of the site and phasing development.</i></b></p>
<b>CH085d</b>	<p><b>Mobberley Farm (east)</b></p> <p>Site comprises generally flat fields on the south-western edge of the settlement, enclosed by residential development to the east and north. The site is open to the west however long distance views are screened by the railway embankment located further to the west of the site. Site fits well within the existing settlement pattern as it does not extend beyond the existing western settlement edge formed by Draycott Drive and Carlton Close. Planting could be undertaken on the western boundary in order to create a vegetated edge to the settlement.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>CH128</b>	<p><b>Lime trees</b></p> <p>Overgrown land with no public access on the southern edge of Cheadle, west of the A522. The site is enclosed by development to the north and south which provides screening, reducing visual prominence. Development of the site could improve local landscape character.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>PREFERRED OPTIONS - RESERVE</b>	
<b>CH080</b>	<p><b>Woodheadhall Farm (north)</b></p> <p>Site comprises large fields adjacent to Cherry Barn (north of Woodheadhall Farm), to the north-east of the settlement. The site is separated from the settlement edge, which is currently well-defined and vegetated, and therefore does not relate to the settlement pattern. Development of the site would encroach on the surrounding countryside, and could adversely affect the wildlife corridor adjacent to Cecily Brook on the north-west site boundary.</p> <p><b><i>Site is of high landscape sensitivity.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>
<b>CH081</b>	<p><b>Woodheadhall Farm (south)</b></p> <p>Site comprises a field on the north-eastern edge of the settlement, enclosed by Cecily Brook to the west (with residential development beyond) and residential development to the south. The site has medium visual prominence, as screening is provided by the adjacent vegetation and development to the west and south. The western site boundary is set back from Cecily Brook, which forms a well-defined, vegetated edge to the settlement. However the</p>

	<p>settlement edge to the south is urban, although well-defined. The site sits well within the existing settlement pattern as it does not extend beyond the existing settlement edges to the north or east. Development of the site could provide a more vegetated settlement edge. Therefore if the site were to be developed planting should be undertaken on the northern and eastern boundaries in order to maintain or improve the vegetated edge to the settlement.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include planting on the northern and eastern boundaries.</i></b></p>
CH129	<p><b>Gibraltar Farm (north)</b></p> <p>Site comprises fields on the eastern edge of Cheadle, south of Oakamoor Road and east of Moor Lane. The site is enclosed by residential development to the west, however visual prominence increases to the east. Existing development to the east of Moor Lane does not contribute to a well-defined settlement edge. Development within the western half of the site (not extending beyond the existing eastern settlement edge of Rudyard Way to the north) and planting/landscaping on the eastern boundary of this development could create a stronger, vegetated settlement edge and improve the approach to Cheadle along Oakamoor Road. However, development in the eastern half of the site would be visually prominent, adversely affect the approach into Cheadle and encroach on the surrounding countryside.</p> <p><b><i>Western half of site (Section A) is of medium landscape sensitivity. Site-specific landscape mitigation measures could include planting on the eastern edge of development.</i></b></p> <p><b><i>Eastern half of site (Section B) is of high landscape sensitivity.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>  <p style="text-align: center;"><b>CH129</b></p> <p style="text-align: center;"><b>Section A: Medium landscape sensitivity</b> <b>Section B: High landscape sensitivity</b></p>

<b>CH073b</b>	<p><b>Gibraltar Farm (centre)</b></p> <p>Site comprises fields on the eastern edge of Cheadle, south of CH129 and east of Moor Lane. The site is open and rises up from the settlement edge, resulting in high visual prominence. The adjacent settlement edge is well-defined and vegetated. Development within the site would be visually prominent, adversely affecting the settlement edge and encroaching on the surrounding open countryside.</p> <p><b><i>Site is of high landscape sensitivity.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>
<b>CH073c</b>	<p><b>Gibraltar Farm (east)</b></p> <p>Fields to east of Cheadle, beyond Gibraltar farm. The site is separated from the settlement edge by site CH073b. The site is open and rises away from the settlement, resulting in high visual prominence. Development within the site would be visually prominent, adversely affecting the settlement edge and pattern, and encroaching on the surrounding open countryside.</p> <p><b><i>Site is of high landscape sensitivity.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>
<b>CH073d</b>	<p><b>Gibraltar Farm (south)</b></p> <p>Site comprises a field on the eastern edge of Cheadle, south of CH073c. The site has medium visual prominence due to screening provided by adjacent development and vegetation. However the site is open to the east, allowing longer distance views. The site does not sit well within the existing settlement pattern, and its development could encroach on the surrounding countryside and adversely affect the existing well-defined, vegetated settlement edge.</p> <p><b><i>Site is of high landscape sensitivity.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>
<b>CH073e</b>	<p><b>Gibraltar Farm (south-east)</b></p> <p>Field to east of Cheadle, beyond Gibraltar farm. The site is separated from the settlement edge by sites CH073b and CH073d. The site is open and rises away from the settlement, resulting in high visual prominence. Development within</p>



	<p>the site would be visually prominent, adversely affecting the settlement edge and pattern, and encroaching on the surrounding open countryside.</p> <p><b><i>Site is of high landscape sensitivity.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>
<b>CH122</b>	<p><b>Lightwood Fields</b></p> <p>Site comprises Lightwood Fields Farm, and the adjacent land to the north-west which is rural in character despite the residential development adjacent to the south-west. The site is enclosed by development to the south and west, however it is open to the north and long distance views to the wider countryside are available. Although the existing settlement edge is urbanised, it is well-defined. The northern boundary of the site follows the alignment of a drain and would not comprise a well-defined edge to the settlement. In addition, the site is currently rural in character and therefore development could potentially adversely affect the surrounding landscape character.</p> <p><b><i>Site is of high landscape sensitivity.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>
<b>CH121</b>	<p><b>Lightwood Fields (south)</b></p> <p>Site comprises a field on the eastern edge of Cheadle, north of Ashbourne Road and south-east of Lightwood Fields farm. The site is open and contributes to the rural approach to Cheadle along Ashbourne Road. Although the existing settlement edge is urbanised, it is well-defined. The northern boundary of the site follows the alignment of a drain and would not comprise a well-defined edge to the settlement. Therefore development within the site could adversely affect the rural approach to the settlement and local landscape character.</p> <p><b><i>Site is of high landscape sensitivity.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>
<b>CH075a</b>	<p><b>Mill House (north)</b></p> <p>Site comprises a linear field on the eastern edge of Cheadle, south-east of residential development on Thorley Drive and south-west of the B5032 (Ashbourne Road). The site is open to the east, contributing to the rural approach to Cheadle from Ashbourne Road. The site also extends beyond the existing settlement edge on Ashbourne Road. Development would therefore encroach into the surrounding countryside and could adversely affect the settlement pattern and rural approach. In addition, the site forms part of the</p>

	<p>land that connects Cecily Brook LNR (located to the west of the site, within Cheadle) with the wider countryside.</p> <p><b><i>Site is of high landscape sensitivity.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>
<b>CH075b</b>	<p><b>Mill House (north-east)</b></p> <p>Site comprises a field east of Cheadle, immediately south of the B5032 (Ashbourne Road). CH075a separates the site from the settlement edge. The site is partially screened by the hedgerows on the site boundaries. As the site is separated from the settlement edge it should not be developed in isolation. However as CH075a could not be developed without substantial landscape impacts, it is unlikely that the site could be developed without adversely affecting the settlement pattern and encroaching on the wider countryside. Development of the site could also potentially affect the rural approach to Cheadle, as views of development would likely be available.</p> <p><b><i>Site is of high landscape sensitivity.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>
<b>CH075c</b>	<p><b>Mill House (centre)</b></p> <p>Site comprises fields to the east of Cheadle, south of residential development on Thorley Drive (separated by CH075a), and south-west of the B5032 (separated by CH075b). The site is partially screened by the hedgerows which enclose the site, and further vegetation in the surrounding area. The site is separated from the settlement edge it should not be developed in isolation. However as CH075a could not be developed without substantial landscape impacts, it is unlikely that the site could be developed without adversely affecting the settlement pattern and encroaching on the wider countryside. Development of the site could also potentially affect the rural approach to Cheadle, as views of development would likely be available.</p> <p><b><i>Site is of high landscape sensitivity.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>
<b>CH075d</b>	<p><b>Mill House (north-west)</b></p> <p>Site comprises a linear field on the eastern edge of Cheadle, south of residential development on Thorley Drive, and east of the Thorley Drive sports facility. The site extends south from the existing settlement edge created by development on Thorley Drive to development on Millers View to the south. Due to the linear</p>



	<p>nature of the site and its connection to developed areas, it does not encroach on the surrounding countryside. The vegetation on the eastern site boundary is gappy, however screening of the site from the B5032 and footpath to the east is provided by further hedgerows on the intervening field boundaries, resulting in low visual prominence. Planting could be undertaken on the eastern and southern site boundaries in order to create a well-defined, vegetated settlement edge. The site does form part of the land which links Cecily Brook LNR to the wider countryside, and therefore consideration should be given to maintaining this link if the site were to be developed.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include additional advanced planting on the eastern and southern boundaries, and open space to maintain wildlife corridor to the LNR.</i></b></p>
<b>CH076a</b>	<p><b>Mill House (south-west)</b></p> <p>The site comprises a field on the eastern edge of Cheadle, east of development on Millers View and north-east of Mill House Farm. The site is visible from Rakeway Road to the south, and contributes to the rural approach to Cheadle along this road. The site also extends east from the existing settlement edge, and development would therefore encroach on the surrounding countryside.</p> <p><b><i>Site is of high landscape sensitivity.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>
<b>CH076b</b>	<p><b>Mill House (south-east)</b></p> <p>The site comprises two fields to east of Cheadle, within agricultural land between Ashbourne Road, Moss Lane and Rakeway Road. The site is separated from the settlement edge by CH076a. The site has low visual prominence due to adjacent trees and hedgerows, however development within the east of site could still be visible from Ashbourne Road, potentially affecting the rural approach to Cheadle. As the site is separated from the settlement edge it should not be developed in isolation. However as CH076a could not be developed without substantial landscape impacts, it is unlikely that the site could be developed without adversely affecting the settlement pattern and encroaching on the wider countryside.</p> <p><b><i>Site is of high landscape sensitivity.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>
<b>ADD005</b>	<p><b>Eaves Lane</b></p> <p>The site comprises a section of a field on the southern edge of Cheadle, east of the A522 (Tea Road). The site slopes down from this road towards Cecilly Brook to the east, and is bound by Eaves Lane to the north. The site is visually</p>

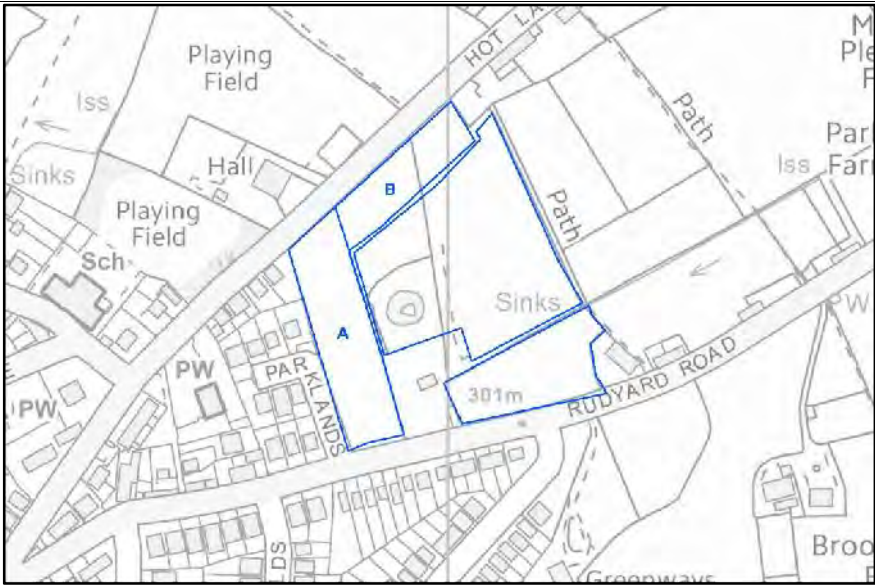
	<p>prominent and contributes to the rural approach to Cheadle, allowing views across the valley towards Little Eaves Farm. The existing settlement edge to the east of the A522 (on Eaves Lane) is well-defined, and partially vegetated. Development within the site would be visually prominent and could adversely affect local landscape character, the existing settlement edge and the rural approach to Cheadle.</p> <p><b><i>Site is of high landscape sensitivity.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>
<b>CH093</b>	<p><b>Mobberley Farm (south)</b></p> <p>Site to the south of Cheadle, comprising part of Mobberley Farm and the surrounding fields. The site is separated from the existing settlement edge by the sites (CH085a-d) to the north. Some screening is provided by woodland to the south, particularly when viewed from the A522, however the land rises up from the woodland and visual prominence increases. The site does not fit well within existing settlement pattern and development of the site would adversely affect the existing settlement pattern and edge, and encroach on countryside.</p> <p><b><i>Site is of high landscape sensitivity.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>
<b>EMPLOYMENT ALLOCATION</b>	
<b>EM1 CH127</b>	<p><b>New Haden Road</b></p> <p>The site comprises a large field south of existing industrial development, which slopes down from New Haden Road to a stream on the northern site boundary. The site is open, however the land continues to rise to the south, screening longer distance views from this direction. Tree planting and vegetation on the site boundaries and within adjacent land reduces visual prominence. Views of the site from the north would be seen in the context of the adjacent industrial development. If the site were to be developed the site should be developed in a similar style to the adjacent industrial development, i.e. development concentrated on the lower ground, and planting undertaken on the site boundaries to increase screening. The height of development should not extend above the adjacent industrial development. The existing planting on the boundary with the adjacent development is sparse. Thicker planting should be undertaken on the south-east boundary of the site to increase screening and potentially create a vegetated settlement edge.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include additional advanced planting on the site boundaries and limiting building heights.</i></b></p>

<b>EM2 CH019</b>	<p><b>Hillside Industrial Park</b></p> <p>Previously developed site (comprising a recycling yard on disused opencast workings) on the western edge of Cheadle, behind Hillside Industrial Park off Draycott Cross Road. The site is located at the bottom of a valley, with land rising to the south and north, and is enclosed by thick tree belts and hedgerows. Screening is also provided by adjacent industrial development and areas of woodland to the north and south of the site. The site therefore has very low visual prominence. Redevelopment of the site could potentially improve local landscape character.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
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## 7.4 LARGER AND SMALLER VILLAGES

7.4.1 Table 7.4 below details the results of the landscape assessment for sites within the larger and smaller villages. The location of these sites is illustrated on Maps 1 – 6. Where varying levels of sensitivity are identified within a single site, the division between these levels is illustrated on a figure included within the relevant section of the table.


TABLE 7.4 LARGER AND SMALLER VILLAGES LANDSCAPE ASSESSMENT	
BIDDULPH MOOR	
Ref	Summary and Recommendations
PREFERRED OPTIONS	
<b>BM013</b>	<p><b>51 Rudyard Road (west)</b></p> <p>The site is located on the north-eastern edge of Biddulph Moor, between Hot Lane and Rudyard Road. The site is L-shaped with arbitrary boundaries, comprising sections of fields which enclose a residential property (51 Rudyard Road). Visual prominence of the site increases to the east, as the distance from the settlement edge increases. The site is open to the north, and long distance views are available from this direction. If the site was to be developed planting should be undertaken along this boundary in order to reduce the visual prominence of the development. The western edge of site is partially enclosed by adjacent vegetation and development, and has low visual prominence. Development of site should be considered in combination with the adjacent reserve site, as this would allow a clearly defined settlement edge to be created. Development within the boundaries of this site alone would adversely affect the existing well-defined settlement edge.</p> <p><b><i>Western section of the site (Section A) is of low landscape sensitivity. Eastern section of site (Section B) is of medium landscape sensitivity. Site-specific landscape mitigation measures could include phased development (ensuring site is developed in combination with the adjacent reserve site) and additional advanced planting adjacent to Hot Lane.</i></b></p>

	 <p style="text-align: center;"><b>BM013</b> <b>Section A: Low landscape sensitivity</b> <b>Section B: Medium landscape sensitivity</b></p>
<b>BM029</b>	<p><b>51 Rudyard Road (south)</b></p> <p>The site comprises a small field on the north-eastern edge of the settlement, north of Rudyard Road. The site is not visually prominent due to screening provided by vegetation on the field boundaries, and existing properties located to the east and west of the site. The western half of the site is located opposite development on Rudyard Road, however the eastern half of this site extends beyond this development. In addition the site is separated from the settlement edge to the west by 51 Rudyard Road and BM013. Therefore development of the site in isolation would be likely to adversely affect the existing settlement edge and pattern. Development of the site in combination with the adjacent reserve site and BM013 would need to be considered in order to maintain the existing well-defined settlement edge, and create a coherent landscape mitigation plan.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include phased development (ensuring site is developed in combination with BM013 and the adjacent reserve site, accompanied by an overall landscape mitigation plan to cover these three sites).</i></b></p>
<b>BM014a</b>	<p><b>315 New Street</b></p> <p>The site comprises part of the private garden of a residential property (315 New Street) on the south-western edge of the settlement. The site is generally enclosed by development. However the site in isolation does not relate to the settlement pattern. The scattered, low density development surrounding the site does not contribute to a well-defined settlement edge. Development of the site could assist in the creation of a stronger settlement edge if undertaken in combination with the adjacent reserve site, and BM014b. Development of</p>

	<p>the site in isolation would not contribute to the creation of a well-defined settlement edge.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include phased development (ensuring site is developed in combination with BM014b and the adjacent reserve site, accompanied by an overall landscape mitigation plan to cover these three sites).</i></b></p>
<b>BM014b</b>	<p><b>Bankhouse Farm</b></p> <p>The site comprises two small fields divided by Bunkhouse Farm on Chapel Street, on the south-western edge of the settlement. The site is generally enclosed by development, and is within the settlement form. The adjacent settlement edge to the east of the site is well-defined, and development of the site could maintain this. However the scattered, low density development surrounding to the west of the site does not contribute to a well-defined settlement edge. Development of the site could assist in the creation of a stronger settlement edge if undertaken in combination with the adjacent reserve site, and BM014a.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>PREFERRED OPTIONS - RESERVE</b>	
<b>N/A</b>	<p><b>51 Rudyard Road (east)</b></p> <p>The site is located on the north-eastern edge of Biddulph Moor, between Hot Lane and Rudyard Road. The site comprises sections of fields with arbitrary boundaries to the north of 51 Rudyard Road. Visual prominence of site is medium to high, and increases to the east. Long distance views are available from the north-west, and therefore planting should be undertaken along Hot Lane in order to reduce visual prominence. The site should not be developed in isolation as it is currently separated from the settlement edge by BM013. The site could be developed in combination with BM013 in order to maintain the existing well-defined settlement edge, and create a strategic overall masterplan.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include phased development (ensuring site is developed in combination with BM013), and additional advanced planting adjacent to Hot Lane and on the eastern boundary of the site.</i></b></p>
<b>N/A</b>	<p><b>Land east of Gun Battery Lane</b></p> <p>The site comprises a field on the south-western edge of the settlement, east of Gun Battery Lane. The site also includes part of the private garden of a residential property (315 New Street). The site is generally enclosed by development, and is within the settlement form. The scattered, low density development surrounding the site does not contribute to a well-defined settlement edge. Development of the site could assist in the creation of a</p>

	<p>stronger settlement edge if undertaken in combination with BM014a and BM014b.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include phased development (ensuring site is developed in combination with BM014a and BM014b, accompanied by an overall landscape mitigation plan to cover these three sites).</i></b></p>
<b>BROWN EDGE</b>	
<b>Ref</b>	<b>Summary and Recommendations</b>
<b>PREFERRED OPTIONS</b>	
<b>BE041</b>	<p><b>Land east of Willfield Lane</b></p> <p>Site comprises a field on the southern edge of Brown Edge, enclosed by a combination of existing residential development, or trees and hedgerows. The site slopes down from a track on the north-east boundary to Willfield Lane on the south-west boundary. Thus the higher land to the north-east of the site has higher visual prominence, with long distance views available to the south-west. However development would be viewed behind and adjacent to existing development. The existing settlement edge is strong but urbanised, existing established vegetation on the south-eastern boundary could be strengthened in order to create a vegetated edge to the settlement.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>PREFERRED OPTIONS - RESERVE</b>	
<b>ADD06</b>	<p><b>Land north of Breach Farm (west)</b></p> <p>Site comprises the western section of a field on the south-eastern edge of Brown Edge, enclosed by residential development to the west and south. Development within the site would not extend beyond existing development to the south, and would be in keeping with the existing settlement form. An existing hedgerow/tree belt on the eastern field boundary (beyond the site) would partially screen views of development from the east. Additional planting could be undertaken in order to increase this screening, and create a well-defined vegetated edge to the settlement.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>BE032</b>	<p><b>Land north of Breach Farm (east)</b></p> <p>Site comprises the eastern section of a field on the south-eastern edge of Brown Edge, separated from the settlement edge by ADD06 and enclosed by a tree belt to the east which would partially screen views of development from the east. Additional planting could be undertaken in order to increase this screening, and create a well-defined vegetated edge to the settlement. As the site is separated from the settlement edge by ADD06 it should not be developed in isolation.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include phased development (ensuring site is developed in combination with ADD06).</i></b></p>



ENDON	
Ref	Summary and Recommendations
PREFERRED OPTIONS	
EN012	<p><b>Land north of Endon (west)</b></p> <p>The site comprises an L-shaped field on the northern edge of Endon, which encloses the recreation ground at the end of Hillswood Drive. Development within the eastern section of the site would be partially screened by surrounding vegetation, however further advanced planting would be needed on the northern boundary in order to increase screening and create a vegetated edge. Development within the western section of the site, north of the recreation ground, would adversely affect the existing settlement edge and would have higher visual prominence when viewed from the surrounding countryside. Due to the narrow width of this section of the site it is unlikely that a feasible landscape strategy to reduce this impact could be implemented.</p> <p><b><i>The eastern section of the site (Section A) is of medium landscape sensitivity. Site-specific landscape mitigation measures for this section could include additional advanced planting on the northern boundary. The western section of the site (Section B) is of high landscape sensitivity.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>  <p style="text-align: center;"><b>EN012</b> <b>Section A: Medium landscape sensitivity</b> <b>Section B: High landscape sensitivity</b></p>
EN128	<p><b>Stoney Lane</b></p> <p>Site comprises a small field of rough grassland within the settlement, which slopes down from Stoney Lane to the playing field of St Luke's primary school. The site comprises a gap in development within the settlement and is enclosed</p>



	<p>by vegetation, and thus development would fit well within the existing settlement pattern and would have low visual prominence.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>EN033</b>	<p><b>Post Bridge Cottage Farm (north)</b></p> <p>Site comprises a small field on the southern edge of the settlement, to the rear of properties on Post Street. The site is bound to the south by an access track to a garage/mechanics business, which encloses the site to the east. The site is generally screened by adjacent development. Views towards the site from the south are available, however these are partially screened by intervening vegetation. The site sits well within the existing development form as it does not extend beyond existing linear development on Post Lane. Planting on the southern boundary could create a well-defined, vegetated settlement boundary, and provide further screening of views from the south.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>EN126</b>	<p><b>Post Bridge Cottage Farm (south)</b></p> <p>The site comprises a field on the southern edge of the settlement, north of the canal. The site is adjacent to linear development on Post Lane but otherwise separated from the settlement edge by EN033. The site is currently open, and an important contribution to existing rural approach to the settlement from the south. Development within the site would be visually prominent and would adversely affect local landscape character and the rural approach to Endon.</p> <p><b><i>Site is of high landscape sensitivity.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>
<b>PREFERRED OPTIONS - RESERVE</b>	
<b>EN007</b>	<p><b>Land north of Endon (centre-west)</b></p> <p>Site comprises a field on the northern edge of Endon, east of EN012 and west of EN019. The site slopes up from the settlement edge and is enclosed by trees and hedgerows. Development would be partially screened by surrounding vegetation, however further advanced planting could be undertaken on the northern boundary in order to increase screening and create a vegetated settlement edge.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include additional advanced planting on the northern boundary.</i></b></p>
<b>EN019</b>	<p><b>Land north of Endon (centre-east)</b></p> <p>Site comprises a small field on the northern edge of Endon, east of EN007 and west of EN101. The site slopes up from the settlement edge and is enclosed by trees and hedgerows. Development would be partially screened by surrounding vegetation, however further advanced planting could be undertaken on the</p>

	<p>northern boundary in order to increase screening and create a vegetated settlement edge. Due to the small size of the site, it should not be developed in isolation as this could adversely affect the settlement pattern and edge.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include phased development (ensuring site is developed in combination with EN101 and/or EN007), and additional advanced planting on the northern boundary.</i></b></p>
<b>EN101</b>	<p><b>Land north of Endon (east)</b></p> <p>Site comprises a field on the northern edge of Endon, east of EN019. The site slopes up from the settlement edge and is enclosed by trees and hedgerows. Development would be partially screened by surrounding vegetation, however further advanced planting should be undertaken on the northern boundary in order to increase screening and create a vegetated settlement edge.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include additional advanced planting on the northern boundary.</i></b></p>
<b>CHEDDLETON</b>	
<b>Ref</b>	<b>Summary and Recommendations</b>
<b>PREFERRED OPTIONS</b>	
<b>CD017</b>	<p><b>Land north of Bones Lane</b></p> <p>Site comprises a residential property on Cheadle Road and the land to the rear of it, north of Bones Lane. The existing linear development on Cheadle Road and the development to the south of the site do not currently contribute to a well-defined settlement edge. The site has low visual prominence as it is generally enclosed by development and vegetation. The existing trees and hedgerows on the northern and eastern site boundaries could be strengthened form a well-defined, vegetated edge to the settlement.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>CD003</b>	<p><b>Land west of Folly Lane (north)</b></p> <p>Site comprises fields on the southern edge of the settlement. The site is enclosed by residential development on Rock End Drive and Millstone Edge to the north; linear development on Folly Lane to the east; and a strong tree belt/hedgerow to the south-west. Thus, development within the site would have relatively low visual prominence, and the existing vegetation on the south-western boundary would create a well-defined, vegetated edge to the settlement. Development of the site would fit in well with the existing settlement form.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>CD002</b>	<p><b>Land west of Folly Lane (south)</b></p> <p>Site comprises a small triangular field on the southern edge of the settlement. The site is immediately south of CD003 and is enclosed by linear development on Folly Lane to the east; and a strong tree belt/hedgerow to the south-west.</p>

	<p>Thus, development within the site would have low visual prominence, and the existing vegetation on the south-western boundary would create a well-defined, vegetated edge to the settlement. The site should not be developed in isolation as this would adversely affect the existing settlement pattern and edge.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include phased development (ensuring site is developed in combination with CD003).</i></b></p>
<b>PREFERRED OPTIONS - RESERVE</b>	
<b>CD019</b>	<p><b>Holly House</b></p> <p>Site comprises agricultural land that encloses Holly House farmstead, south-east of the A520. Site fits well within the settlement form and although it is visually prominent from Cheadle Road it forms a gap between existing linear development which encloses the site to the north-east and south-west. Existing vegetation to the east of the site would form a well-defined, vegetated edge to the settlement.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>WETLEY ROCKS</b>	
<b>Ref</b>	<b>Summary and Recommendations</b>
<b>PREFERRED OPTIONS</b>	
<b>WR015</b>	<p><b>Land south of Mill Lane</b></p> <p>Site comprises a field within the north-east of the settlement, located to the rear of linear development on the A520 and south of Mill Lane. The site is also enclosed by development to the west, resulting in relatively low visual prominence. The site fits well within the existing settlement form as it forms a gap in development on Mill Lane. Planting on the southern site boundary could create a strong, vegetated edge to the settlement.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>WERRINGTON</b>	
<b>Ref</b>	<b>Summary and Recommendations</b>
<b>PREFERRED OPTIONS</b>	
<b>WE027</b>	<p><b>Ash Farm</b></p> <p>Land to the rear of linear development on the A52, to the east of Ash Farm. The site has low visual prominence and is generally enclosed by development and vegetation, although the vegetation on the southern boundary is more sparse. Additional planting could be undertaken on this boundary to create a vegetated edge to the settlement. Existing development surrounding the site does not contribute towards a well-defined settlement edge, and development of the site could improve this.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>

<b>WE013</b>	<p><b>Little Ash Farm</b></p> <p>Site comprises Little Ash Farm, a single residential property, and the surrounding grounds. The site is located to the rear of linear development on the A52 and is enclosed by trees and hedgerows to the south, resulting in low visual prominence. There are gaps in the vegetation on the south-eastern boundary and these should be planted up in order to screen views of the development and create a vegetated settlement edge.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include planting on the south-eastern boundary.</i></b></p>
<b>WE003</b>	<p><b>Stonehouse Farm</b></p> <p>A relatively large site on the southern edge of Werrington, comprising three fields generally enclosed by development except for the southern edge which is open. Vegetation is located on this boundary, however due to the sloping nature of the site it provides limited screening. Additional planting on the southern boundary should be considered to reduce the visual prominence of the site and create a well-defined, settlement edge. In addition development within the site would be viewed in the context of the existing surrounding development. The site forms a gap in existing development and fits well within the existing settlement pattern.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include planting on the south-eastern and southern boundaries.</i></b></p>
<b>WE052</b>	<p><b>Werrington House Farm</b></p> <p>Single field within the south of the settlement enclosed by a thick hedgerow on the eastern boundary, and development on the remaining sides including HM Youth Offenders to the south. Therefore the site has low visual prominence and fits well within the settlement form, as it comprises a gap in development.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>WE069</b>	<p><b>Square Meadow Farm</b></p> <p>Small field on the southern edge of Werrington, north-east of Square Meadow Farm; and enclosed by linear development on the A52 to the east and west. The site is bound to the north by the A52, however a thick hedgerow on the northern boundary generally screens views from the road. Therefore the site has low visual prominence, including when viewed from the south as screening is provided by intervening vegetation and development. The sit fits well within the existing settlement pattern as it forms a gap in development.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>

IPSTONES	
Ref	Summary and Recommendations
<b>PREFERRED OPTIONS</b>	
<b>IP019</b>	<p><b>Land west of Church Lane</b></p> <p>Site comprises a field on the north-western settlement edge, bound by a recreation ground to the south and a cemetery to the north. The site is enclosed by a tree belt to the south, and generally screened from Church Lane by intervening development and vegetation. However, the site is visually prominent when viewed from the cemetery, and from land to the west. In order to reduce visual prominence development could be limited to the eastern half of the site, not extending beyond the gardens of development to the north. This would also create a stronger settlement edge, which could be vegetated if planting were undertaken on a re-aligned western site boundary. Alternatively, substantial advanced planting would need to be undertaken on the current northern and western site boundaries in order to screen views prior to the development of the whole site.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include advance tree planting on the northern and western boundaries, or limiting development to the eastern half of the site.</i></b></p>
<b>PREFERRED OPTIONS – RESERVE</b>	
<b>IP011</b>	<p><b>Land east of Church Lane</b></p> <p>Rectangular field on the northern edge of village, east of Church Lane. The site initially rises steeply from the road, then continues to rise more gradually to the east. The eastern boundary corresponds with the extent of existing development to the south, and the site forms a gap in development on Church Lane. Thus the site fits in well within the existing settlement pattern. However the site could be viewed as a separation between the older development to the north, and more recent development to the south (although coalescence between the two has already occurred with more recent development on the opposite side of the road). If the site were to be developed, development would need to be set back from the frontage in order to minimise potential impacts on local landscape character. In addition planting could be undertaken on the eastern site boundary in order to create a vegetated edge.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include setting development back from Church Lane.</i></b></p>
<b>IP014a</b>	<p><b>Land north of Belmont Road</b></p> <p>Site comprises two fields on the western edge of the village, north of Belmont Road and south-west of the recreation ground. One field is adjacent to the road, the second field is located to the rear of existing linear development on the road. The ridge to the west encloses the site and provides screening from long distance views. Planting to extend the existing tree belt on the north-east boundary could be undertaken on the north-western boundaries to create a strong, vegetated settlement edge and screen views, particularly from the</p>

	north. In addition development on the frontage of Belmont Road should be in keeping with the adjacent linear development. <b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include planting on the northern and western boundaries.</i></b>
<b>WATERHOUSES</b>	
<b>Ref</b>	<b>Summary and Recommendations</b>
<b>MIXED ALTERNATIVE USES</b>	
<b>WA004</b>	<p><b>Waterhouses Enterprise Centre</b></p> <p>The site comprises Waterhouses Enterprise Centre and the adjacent fields on the western edge of the village, north of the A523. The site is open and located beyond the existing settlement edge, however due to the topography and vegetation within the surrounding landscape, and the existing development within Waterhouses, views of the site are limited. If the site were to be developed, development within the site would be partially visible from the PDNP, however it would be viewed behind existing development in Waterhouses. Development within the site should be similar in character to the existing Enterprise Centre, i.e. relatively small scale, low buildings. Larger buildings would not be in keeping with the area and could have substantial adverse effects on local landscape character, and the setting of the PDNP. Advanced additional planting on the western and northern site boundaries could reduce the visual prominence of the site and create a strong, vegetated edge to the settlement, improving the approach to the settlement on the A523.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include additional advanced planting on the western and northern boundaries, and limited building heights and sizes.</i></b></p>
<b>FROGHALL</b>	
<b>Ref</b>	<b>Summary and Recommendations</b>
<b>MIXED ALTERNATIVE USES</b>	
<b>N/A</b>	<p><b>Bolton Copper Works</b></p> <p>The site is a former copper works, with existing industrial development in the centre of the site adjacent to Froghall Road and the A52, and hardstanding where previous development stood in the north and south of the site. There are also areas of woodland and tree belts within the site, particularly in the south, however this is generally secondary woodland on previously developed land. The site also includes a small field to the north-east, adjacent to the Foxt road. The site is located in a sensitive area, adjacent to SSSIs, Ancient Woodland and SBIs. However these designations are not located within the site, and the site itself is previously developed. The site has low visual prominence as it is located at the bottom of a wooded valley. Views of the site are available from the adjacent roads, and from sections of the Caldon Canal. Building heights should be limited and existing vegetation retained (both within and adjacent to the site) as far as possible in order to maintain the low visual prominence of the site and reduce effects on local landscape character. Consideration should be given to planting and landscaping immediately adjacent to the roads in order to</p>

	<p>minimise impacts on local landscape character and views from these roads. Planting should also be undertaken adjacent to the Caldon Canal where possible to reduce visual impacts on this receptor.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include planting and landscaping adjacent to the canal and roads, and parameters set for building heights.</i></b></p>
<b>KINGSLEY</b>	
<b>Ref</b>	<b>Summary and Recommendations</b>
<b>PREFERRED OPTIONS</b>	
<b>KG049a</b>	<p><b>Land at end of Moreton Avenue</b></p> <p>Site comprises the north-western half of a field at on the south-western edge of the village, bound by Cheadle Road (track) to the north-east and residential development to the north-west. The site is visually prominent and extends beyond the existing settlement edge, and therefore development of the site would encroach into the surrounding countryside and could adversely affect the existing settlement pattern and edge.</p> <p><b><i>Site is of high landscape sensitivity.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>
<b>PREFERRED OPTIONS - RESERVE</b>	
<b>KG019</b>	<p><b>Land north of Haste Hill Avenue</b></p> <p>The site is located on the eastern edge of the village, between the A52 and Holt Lane. The site comprises the field immediately east of the school playing fields, the adjacent triangular field, and section of the field to the north of existing development on Haste Hill Avenue. The north-east of the site is visible from the opposite side of Churnet Valley, and advance planting would need to be undertaken on the north-eastern site boundaries in order to reduce the visual prominence of the site and screen views from across the valley. In addition development should be concentrated in the south of the site, where visual prominence is lower due to the adjacent development.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include advanced planting on the northern and eastern site boundaries.</i></b></p>
<b>ALTON</b>	
<b>Ref</b>	<b>Summary and Recommendations</b>
<b>PREFERRED OPTIONS</b>	
<b>AL012</b>	<p><b>Gallows Green</b></p> <p>The site is located on the southern edge of the village, comprising an individual property (and surrounding gardens) located on the B5032, and the adjacent field to the south. An existing strong, vegetated settlement edge is defined by a thick hedgerow on the southern boundary of the field to the south of the site.</p>



	<p>Development of the site would not affect this edge, and would not be visually prominent. Consideration should be given to the frontage of the development to prevent potential adverse effects on local landscape character.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>PREFERRED OPTIONS - RESERVE</b>	
<b>AL024</b>	<p><b>Ivy Cottage</b></p> <p>Site comprises Ivy Cottage (south of the B5032) and associated land to the south, which comprises a field with orchard tree planting that is designated as a group TPO. An existing strong, vegetated settlement edge is defined by a thick hedgerow on the southern boundary of the field to the south of the site. Development of the site would not affect this edge, and would not be visually prominent. However development would need to avoid adversely affecting the protected trees within the site and therefore there may only be the potential for limited, low density development within the site.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include measures to avoid impacts on the TPO.</i></b></p>
<b>AL019</b>	<p><b>Tithebarn (west)</b></p> <p>Site comprises a field on the south-eastern edge of the village, to the rear of existing properties on Uttoxeter Road (to the west) and Saltersford Lane (to the south). The site is enclosed by development on three sides, and semi-enclosed by vegetation to the north. Development of the site would fit well within the existing form of the settlement. The settlement edge could be improved by planting on the northern site boundary to create a vegetated settlement edge.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>AL022</b>	<p><b>Tithebarn (east)</b></p> <p>Site comprises a field on the south-eastern edge of the village, east of a farmstead which forms the existing settlement edge. The site is located to the north of Saltersford Lane, east of the adopted section of this road. Some screening of the site is provided by adjacent vegetation, however there are still open views to the east and south. The existing settlement edge is not vegetated, but is rural in nature as it comprises a small farmstead. Therefore development beyond this could adversely affect the settlement edge. Development could also be visible when approaching the settlement from the south-east on the B5032, and could affect the rural character of this approach. Site could potentially be developed in the long term, however advanced planting would need to be undertaken on the southern and eastern boundaries in order to reduce the visual prominence of the development and protect the rural character of the settlement.</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include advanced planting on the southern and eastern boundaries.</i></b></p>

UPPER TEAN	
Ref	Summary and Recommendations
<b>PREFERRED OPTIONS</b>	
<b>UT012</b>	<p><b>Land south of Breach Lane</b></p> <p>Site comprises fields to the north of the settlement, enclosed by Cheadle Road to the east, Breach Lane to the north, and the River Tean to the west. An existing property and area of hardstanding (car parking for public house on opposite side of the road) are located in the north-east corner of the site, and a small pumping station is located on the northern site boundary. The site fits in well with the existing settlement form, as it does not extend beyond Breach Lane, which (in combination with Tenford Lane) forms a logical limit to development. The site slopes down from Cheadle Road to the river and so is not visually prominent when viewed from the east, and the vegetation adjacent to the river generally screens views from the west, on the opposite side of the valley. Existing trees and vegetation within and adjacent to the site should be retained as far as possible.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>UT019</b>	<p><b>Depot, St Thomas's Road</b></p> <p>Existing depot within the centre of the settlement, south of St Thomas's Road. The site is enclosed by development on all sides, and so it is not visually prominent and fits within the settlement pattern. Re-development of the site could improve local landscape character.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>PREFERRED OPTIONS - RESERVE</b>	
<b>UT023</b>	<p><b>Land north of Hollington Road</b></p> <p>Site comprises a field on the eastern edge of the settlement, north of Hollington Road. The field slopes down from the settlement edge to a stream on the eastern site boundary. The site has high visual prominence, with views available from the opposite side of the valley, including from Hollington Road on the approach to the village. Therefore development of the site could affect the settlement approach. The existing settlement edge is urban but well-defined. Development of the site could create a weakly defined edge. It would also be difficult to create a vegetated edge to the settlement due to the sloping nature of the site.</p> <p><b><i>Site is of high landscape sensitivity.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>
<b>UT021</b>	<p><b>Land south of Hollinscroft Court</b></p> <p>The site is a triangular section of land comprising three small fields on the southern edge of the settlement, east of Uttoxeter Road and south of Hollinscroft Court. The site slopes up from the road, however views are</p>

	<p>generally screened by the hedgerows and trees on the south-western boundaries. In addition, the site slopes up to existing residential development, which is visible beyond the site. The existing vegetation adjacent to Uttoxeter Road should be retained as far as possible in order to maintain the low visual prominence of the site.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>BLYTHE BRIDGE</b>	
<b>Ref</b>	<b>Summary and Recommendations</b>
<b>PREFERRED OPTIONS</b>	
<b>ADD011</b>	<p><b>Caverswell Old Road (south)</b></p> <p>Site comprises fields to the north of the settlement, sloping down from Caverswell Old Road towards the settlement edge (rear of properties on Caverswell Road). The site is generally screened by existing development; vegetation (particularly the hedgerow on Caverswell Old Road); and topography, as the land continues to rise to a ridge to the north of the site, thus screening long distance views from this direction. Development of the site would fit in well within the existing settlement form, and would create a well-defined, vegetated settlement edge.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>BB054</b>	<p><b>Wood Grove Farm</b></p> <p>Site comprises agricultural land surrounding Wood Grove Farm on the south-eastern edge of the settlement, south-west of Draycott Old Road. The site is adjacent to the end of linear development on Draycott Old Road, but is otherwise separated from the edge of the settlement by agricultural land. Therefore the site does not relate to the existing settlement form. Development of the site would adversely affect the settlement pattern, adversely affecting the existing vegetated settlement edge and encroaching on the countryside.</p> <p><b><i>Site is of high landscape sensitivity.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>
<b>PREFERRED OPTIONS - RESERVE</b>	
<b>ADD10</b>	<p><b>Caverswell Old Road (centre)</b></p> <p>Site comprises a field to the north of the settlement, sloping down from Caverswell Old Road towards the settlement edge (rear of properties on Caverswell Road). The site is generally screened by existing development; vegetation (particularly the hedgerow on Caverswell Old Road); and topography, as the land continues to rise to a ridge to the north of the site. Development of the site would fit in well within the existing settlement form, and would create a well-defined, vegetated settlement edge if developed in combination with the adjacent sites (ADD011 and BB040).</p>

	<b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include phased development (ensuring site is developed in combination with ADD011 and BB040).</i></b>
<b>BB040</b>	<p><b>Caverswell Old Road (north)</b></p> <p>Site comprises a small, triangular field to the north of settlement, sloping down from Caverswell Old Road towards the settlement edge (rear of properties on Caverswell Road). The site is generally screened by existing development; vegetation (particularly the hedgerow on Caverswell Old Road); and topography, as the land continues to rise to a ridge to the north of the site. There are more open views to the west, however vegetation on the western site boundary could partially screen views. Development of the site would fit in well within the existing settlement form, and would create a well-defined, vegetated settlement edge if developed in combination with the adjacent sites (ADD011 and ADD10).</p> <p><b><i>Site is of medium landscape sensitivity. Site-specific landscape mitigation measures could include phased development (ensuring site is developed in combination with ADD011 and BB044).</i></b></p>
<b>BB044</b>	<p><b>Chapel Street</b></p> <p>Area of rough grassland and scrub to the rear of properties on Chapel Street, north of the settlement. The site is enclosed by vegetation and existing development, resulting in low visual prominence. The existing settlement edge is vegetated, and so additional planting would need to be undertaken on the northern site boundary in order to retain this. The settlement edge to the south is well defined, however linear development to the east on Chapel Lane detracts from this. Development within the site could enhance the settlement edge within this area.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
<b>EMPLOYMENT ALLOCATION</b>	
<b>N/A</b>	<p><b>Northern Gateway</b></p> <p>This site is a long standing allocation, having been allocated in the Staffordshire Moorlands Local Plan which was adopted in 1998 and subsequently included as an allocation in the Staffordshire Moorlands Core Strategy, which was adopted in 2014.</p> <p>The site comprises large areas of agricultural land extending south-east from Blythe Bridge (at the junction of the A50 and A521), and located either side of the A50. The site contains some previous development, comprising residential properties and Stone House Farm on Woodlands Lane, and Woodlands farm to the south of the A50. The site is enclosed by a railway line to the south-west.</p> <p>The existing settlement edge to Blythe Bridge is well-defined and vegetated, with the A50 and A521 providing a strong limit to development. Development of the site could lead to coalescence between Blythe Bridge and Draycott, with physical and visual coalescence potentially arising in the northern section of the site, and visual coalescence between these two settlements arising in the</p>

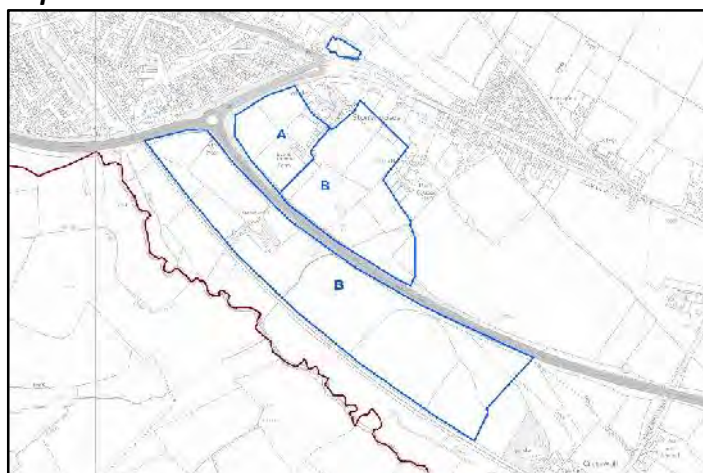
southern section of the site (especially when viewed from higher ground to the south-west). Development of the site could encroach on the countryside, and adversely affect the existing settlement edge and settlement pattern.

The section of site to the south of the A50 is open with high visual prominence, particularly when viewed from the higher ground to the south-west. The section of the site to the north of A50 is semi-enclosed, with low visual prominence in the north of this section due to screening provided by hedgerows on field boundaries and the tree belts adjacent to the roads. However visual prominence increases to the south of this section as screening reduces, and this section of the site is also visible in long distance views from higher ground to the south-west.

Landscape sensitivity of the site is high to the south of the A50. Sensitivity is slightly lower to the north of the A50, and lowest in the northern corner of the site (north of the A50 and to the north-west of Woodlands Lane). In order to limit potential landscape impacts additional planting could be undertaken on the edges of, and within the development, to create a strong vegetated edge and soften the appearance of the development in long distance views. Limits on the size and scale of buildings would also soften the appearance of the development. The development could also be set back from Draycott, with additional planting on this boundary, in order to limit potential coalescence issues.

***Section of the site to the north of the A50 and Woodlands Lane (Section A) is of medium landscape sensitivity, remainder of the section north of the A50 (Section B) is of medium-high sensitivity. Section of the site to the south of the A50 (also Section B) is of high landscape sensitivity. Site-specific landscape mitigation measures could include planting within and on the edges of the development, and limits on building sizes and scale.***

***Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.***



**Northern Gateway**  
**Section A: Medium landscape sensitivity**  
**Section B: High landscape sensitivity**

TRAVELLERS SITE	
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<b>TR002</b>	<p><b>Uttoxeter Road</b></p> <p>The site is located south-east of Blythe Bridge, north of the A521. The site is previously developed, comprising hardstanding currently used for parking and storage of commercial materials. The site has low visual prominence due to screening provided by the mature hedgerows and trees which enclose the site. This vegetation should be retained as far as possible.</p> <p><b><i>Site is of low landscape sensitivity.</i></b></p>
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## 8 RESULTS – HERITAGE

### 8.1 LEEK

8.1.1 Table 8.1 below details the results of the heritage assessment for sites within Leek. The location of these sites is illustrated on Map 1.

TABLE 8.1 LEEK HERITAGE ASSESSMENT	
Ref	Summary and Recommendations
<b>PREFERRED OPTIONS</b>	
<b>LE064</b>	<p><b>Land south of Macclesfield Road</b></p> <p>There are four Grade II Listed Buildings and one Scheduled Monument within the 400m buffer. The visual prominence of the site was reduced by surrounding development and vegetation. Development would be highly unlikely to adversely affect the setting of the designated assets due to the intervening buildings and vegetation. Development would be a small change to HUCA 18 and the majority of the zone would remain unaltered (Leek Extensive Urban Survey report 2011).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>LE249</b>	<p><b>Council Depot, Ladderedge</b></p> <p>There is one Grade II Listed Building within the 400m buffer. Setting is not considered to extensively contribute to the significance of the asset. Development would be highly unlikely to adversely affect the setting of the asset. Development would be highly unlikely to adversely affect the HLC zone LLHECZ 4 (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>ADD01</b>	<p><b>Ball Haye Green</b></p> <p>There are two Grade II Listed Buildings within the 400m buffer. Due to the topography and intervening buildings, development would be highly unlikely to adversely affect the assets. Outside of the 400m buffer, there is a Scheduled Monument to the north-west of the site. Due to the open topography, development could adversely affect its setting. Mitigation including the use of the vegetation screening may reduce effects. Whilst the HEA states that HLC zone LLHECZ 1 has little capacity to absorb change, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms subject to appropriate masterplanning.</i></b></p>
<b>LE022</b>	<p><b>Land adjacent to service station, A523</b></p> <p>There are four Grade II Listed Buildings within the 400m buffer. Their settings are not considered to contribute greatly to the significance of the assets. Development would be highly unlikely to adversely affect their settings. The site</p>



	<p>is located within the Leek Extensive Urban Survey report (2011) in HUCA 12. Development would be highly unlikely to adversely affect the zone.</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>LE127</b>	<p><b>Land north and west of Mount Road</b></p> <p>There are five Grade II Listed Buildings within the 400m buffer. Due to the topography of the surrounding landscape as well as intervening buildings and vegetation, there would be no intervisibility between the assets and the site. Development would be highly unlikely to adversely affect the setting of the assets. Although the HEA states that HLC zone LLHECZ 2 is sensitive to change, with appropriate development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>LE128a</b>	<p><b>Land west of Mount Road (south of Kniveden Lane)</b></p> <p>There is one Grade II Listed Building within the 400m buffer. Due to the topography of the surrounding landscape as well as intervening buildings and vegetation, there would be no intervisibility between the asset and the site. Setting is considered not to extensively contribute to the significance of the asset and therefore development would be highly unlikely to adversely affect the setting of the asset. Although the HEA states that HLC zone LLHECZ 2 is sensitive to change, with appropriate development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>LE140</b>	<p><b>Land west of Mount Road (north of Knivedon Lane)</b></p> <p>There are three Grade II Listed Buildings within the 400m buffer. Due to the topography of the surrounding landscape as well as intervening buildings and vegetation, there would be no intervisibility between the assets and the site. Development would be highly unlikely to adversely affect the settings of the assets. The site is located within the Leek Extensive Urban Survey report (2011) in HUCA 12. Development would be highly unlikely to adversely affect the zone.</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>LE142a</b>	<p><b>Land east of Mount Road</b></p> <p>There are two Grade II Listed Buildings within the 400m buffer. Due to the topography of the surrounding landscape as well as intervening buildings and vegetation, there would be no intervisibility between the assets and the site. Development would be highly unlikely to adversely affect the setting of the assets. Although the HEA states that HLC zone LLHECZ 2 is sensitive to change, with appropriate development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>

<b>LE142b</b>	<p><b>Land south of Thorncliffe Road</b></p> <p>There is one Grade II Listed Building within the 400m buffer. Due to the topography of the surrounding landscape as well as intervening buildings and vegetation, there would be no intervisibility between the asset and the site. Development would be highly unlikely to adversely affect the setting of the asset. Although the HEA states that HLC zone LLHECZ 2 is sensitive to change, with appropriate development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>PREFERRED OPTIONS - RESERVE</b>	
<b>LE063</b>	<p><b>Land south of Ashbourne Road</b></p> <p>There is one Grade II* and four Grade II Listed Buildings and one Conservation Area within the 400m buffer. The site was generally screened by vegetation and development. Part of the site was previously developed, including garages and parking. Development would be highly unlikely to adversely affect the settings of the assets due to the intervening buildings. The site mostly lies within HLC zone LLHECZ 3, and is HLC type recent woodland (Historic Environment Character Assessment 2010). Although the HEA states that the zone is sensitive to medium to large scale development, with appropriate development, this could be accommodated on the site and development would be highly unlikely to adversely affect the HLC as a whole.</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>LE069</b>	<p><b>Land west of Mount Road (east of Moorland Road)</b></p> <p>There are four Grade II Listed Buildings recorded within the 400m buffer. Due to the topography of the landscape as well as intervening buildings and vegetation, development would be highly unlikely to adversely affect the settings of the assets. Although the HEA states that HLC zone LLHECZ 2 is sensitive to change, with appropriate development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>LE128b</b>	<p><b>Land west of Mount Road (east of High View Road)</b></p> <p>There are two Grade II Listed Buildings within the 400m buffer. Due to the topography of the landscape as well as intervening buildings and vegetation, development would be highly unlikely to adversely affect the settings of the assets. Although the HEA states that HLC zone LLHECZ 2 is sensitive to change, with appropriate development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>LE066</b>	<p><b>Land east of Mount Road</b></p> <p>There are no designated heritage assets within the 400m buffer. Although the HEA states that HLC zone LLHECZ 2 is sensitive to change, with appropriate</p>

	<p>development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>MIXED ALTERNATIVE USES</b>	
<b>LE150</b>	<p><b>Co-operative Bank, east of Cheddleton Road</b></p> <p>There are nine Grade II Listed Buildings within the 400m buffer. There was no intervisibility with the assets to the north of the site due to intervening vegetation and buildings. Therefore, development would be highly unlikely to adversely affect the settings of those assets. The settings of the three assets to the south of the site are not considered to contribute greatly to their significance. However, adverse effects could be reduced by stepping development back and using vegetation screening along the south-western edge of the site. Development would be highly unlikely to adversely affect HUCA 13 (Leek Extensive Urban Survey report 2011).</p> <p><b><i>Site suitable for development in heritage terms subject to appropriate masterplanning.</i></b></p>
<b>LE235</b>	<p><b>Land to rear of Co-operative Bank, west of Cheddleton Road</b></p> <p>There are six Grade II Listed Buildings and one Conservation Area within the 400m buffer. Development would be highly unlikely to adversely affect the settings of the heritage assets due to intervening buildings and vegetation. The site is within HUCA 14 which, with appropriate development, would be highly unlikely to be adversely affected by development (Leek Extensive Urban Survey report 2011).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>EMPLOYMENT ALLOCATION</b>	
<b>EM2</b>	<p><b>Leekbrook, west of Basford Lane</b></p> <p>There is one Grade II* Listed Building within the 400m buffer. The site lies in a valley with an existing industrial estate adjacent to the west. Due to the topography of the surrounding landscape and the dense screening of vegetation, there was no intervisibility between the site and the asset. Despite this, the site is part of the setting of the asset. The setting contributes to the significance of the heritage asset and it would be likely that development of the site would adversely affect its setting. Affects may be reduced if development was kept in the western half of the site only so as to not infringe on the setting of the asset. The site is within the HLC type of small irregular fields. This type is post-medieval in date and not sensitive to change.</p> <p><b><i>Site suitable for development in heritage terms, subject to suitable masterplanning; if development is limited to the western half of the site and an appropriate mitigation strategy is put in place.</i></b></p>
<b>ADD09</b>	<p><b>Leekbrook, end of Brooklands Way</b></p> <p>There is one Grade II Listed Building within the 400m buffer. Due to the intervening industrial estate, development would not adversely affect the</p>

	<p>setting of the asset. The site is within the HLC type of small irregular fields. This type is post-medieval in date and not sensitive to change.</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
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## 8.2 BIDDULPH

8.2.1 Table 8.2 below details the results of the heritage assessment for sites within Biddulph. The location of these sites is illustrated on Map 2.

TABLE 8.2 BIDDULPH HERITAGE ASSESSMENT	
Ref	Summary and Recommendations
<b>PREFERRED OPTIONS</b>	
<b>BD087</b>	<p><b>Land north of Beaumont Close</b></p> <p>There are three Grade II* and 21 Grade II Listed Buildings, one Scheduled Monument, and a Registered Park and Garden which is also a Conservation Area within the 400m buffer. The site is located behind existing housing. The tower of the Grade II* listed church was visible from the site but it is considered that the development would be highly unlikely to adversely affect the setting of the asset. Due to the intervening buildings and vegetation, development would be unlikely to cause high adverse effects to the understanding of the Registered Park and Garden and Conservation Area. The site is within the HLC zone BBHECZ 17 and the HEA states that designated heritage assets would require consideration (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>BD068</b>	<p><b>Land south of Marshgreen Road</b></p> <p>There is one Grade II* and eight Grade II Listed Buildings, and a Registered Park and Garden which is also a Conservation Area within the 400m buffer. There was no public access on to the site which is elevated above Marshgreen Road, and it is at a similar level to the adjacent residential development on Portland Drive. Development would be unlikely to cause high adverse effects to the settings of the heritage assets as development would be seen in context of the existing housing estate. Development would not adversely affect HLC zone BBHECZ 8 (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>BD062</b>	<p><b>Land north of York Road</b></p> <p>There are three Grade II Listed Buildings within the 400m buffer. The site was enclosed by surrounding vegetation and there is no intervisibility between the site and the assets. Development would be highly unlikely to adversely affect the settings of the assets. Development would be highly unlikely to adversely affect HLC zone BBHECZ 8 (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>

<b>ADD03</b>	<p><b>Akesmoor Lane</b></p> <p>There is one Grade II Listed Building within the site. The setting of the asset contributes to the overall significance of it and would need special regard for its preservation. Development would be highly likely to cause adverse effects to its setting. Therefore, any development should be restricted to the southern part of the site only and mitigation should include the use of vegetation screening to reduce adverse effects to its setting. Whilst the HEA states that zone BBHECZ 18 cannot absorb significant change, development to the south of the site would be a small change to the zone as a whole, and with appropriate development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><b><i>Site is suitable for development in heritage terms, subject to suitable masterplanning; if development is restricted to the southern part of the site only and with appropriate screening.</i></b></p>
<b>BD071 &amp; BD071a</b>	<p><b>Land west of Colliers Way</b></p> <p>There are seven Grade II Listed Buildings within the 400m buffer. Due to topography and surrounding vegetation, development would be unlikely to cause high adverse effects to the settings of the assets. Mitigation may include screening in the south-eastern part of the site. Development in the site would change a large element of the HLC zone BBHECZ 3 (Historic Environment Character Assessment 2010). However, with sensitive design, this could be mitigated.</p> <p><b><i>Site suitable for development in heritage terms subject to appropriate masterplanning.</i></b></p>
<b>BD016</b>	<p><b>Land east of Colliers Way</b></p> <p>There are seven Grade II Listed Buildings within the 400m buffer. The church tower was visible from the site however due to the topography of the landscape, development would be unlikely to adversely affect its setting. Due to the large road junction and intervening buildings, development would be unlikely to cause high adverse effects to the settings of the remaining designated assets. Development in the site would change a small element of the HLC zone BBHECZ 3, although for the most part it would remain unaltered (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>BD055</b>	<p><b>Land east of Tunstall Road (former school site)</b></p> <p>There are seven Grade II Listed Buildings within the 400m buffer. Development would be unlikely to cause high adverse effects to the settings of the assets, however, mitigation should include screening along the southern edge of the site to reduce effects. Development would not adversely affect the HLC zone BBHECZ 3 (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms subject to appropriate masterplanning.</i></b></p>

<b>BD106 &amp; BD156</b>	<p><b>Land east of Tunstall Road (Levens)</b></p> <p>There are seven Grade II Listed Buildings within the 400m buffer. Development would be unlikely to cause high adverse effects to the settings of the assets. To reduce effects, mitigation should include setting development back from the assets by keeping development to the west and north of the site as well as employing screening along the eastern edges of the site. Development would not adversely affect the HLC zone BBHECZ 3 (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms subject to appropriate masterplanning.</i></b></p>
<b>BD108</b>	<p><b>Land east of Tunstall Road (nursery)</b></p> <p>There are two Grade II Listed Buildings in the site and five additional Grade II Listed Buildings within the 400m buffer. The site is small and development would highly likely cause substantial adverse effects to the settings of the assets in the site. To reduce effects, mitigation should include setting development back from the assets coupled with landscape masterplanning to provide screening. Development would not adversely affect the HLC zone BBHECZ 3 (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms subject to appropriate masterplanning.</i></b></p>
<b>BD063a</b>	<p><b>Newpool</b></p> <p>There are seven Grade II Listed Buildings within the 400m buffer. The site is set behind existing development and development on the site would be highly unlikely to adversely affect the settings of the heritage assets. The site is set within the HLC zone BBHECZ 2 (Historic Environment Character Assessment 2010). The particular HLC type is least susceptible and development would not alter the character of the zone significantly.</p> <p><b><i>Site is suitable for development in heritage terms.</i></b></p>
<b>ADD04</b>	<p><b>Knypersley (west of Hall)</b></p> <p>There is one Grade II* and one Grade II Listed Building within close proximity to the site. The site contributes greatly to the setting of the Grade II* as a remnant of the parkland, which in turn, contributes to the overall significance of the asset. Development on the site would highly likely cause substantial adverse effects to the setting of the Grade II* Listed Building which would impact upon its overall significance. The HEA states that development is not deemed appropriate in the HLC zone BBHECZ 7 (Historic Environment Character Assessment 2010).</p> <p><b><i>Site could not be developed without substantial heritage impacts.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>



<b>BD069</b>	<p><b>Knypersley (Hall garden)</b></p> <p>There is one Grade II* and one Grade II Listed Building within close proximity to the site. The site contributes greatly to the setting of the Grade II* as a walled garden to the hall, which in turn, contributes to the overall significance of the asset. Development on the site would highly likely cause substantial adverse effects to the setting of the Grade II* Listed Building which would impact upon its overall significance. The HEA states that development is not deemed appropriate in the HLC zone BBHECZ 7 (Historic Environment Character Assessment 2010).</p> <p><b><i>Site could not be developed without substantial heritage impacts.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>
<b>PREFERRED OPTIONS - RESERVE</b>	
<b>BD004</b>	<p><b>City Bank</b></p> <p>There is one Grade II Listed Building within the 400m buffer. Due to the intervening buildings, development would be highly unlikely to adversely affect the setting of the asset. Development in the site would change a small element of the HLC zone BBHECZ 18, although for the most part, it would remain unaltered (Historic Environment Character Assessment 2010).</p> <p><b><i>Site is suitable for development in heritage terms subject to appropriate masterplanning.</i></b></p>
<b>BD101</b>	<p><b>Stringer Street Mill</b></p> <p>There are no designated heritage assets within the 400m buffer. Development would be highly unlikely to adversely affect the HLC zone BBHECZ 1 (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>BD102</b>	<p><b>Walley Street Mills</b></p> <p>There are no designated heritage assets within the 400m buffer. Development would be highly unlikely to adversely affect the HLC zone BBHECZ 1 (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>MIXED ALTERNATIVE USES</b>	
<b>BD076a</b>	<p><b>Land west of Colliers Way (south of Wharf Road)</b></p> <p>There are no designated heritage assets within the 400m buffer. Development in the site would change a small element of the HLC zone BBHECZ 3, although for the most part, it would remain unaltered (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>



<b>BD117</b>	<b>Mill Hayes Road</b> There are no designated heritage assets within the 400m buffer. Development would be highly unlikely to adversely affect the HLC zone BBHECZ 5 (Historic Environment Character Assessment 2010). <i>Site suitable for development in heritage terms.</i>
<b>EMPLOYMENT ALLOCATION</b>	
<b>BD076</b>	<b>Land west of Colliers Way (north-west)</b> There are no designated heritage assets within the 400m buffer. Development in the site would change a small element of the HLC zone BBHECZ 3, although for the most part, it would remain unaltered (Historic Environment Character Assessment 2010). <i>Site suitable for development in heritage terms.</i>

### 8.3 CHEADLE

8.3.1 Table 8.3 below details the results of the heritage assessment for sites within Cheadle. The location of these sites is illustrated on Map 3.

<b>TABLE 8.3 CHEADLE HERITAGE ASSESSMENT</b>	
<b>Ref</b>	<b>Summary and Recommendations</b>
<b>PREFERRED OPTIONS</b>	
<b>CH004</b>	<b>Thorpe Rise (west)</b> There are no designated heritage assets within the 400m buffer. Development would be highly unlikely to adversely affect HUCA 7 (Cheadle Extensive Urban Survey report 2012). <i>Site suitable for development in heritage terms.</i>
<b>CH132</b>	<b>Hammersley Hayes Road</b> There is one Grade II Listed Buildings within the 400m buffer. As a farm, the wider agricultural setting is considered to contribute to the overall significance of the asset. The site is not within the immediate setting of the asset and development would likely be viewed as part of the existing residential to the west. However, development may cause adverse effects to its wider setting which could be reduced through mitigation including screening of the north-eastern boundary. Development would be highly unlikely to adversely affect the HLC zone CHECZ 3 (Historic Environment Character Assessment 2010). <i>Site suitable for development in heritage terms subject to appropriate masterplanning.</i>
<b>CH001</b>	<b>Thorpe Rise (south)</b> There are no designated heritage assets within the 400m buffer. Development would be highly unlikely to adversely affect the HLC zone CHECZ 3 (Historic

	Environment Character Assessment 2010). <b><i>Site suitable for development in heritage terms.</i></b>
<b>CH009</b>	<b>Orchard Farm</b> There are three Grade II Listed Buildings and one Conservation Area within the 400m buffer. However, due to the intervening buildings as well as vegetation between the assets and the site, it is considered that development would be highly unlikely to adversely affect the settings of the heritage assets. The site lies within the HUCA 11 (Cheadle Extensive Urban Survey report 2012). Development in this area would be highly unlikely to adversely affect the HUCA as a whole. <b><i>Site suitable for development in heritage terms.</i></b>
<b>CH024</b>	<b>Land east of Orchard Farm</b> There are three Grade II Listed Buildings and one Conservation Area within the 400m buffer. Due to the buildings as well as vegetation between the assets and the site, it is considered that development would be highly unlikely to adversely affect the settings of the heritage assets. The site lies within the HUCA 11 (Cheadle Extensive Urban Survey report 2012). Development in this area would not adversely impact upon the HUCA as a whole. <b><i>Site suitable for development in heritage terms.</i></b>
<b>CH015</b>	<b>Depot, Leek Road</b> There are 22 Grade II Listed Buildings and one Conservation Area within the 400m buffer. The site consists of previously developed land including a depot, and is adjacent to the Conservation Area and opposite two Grade II Listed Buildings. The present site does not contribute to the setting of the heritage assets and appropriate development could enhance the frontage with sensitive design. Development in this area would be highly unlikely to adversely affect HUCA 5 (Cheadle Extensive Urban Survey report 2012). <b><i>Site suitable for development in heritage terms with appropriate masterplanning.</i></b>
<b>CH002a</b>	<b>Moor Lane Farm (west)</b> There are no designated heritage assets within the 400m buffer. Although the HEA states that development could potentially have a negative impact upon the HLC zone CHECZ 2, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010). <b><i>Site suitable for development in heritage terms.</i></b>
<b>CH002b</b>	<b>Moor Lane Farm</b> There are no designated heritage assets within the 400m buffer. Although the HEA states that development could potentially have a negative impact upon the HLC zone CHECZ 2, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010). <b><i>Site suitable for development in heritage terms.</i></b>

<b>CH013</b>	<p><b>The Gawbutts</b></p> <p>There is one Grade I and 37 Grade II Listed Buildings, and one Conservation Area within the 400m buffer. There was no intervisibility due to the intervening buildings. Development would be highly unlikely to cause adverse effects to the settings of the assets. The site lies within the HUCA 14 (Cheadle Extensive Urban Survey report 2012). Development in this area would not adversely impact upon the HUCA as a whole.</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>CH020</b>	<p><b>Brookhouses</b></p> <p>There are no designated heritage assets within the 400m buffer. The site lies within the HUCA 15 (Cheadle Extensive Urban Survey report 2012). Development in this area would not adversely impact upon the HUCA as a whole.</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>CH085a</b>	<p><b>Mobberley Farm (north)</b></p> <p>There are no designated heritage assets within the 400m buffer. Development in the site would change a small element of the HLC zone CHECZ 8, although as a whole, it would remain unaltered (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>CH085b</b>	<p><b>Mobberley Farm (centre-north)</b></p> <p>There are no designated heritage assets within the 400m buffer. Development in the site would change a small element of the HLC zone CHECZ 8, although as a whole, it would remain unaltered (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>CH085c</b>	<p><b>Mobberley Farm (centre)</b></p> <p>There is one Grade II Listed Building within 400m. As a farm, the wider agricultural setting is considered to contribute to the overall significance of the asset. The site is part of the wider setting of the asset and therefore development would be likely to cause adverse effects. This could be mitigated through screening of the southern edge of the site. Development in the site would change a part of the HLC zone CHECZ 8, although for the most part, it would remain unaltered (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms subject to appropriate masterplanning.</i></b></p>
<b>CH085d</b>	<p><b>Mobberley Farm (east)</b></p> <p>There are two Grade II Listed Buildings within 400m; of which the site is part of the wider agricultural setting of a farm to the south. As a farm, the agricultural setting is considered to contribute to the overall significance of the asset. As such, development would be likely to cause adverse effects to its setting by</p>

	<p>altering some of that agricultural landscape. Mitigation through screening of the southern edge of the site would reduce those effects. Development in the site would change a part of the HLC zone CHECZ 8, although for the most part, it would remain unaltered (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms subject to appropriate masterplanning.</i></b></p>
<b>CH128</b>	<p><b>Lime trees</b></p> <p>There are two Grade II Listed Buildings within 400m which are well screened by vegetation. Due to the topography and existing vegetation, development would be unlikely to cause high adverse effects to the settings of the assets. Mitigation could include screening of the eastern and southern edges to reduce effects. Development in the site would change a small element of the HLC zone CHECZ 8, although for the most part, it would remain unaltered (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms subject to appropriate masterplanning.</i></b></p>
<b>PREFERRED OPTIONS - RESERVE</b>	
<b>CH080</b>	<p><b>Woodheadhall Farm (north)</b></p> <p>There are no designated heritage assets within the 400m buffer. Although the HEA states that development could potentially have a negative impact upon the HLC zone CHECZ 2, with sensitive development this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>CH081</b>	<p><b>Woodheadhall Farm (south)</b></p> <p>There are no designated heritage assets within the 400m buffer. Although the HEA states that development could potentially have a negative impact upon the HLC zone CHECZ 2, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>CH129</b>	<p><b>Gibraltar Farm (north)</b></p> <p>There are no designated heritage assets within the 400m buffer. Although the HEA states that development could potentially have a negative impact upon the HLC zone CHECZ 2, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>CH073b</b>	<p><b>Gibraltar Farm (centre)</b></p> <p>There are no designated heritage assets within the 400m buffer. Although the HEA states that development could potentially have a negative impact upon the HLC zone CHECZ 2, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>

<b>CH073c</b>	<p><b>Gibraltar Farm (east)</b></p> <p>There are no designated heritage assets within the 400m buffer. Although the HEA states that development could potentially have a negative impact upon the HLC zone CHECZ 2, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010). <i>Site suitable for development in heritage terms.</i></p>
<b>CH073d</b>	<p><b>Gibraltar Farm (south)</b></p> <p>There are no designated heritage assets within the 400m buffer. Although the HEA states that development could potentially have a negative impact upon the HLC zone CHECZ 2, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010). <i>Site suitable for development in heritage terms.</i></p>
<b>CH073e</b>	<p><b>Gibraltar Farm (south-east)</b></p> <p>There are no designated heritage assets within the 400m buffer. Although the HEA states that development could potentially have a negative impact upon the HLC zone CHECZ 2, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010). <i>Site suitable for development in heritage terms.</i></p>
<b>CH122</b>	<p><b>Lightwood Fields</b></p> <p>There are no designated heritage assets within the 400m buffer. Although the HEA states that development could potentially have a negative impact upon the HLC zone CHECZ 2, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010). <i>Site suitable for development in heritage terms.</i></p>
<b>CH121</b>	<p><b>Lightwood Fields (south)</b></p> <p>There are no designated heritage assets within the 400m buffer. Although the HEA states that development could potentially have a negative impact upon the HLC zone CHECZ 2, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010). <i>Site suitable for development in heritage terms.</i></p>
<b>CH075a</b>	<p><b>Mill House (north)</b></p> <p>There are no designated heritage assets within the 400m buffer. Whilst the HEA states that the HLC zone CHECZ 1 has little capacity to absorb change, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010). <i>Site suitable for development in heritage terms.</i></p>
<b>CH075b</b>	<p><b>Mill House (north-east)</b></p> <p>There are no designated heritage assets within the 400m buffer. Whilst the HEA states that the HLC zone CHECZ 1 has little capacity to absorb change, with</p>

	<p>sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>CH075c</b>	<p><b>Mill House (centre)</b></p> <p>There is one Grade II* Listed Building within the 400m buffer. Although this is a farmhouse, its location on the urban fringe has diminished its wider rural setting to some extent. Whilst development would further encroach on this, its appreciation within farmyard complex and its immediate rural setting would remain unchanged. Mitigation including the use of screening along the southern boundary would further reduce effects. Whilst the HEA states that the HLC zone CHECZ 1 has little capacity to absorb change, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms subject to appropriate masterplanning.</i></b></p>
<b>CH075d</b>	<p><b>Mill House (north-west)</b></p> <p>There is one Grade II* Listed Building within the 400m buffer. Although this is a farmhouse, its location on the urban fringe has diminished its wider rural setting to some extent. Whilst development would further encroach on this, its appreciation within farmyard complex and its immediate rural setting would remain unchanged. Mitigation including the use of screening along the southern boundary would further reduce effects. Whilst the HEA states that the HLC zone CHECZ 1 has little capacity to absorb change, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms subject to appropriate masterplanning.</i></b></p>
<b>CH076a</b>	<p><b>Mill House (south-west)</b></p> <p>There is one Grade II* Listed Building within the 400m buffer. Although this is a farmhouse, its location on the urban fringe has diminished its wider rural setting to some extent. Whilst development would further encroach on this, its appreciation within farmyard complex and its immediate rural setting would remain unchanged. Mitigation including the use of screening along the southern boundary would further reduce effects. Whilst the HEA states that the HLC zone CHECZ 1 has little capacity to absorb change, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms subject to appropriate masterplanning.</i></b></p>
<b>CH076b</b>	<p><b>Mill House (south-east)</b></p> <p>There is one Grade II* Listed Building within the 400m buffer. Although this is a farmhouse, its location on the urban fringe has diminished its wider rural</p>

	<p>setting to some extent. Whilst development would further encroach on this, its appreciation within farmyard complex and its immediate rural setting would remain unchanged. Mitigation including the use of screening along the southern and western boundaries would further reduce effects. Whilst the HEA states that the HLC zone CHECZ 1 has little capacity to absorb change, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms subject to appropriate masterplanning.</i></b></p>
<b>ADD005</b>	<p><b>Eaves Lane</b></p> <p>There is one Grade II Listed Building within the 400m buffer. As a farmhouse, the wider agricultural setting is considered to contribute to the overall significance of the asset. The site is part of the wider setting of the asset and there is some intervisibility between the site and the asset due to intervening vegetation. Development would be likely to cause adverse effects. The HEA states that the HLC zone CHECZ 1 has little capacity to absorb change (Historic Environment Character Assessment 2010).</p> <p><b><i>Site could not be developed without substantial heritage impacts.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>
<b>CH093</b>	<p><b>Mobberley Farm (south)</b></p> <p>There are two Grade II Listed Buildings within the 400m buffer; of which the site is part of the agricultural setting of a farm to the east of the site. As a farm, the agricultural setting is considered to contribute to the overall significance of the asset. As such, development would be likely to cause adverse effects to the asset's setting by altering its agricultural landscape. Mitigation could include restricting development to the northern part of the site, and using screening to limit intervisibility. Development in the site would change a small element of the HLC zone CHECZ 8, although as a whole, it would remain unaltered (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms, subject to appropriate masterplanning.</i></b></p>
<b>EMPLOYMENT ALLOCATION</b>	
<b>EM1 CH127</b>	<p><b>New Haden Road</b></p> <p>No designated heritage assets within the 400m buffer. Whilst the HEA states that the HLC zone CHECZ 7 has little capacity to absorb change, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>



<b>EM2 CH019</b>	<p><b>Hillside Industrial Park</b></p> <p>No designated heritage assets within the 400m buffer. Whilst the HEA states that the HLC zone CHECZ 7 has little capacity to absorb change, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><i>Site suitable for development in heritage terms.</i></p>
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## 8.4 LARGER AND SMALLER VILLAGES

8.4.1 Table 8.4 below details the results of the heritage assessment for sites within the larger and smaller villages. The location of these sites is illustrated on Maps 1 – 6.

TABLE 8.4 LARGER AND SMALLER VILLAGES HERITAGE ASSESSMENT	
BIDDULPH MOOR	
Ref	Summary and Recommendations
PREFERRED OPTIONS	
<b>BM013</b>	<p><b>51 Rudyard Road (west)</b></p> <p>There is one Grade II building within the 400m buffer. There was no intervisibility between the site and asset due to the topography and intervening buildings. Development would be highly unlikely to cause adverse effects to the setting of the asset. The site is located within the HLC zone BBHECZ 12 (Historic Environment Character Assessment 2010). Development would be highly unlikely to cause adverse effects to the zone.</p> <p><i>Site suitable for development in heritage terms.</i></p>
<b>BM029</b>	<p><b>51 Rudyard Road (south)</b></p> <p>There is one Grade II building within the 400m buffer. There was no intervisibility between the site and asset due to the topography and intervening buildings. Development would be highly unlikely to cause adverse effects to the setting of the asset. The site is located within the HLC zone BBHECZ 12 (Historic Environment Character Assessment 2010). Development would be highly unlikely to cause adverse effects to the zone.</p> <p><i>Site suitable for development in heritage terms.</i></p>
<b>BM014a</b>	<p><b>Bankhouse Farm</b></p> <p>There are no designated heritage assets within the 400m buffer. The site is located within the HLC zone BBHECZ 11 (Historic Environment Character Assessment 2010). Development would be highly unlikely to cause adverse effects to the zone.</p> <p><i>Site suitable for development in heritage terms.</i></p>
<b>BM014b</b>	<p><b>315 New Street</b></p> <p>There are no designated heritage assets within the 400m buffer. The site is located within the HLC zone BBHECZ 11 (Historic Environment Character</p>

	<p>Assessment 2010). Development would be highly unlikely to cause adverse effects to the zone.</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>PREFERRED OPTIONS - RESERVE</b>	
<b>N/A</b>	<p><b>51 Rudyard Road (east)</b></p> <p>There is one Grade II building within the 400m buffer. There was no intervisibility between the site and asset due to the topography and intervening buildings. Development would be highly unlikely to cause adverse effects to the setting of the asset. The site is located within the HLC zone BBHECZ 12 (Historic Environment Character Assessment 2010). Development would be highly unlikely to cause adverse effects to the zone.</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>N/A</b>	<p><b>Land east of Gun Battery Lane</b></p> <p>There are no designated heritage assets within the 400m buffer. The site is located within the HLC zone BBHECZ 11 (Historic Environment Character Assessment 2010). Development would be highly unlikely to cause adverse effects to the zone.</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>BROWN EDGE</b>	
<b>Ref</b>	<b>Summary and Recommendations</b>
<b>PREFERRED OPTIONS</b>	
<b>BE041</b>	<p><b>Land east of Willfield Lane</b></p> <p>There are no designated heritage assets within the 400m buffer. Whilst the HEA states that the HLC zone BEEHECZ 5 has little capacity to absorb change, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>PREFERRED OPTIONS - RESERVE</b>	
<b>ADD06</b>	<p><b>Land north of Breach Farm (west)</b></p> <p>There is one Grade II Listed Building within the 400m buffer. The site is not considered to contribute to the setting of the asset. There was no intervisibility between the site and asset due to the topography of the landscape as well as vegetation screening. Whilst the HEA states that the HLC zone BEEHECZ 2 is sensitive, with appropriate development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>BE032</b>	<p><b>Land north of Breach Farm (east)</b></p> <p>There is one Grade II Listed Building within the 400m buffer. The site is not considered to contribute to the setting of the asset. There was no intervisibility between the site and asset due to the topography of the landscape as well as vegetation screening. Whilst the HEA states that the HLC zone BEEHECZ 2 is</p>

	<p>sensitive, with appropriate development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>ENDON</b>	
<b>Ref</b>	<b>Summary and Recommendations</b>
<b>PREFERRED OPTIONS</b>	
<b>EN012</b>	<p><b>Land north of Endon (west)</b></p> <p>There is one Grade II Listed Building and one Conservation Area within the 400m buffer. There was no intervisibility between the site and the assets due to the topography and intervening buildings. Development would be highly unlikely to adversely affect their settings. Whilst the HEA states that the HLC zone BEEHECZ 11 is sensitive to change as a whole, the particular HLC type is least sensitive and with a mitigation, development would be suitable (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>EN128</b>	<p><b>Stoney Lane</b></p> <p>There are three Grade II Listed Buildings and one Conservation Area within the 400m buffer. The site was well screened and there was no intervisibility between the site and heritage assets. Development would be highly unlikely to adversely affect the settings of the heritage assets. The site is located within the HLC zone BEEHECZ 7 (Historic Environment Character Assessment 2010). Development would be highly unlikely to adversely affect the zone.</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>EN033</b>	<p><b>Post Bridge Cottage Farm (north)</b></p> <p>There is one Grade II Listed Building and one Conservation Area within the 400m buffer. The nature of the Conservation Area (canal) and associated Listed Building means that setting contributes little to their overall significance. The site was well screened along its southern boundary which limits intervisibility between the site and the Conservation Area. Therefore, with vegetation screening along the southern edge of the site, development would be unlikely to cause adverse effects to the setting of the Conservation Area. Development would be unlikely to cause adverse effects to the HLC zone BEEHECZ 10 (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>EN126</b>	<p><b>Post Bridge Cottage Farm (south)</b></p> <p>There is one Grade II Listed Building and one Conservation Area within the 400m buffer. The nature of the Conservation Area (canal) and associated Listed Building means that setting contributes little to their overall significance. However, due to the location of the site along the edge of the Conservation Area, mitigation should include stepping development back from the southern boundary, as well as employing vegetation screening along the southern</p>

	<p>boundary. Development would be unlikely to cause adverse effects to the HLC zone BEEHECZ 10 (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms subject to appropriate masterplanning.</i></b></p>
<b>PREFERRED OPTIONS - RESERVE</b>	
<b>EN007</b>	<p><b>Land north of Endon (centre-west)</b></p> <p>There are nine Grade II Listed Buildings and one Conservation Area within the 400m buffer. There was no intervisibility between the site and the assets due to the topography and intervening buildings. Development would be highly unlikely to adversely affect their settings. Whilst HEA states that the HLC zone BEEHECZ 11 is sensitive to change as a whole, the particular HLC type is least sensitive and with mitigation, development would be suitable (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>EN019</b>	<p><b>Land north of Endon (centre-east)</b></p> <p>There are eight Grade II Listed Buildings and one Conservation Area within the 400m buffer. There was no intervisibility between the site and the assets due to the topography and intervening buildings. Development would be highly unlikely to adversely affect their settings. Whilst HEA states that the HLC zone BEEHECZ 11 is sensitive to change as a whole, the particular HLC type is least sensitive and with mitigation, development would be suitable (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>EN101</b>	<p><b>Land north of Endon (east)</b></p> <p>There are 16 Grade II Listed Buildings and one Conservation Area within the 400m buffer. There was no intervisibility between the site and the Listed Buildings due to the topography and intervening buildings and vegetation. Development would be highly unlikely to adversely affect the settings of the Listed Buildings. Although the site is close to the Conservation Area, due to the nature of the existing housing estate to the south of the site, development would be unlikely to cause high adverse effects to its setting. Effects could be reduced by mitigation in the form of screening along the eastern edge. Whilst HEA states that the HLC zone BEEHECZ 11 is sensitive to change as a whole, the particular HLC type is least sensitive and with mitigation, development would be suitable (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms subject to appropriate masterplanning.</i></b></p>

CHEDDLETON	
Ref	Summary and Recommendations
<b>PREFERRED OPTIONS</b>	
<b>CD017</b>	<p><b>Land north of Bones Lane</b></p> <p>There are three Grade II Listed Buildings within the 400m buffer. Due to the topography as well as intervening buildings and vegetation, there was no intervisibility between the site and the assets. Development would be highly unlikely to adversely affect the settings of the heritage assets. Outside of the 400m buffer, there are a group of Listed Buildings to the north-east of the site. Development may adversely affect their settings. Mitigation including screening along the north-eastern and eastern boundaries of the site would reduce any potential effects on the settings of these Listed Buildings. Development in the site would change a small element of the HLC zone CWWHECZ 12, although for the most part, it would remain unaltered (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms subject to appropriate masterplanning.</i></b></p>
<b>CD003</b>	<p><b>Land west of Folly Lane (north)</b></p> <p>There is one Grade II Listed Building within the 400m buffer. Due to the intervening buildings between the site and the asset, there was no intervisibility. Development would be highly unlikely to adversely affect the setting of the asset. Whilst the HEA states that the HLC zone BEEHECZ 5 has little capacity to absorb change, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>CD002</b>	<p><b>Land west of Folly Lane (south)</b></p> <p>There are no designated heritage assets within the 400m buffer. Whilst the HEA states that the HLC zone BEEHECZ 5 has little capacity to absorb change, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>PREFERRED OPTIONS - RESERVE</b>	
<b>CD019</b>	<p><b>Holly House</b></p> <p>There are three Grade II Listed Buildings within the 400m buffer. Due to the topography as well as intervening buildings and vegetation, there was no intervisibility between the site and the assets. Development would be highly unlikely to adversely affect the settings of the heritage assets. However, it is likely that development would affect the settings of Listed Buildings to the east of the site outside of the 400m buffer and as such, mitigation should include screening along the north-eastern and eastern boundaries of the site. Development in the site would change a small part of the HLC zone CWWHECZ</p>

	12, although for the most part, it would remain unaltered (Historic Environment Character Assessment 2010). <b><i>Site suitable for development in heritage terms subject to appropriate masterplanning.</i></b>
<b>WETLEY ROCKS</b>	
<b>Ref</b>	<b>Summary and Recommendations</b>
<b>PREFERRED OPTIONS</b>	
<b>WR015</b>	<p><b>Land south of Mill Lane</b></p> <p>There are three Grade II Listed Buildings within the 400m buffer. Development would have the potential to adversely affect the setting of the church to the north-west of the site. A mitigation strategy including the use of vegetation screening along the north-west and southern boundaries of the site would reduce effects to the heritage assets. Development would be unlikely to adversely affect the HLC zone CWWHECZ 5 (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms subject to appropriate masterplanning.</i></b></p>
<b>WERRINGTON</b>	
<b>Ref</b>	<b>Summary and Recommendations</b>
<b>PREFERRED OPTIONS</b>	
<b>WE027</b>	<p><b>Ash Farm</b></p> <p>There are two Grade II Listed Buildings within the 400m buffer. Due to the intervening buildings, there was no intervisibility between the site and the assets. Development would be highly unlikely to adversely affect the settings of the assets. The site lies within the HLC zone CWWHECZ 1 (Historic Environment Character Assessment 2010). Development in this area would unlikely adversely affect the HLC as a whole.</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>WE013</b>	<p><b>Little Ash Farm</b></p> <p>There are two Grade II Listed Buildings within the 400m buffer. Due to the intervening buildings, there was no intervisibility between the site and the assets. Development would be highly unlikely to adversely affect the settings of the assets. The site lies within the HLC zone CWWHECZ 1 (Historic Environment Character Assessment 2010). Development in this area would unlikely adversely affect the HLC as a whole.</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>WE003</b>	<p><b>Stonehouse Farm</b></p> <p>There is one Grade II Listed Building within 400m. Due to the intervening buildings, there was no intervisibility between the site and the asset. Development would be highly unlikely to adversely affect the setting of the asset. The site lies within the HLC zone CWWHECZ 1 (Historic Environment</p>

	<p>Character Assessment 2010). Development in this area would unlikely adversely affect the HLC as a whole.</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>WE052</b>	<p><b>Werrington House Farm</b></p> <p>There is one Grade II Listed Building within 400m. Due to the intervening buildings, there was no intervisibility between the site and the asset. Development would be highly unlikely to adversely affect the setting of the asset. The site lies within the HLC zone CWWHECZ 2 (Historic Environment Character Assessment 2010). Development in this area would unlikely adversely affect the HLC as a whole.</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>WE069</b>	<p><b>Square Meadow Farm</b></p> <p>There is one Grade II Listed Building within 400m. Due to the intervening buildings, there was no intervisibility between the site and the asset. Development would be highly unlikely to adversely affect the setting of the asset. The site lies within the HLC zone CWWHECZ 2 (Historic Environment Character Assessment 2010). Development in this area would unlikely adversely affect the HLC as a whole.</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>WATERHOUSES</b>	
<b>Ref</b>	<b>Summary and Recommendations</b>
<b>MIXED ALTERNATIVE USES</b>	
<b>WA004</b>	<p><b>Waterhouses Enterprise Centre</b></p> <p>There are four Grade II Listed Buildings within the 400m buffer. Development would be highly unlikely to cause adverse effects to the settings of the assets due to the intervening buildings and vegetation. The site is across the HLC zones WHECZ 2 and WHECZ 6 (Historic Environment Character Assessment 2010). Although the HEA states that zone WHECZ 6 is sensitive to medium to large scale development, with appropriate sensitive development, this could be accommodated on the site and development would be highly unlikely to adversely affect the HLC as a whole.</p> <p><b><i>Site suitable for development in heritage terms subject to appropriate masterplanning.</i></b></p>
<b>FROGHALL</b>	
<b>Ref</b>	<b>Summary and Recommendations</b>
<b>MIXED ALTERNATIVE USES</b>	
<b>N/A</b>	<p><b>Bolton Copper Works</b></p> <p>There is one Grade II Listed Building within the site boundary and an additional five Listed Buildings in the 400m buffer. A Conservation Area is adjacent to the northern boundary of the site. The site is located in an area which has been predominantly used for industrial purposes in the past: the Listed Building is however set within an area of former orchard and land to its rear. The canal has</p>



	<p>a close association with the industrial and natural landscape and its setting contributes to its significance. Despite this, appropriate development can be mitigated through the setting back of development boundaries from the Listed Building and Conservation Area and through conservation of the Listed Building. Screening should be employed along the northern site boundary. The site is within the HLC type of industrial and extractive complex. Development would not affect this HLC.</p> <p><b><i>Site suitable for development in heritage terms, subject to appropriate masterplanning, including possible conservation of the Listed Building.</i></b></p>
<b>KINGSLEY</b>	
<b>Ref</b>	<b>Summary and Recommendations</b>
<b>PREFERRED OPTIONS</b>	
<b>KG049a</b>	<p><b>Land at end of Moreton Avenue</b></p> <p>There are six Grade II Listed Buildings within the 400m buffer. The Listed Buildings are situated along the main road through the village. Although there may be some intervisibility, development would be unlikely to cause high adverse effects to their settings. Development would be highly unlikely to adversely affect the HLC zone KHECZ 1 (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>PREFERRED OPTIONS - RESERVE</b>	
<b>KG019</b>	<p><b>Land north of Haste Hill Avenue</b></p> <p>There are 12 Grade II Listed Buildings within the 400m buffer. The site is set between existing residential development. The church tower was visible from the site however development would be unlikely to cause high adverse effects to its setting. Development would be highly unlikely to adversely affect the HLC zone KHECZ 1 (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>ALTON</b>	
<b>Ref</b>	<b>Summary and Recommendations</b>
<b>PREFERRED OPTIONS</b>	
<b>AL012</b>	<p><b>Gallows Green</b></p> <p>There are five Grade II Listed Buildings and one Conservation Area within the 400m buffer. The site was well screened with vegetation on the east, west and southern sides. To the north, there was no intervisibility between the site and the Conservation Area due to the intervening buildings. Development would be unlikely to cause adverse effects to their settings. Whilst the HEA states that the HLC zone ALHECZ 5 cannot absorb large or medium scale development, development in the site would be a small change to the zone as a whole (Historic Environment Character Assessment 2010).</p> <p><b><i>Site is suitable for development in heritage terms.</i></b></p>

PREFERRED OPTIONS - RESERVE	
<b>AL024</b>	<p><b>Ivy Cottage</b></p> <p>There are four Grade II Listed Buildings and one Conservation Area within the 400m buffer. The site was well screened with vegetation on the east, west and southern sides. To the north, there was no intervisibility between the site and the Conservation Area due to the intervening buildings. Development would be unlikely to cause adverse effects to their settings. Whilst the HEA states that the HLC zone ALHECZ 5 cannot absorb large or medium scale development, development in the site would be a small change to the zone as a whole (Historic Environment Character Assessment 2010).</p> <p><b><i>Site is suitable for development in heritage terms.</i></b></p>
<b>AL019</b>	<p><b>Tithebarn (west)</b></p> <p>There is one Grade II* and 28 Grade II Listed Buildings, one Scheduled Monument and one Conservation Area within the 400m buffer. There was no intervisibility between the development and the heritage assets due to the topography of the surrounding landscape as well as the intervening buildings. Development would be unlikely to cause adverse effects to the setting of the heritage assets. Development would be highly unlikely to adversely affect HUCA 5 (Alton Extensive Urban Survey report 2013).</p> <p><b><i>Site is suitable for development in heritage terms.</i></b></p>
<b>AL022</b>	<p><b>Tithebarn (east)</b></p> <p>There are 17 Grade II Listed Buildings, one Scheduled Monument and one Conservation Area within the 400m buffer. There was no intervisibility between the development and the heritage assets due to the topography of the surrounding landscape as well as the intervening buildings. Development would be unlikely to cause adverse effects to the setting of the heritage assets. The HEA states that the HLC zone ALHECZ 8 forms part of the setting to the Alton &amp; Farley Conservation Area (Historic Environment Character Assessment 2010). Development would change a small element of the zone, although for the most part, it would remain unaltered (Historic Environment Character Assessment 2010).</p> <p><b><i>Site is suitable for development in heritage terms.</i></b></p>
UPPER TEAN	
Ref	Summary and Recommendations
PREFERRED OPTIONS	
<b>UT012</b>	<p><b>Land south of Breach Lane</b></p> <p>There are two Grade II Listed Buildings within the 400m buffer, one of which is adjacent to the site. The settings of the assets contribute to a limited extent to the overall significance of them. With regards to the adjacent Listed Building, it has visual dominance on the road junction to the north-east of the site which does contribute, to a limited extent, to its significance. As such, development which is stepped back from the junction would help to preserve this visual dominance. Development would be highly unlikely to cause adverse effects to</p>

	<p>the setting of the second Listed Building due to the intervening vegetation. Whilst the HEA states that HLC zone UTHECZ 4 has little capacity to absorb change, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms subject to appropriate masterplanning.</i></b></p>
<b>UT019</b>	<p><b>Depot, St Thomas's Road</b></p> <p>The site is located within a Conservation Area. There are two Grade II* and ten Grade II Listed Buildings within the 400m buffer. The site is currently used as a work yard which adversely affects the character of the Conservation Area and the Listed Buildings. Sensitive development could enhance the Conservation Area. Mitigation including vegetation screening along the southern boundary would reduce effects to the settings of the Listed Buildings. Development would be unlikely to cause adverse effects to the HLC zone UTHECZ 3 (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms subject to appropriate masterplanning.</i></b></p>
<b>PREFERRED OPTIONS - RESERVE</b>	
<b>UT023</b>	<p><b>Land north of Hollington Road</b></p> <p>There is one Grade II Listed Building and one Conservation Area within the 400m buffer. Due to the intervening buildings and vegetation, there was no intervisibility between the site and the assets. Development would be unlikely to cause adverse effects to the settings of the assets. Although the HEA states that HLC zone UTHECZ 2 is sensitive to medium to large scale development, with appropriate development, this could be accommodated on the site and development would be highly unlikely to adversely affect the HLC as a whole (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>
<b>UT021</b>	<p><b>Land south of Hollinscroft Court</b></p> <p>There are two Grade II* and nine Grade II Listed Buildings, and one Conservation Area within the 400m buffer. Due to the intervening buildings and vegetation, there was no intervisibility between the site and the assets. Development would be unlikely to cause high adverse effects to the settings of the assets. Although the HEA states that HLC zone UTHECZ 2 is sensitive to medium to large scale development, with appropriate development, this could be accommodated on the site and development would be highly unlikely to adversely affect the HLC as a whole (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms.</i></b></p>

<b>BLYTHE BRIDGE</b>	
<b>Ref</b>	<b>Summary and Recommendations</b>
<b>PREFERRED OPTIONS</b>	
<b>ADD011</b>	<p><b>Caverswell Old Road (south)</b></p> <p>No designated heritage assets within the 400m buffer. Whilst the HEA states that HLC zone BFHECZ 5 has little capacity to absorb change, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><i>Site suitable for development in heritage terms.</i></p>
<b>BB054</b>	<p><b>Wood Grove Farm</b></p> <p>There is one Grade II Listed Building within the 400m buffer. Mitigation including screening along the northern boundary would reduce adverse effects to the setting of the asset. Whilst the HEA states that HLC zone BFHECZ 4 has little capacity to absorb change, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><i>Site suitable for development in heritage terms subject to appropriate masterplanning.</i></p>
<b>PREFERRED OPTIONS - RESERVE</b>	
<b>ADD10</b>	<p><b>Caverswell Old Road (centre)</b></p> <p>There are no designated heritage assets within the 400m buffer. Whilst the HEA states that HLC zone BFHECZ 5 has little capacity to absorb change, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><i>Site suitable for development in heritage terms.</i></p>
<b>BB040</b>	<p><b>Caverswell Old Road (north)</b></p> <p>There are no designated heritage assets within the 400m buffer. Whilst the HEA states that HLC zone BFHECZ 5 has little capacity to absorb change, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><i>Site suitable for development in heritage terms.</i></p>
<b>BB044</b>	<p><b>Chapel Street</b></p> <p>There is one Grade II Listed Building within the 400m buffer. There was no public access on to the site however it was well screened by vegetation. It is considered highly unlikely that development would adversely affect the setting of the asset. Whilst the HEA states that HLC zone BFHECZ 5 has little capacity to absorb change, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><i>Site suitable for development in heritage terms.</i></p>

EMPLOYMENT ALLOCATION	
N/A	<p><b>Northern Gateway</b></p> <p>There is one Grade II Listed Building within the 400m buffer. Due to the topography of the landscape, there was no intervisibility between the site and the asset. Development would be highly unlikely to adversely affect the setting of the heritage asset. Development in this area would not adversely affect upon the HLC zone BFHECZ 2 as a whole (Historic Environment Character Assessment 2010).</p> <p><i>Site suitable for development in heritage terms.</i></p>
TRAVELLERS SITE	
TR002	<p><b>Uttoxeter Road</b></p> <p>There is one Grade II Listed Building within the 400m buffer. The setting is not considered to contribute greatly to the significance of the asset. The site is within an area currently parking and storage. Development would be highly unlikely to adversely affect the setting of the asset to a significant degree. Whilst the HEA states that the HLC zone BFHECZ 4 has little capacity to absorb change, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><i>Site suitable for development in heritage terms.</i></p>
IPSTONES	
Ref	Summary and Recommendations
PREFERRED OPTIONS	
IP019	<p><b>Land west of Church Lane</b></p> <p>There is one Grade II* and 27 Grade II Listed Buildings, and one Conservation Area within the 400m buffer. Setting is considered to contribute to the overall significance of the heritage assets, in particular the Grade II* listed church and the Conservation Area. Development would be likely to adversely affect the setting of the church to the north of the site. These effects could be reduced by restricting development to the eastern half of the site, in line with the existing development to the north, and the use of vegetation screening along the northern boundary. Whilst the HEA states that the HLC zone IHECZ 3 has little capacity to absorb change, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><i>Site suitable for development in heritage terms subject to appropriate masterplanning.</i></p>
PREFERRED OPTIONS – RESERVE	
IP011	<p><b>Land east of Church Lane</b></p> <p>There is one Grade II* and 21 Grade II Listed Buildings, and one Conservation Area within the 400m buffer. Setting is considered to contribute to the overall significance of the heritage assets, in particular the Grade II* listed church to the north-west. The site initially rises steeply from the road, then continues to rise more gradually to the east. The eastern boundary corresponds with extent of existing development to the south, and the site forms a gap in development</p>

	<p>between a new residential development to the south and the early core of the village of Ipstones to the north. Development on this site would result in the coalescence of built form between the oldest core, and the more modern development within Ipstones. This would affect the legibility of the settlement and how one perceives the setting of the Grade II* listed church in the north. Whilst the HEA states that the HLC zone IHECZ 1 has little capacity to absorb change, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><b><i>Site could not be developed without substantial heritage impacts.</i></b></p> <p><b><i>Please note that this study forms part of a wider evidence base to support SMDC's Local Plan. Therefore the conclusions within this report will be weighed against other evidence when determining the overall suitability of a site for development.</i></b></p>
IP014a	<p><b>Land north of Belmont Road</b></p> <p>There is one Grade II* and 25 Grade II Listed Buildings, and two Conservation Areas within the 400m buffer. Intervisibility was limited between the site and assets by topography as well as intervening buildings and vegetation. Despite this, it is possible that development would affect the settings of the heritage assets. To mitigate, screening should be placed along the northern and eastern edges of the site. Whilst the HEA states that the HLC zone IHECZ 3 has little capacity to absorb change, with sensitive development, this could be accommodated on the site (Historic Environment Character Assessment 2010).</p> <p><b><i>Site suitable for development in heritage terms subject to appropriate masterplanning.</i></b></p>

## 9 RESULTS – VISUAL OPEN SPACE

### 9.1 LOCAL GREEN SPACES

- 9.1.1 The location of the VOS sites assessed within this study are illustrated on Maps 1 – 6.
- 9.1.2 The following sites, detailed below in Table 9.1, were found suitable for designation as LGS. Brief details are provided for each site below, with full details outlined on the assessment sheets included at Appendix 2. Unless otherwise specified, the following sites are all in reasonably close proximity to the community each serves; and are local in character and not an extensive tract of land.
- 9.1.3 Where only part of a site has been suitable for designation, this has been illustrated on the corresponding assessment sheet within Appendix 2. This excludes sites partially within a school, for which the division of the site should align with the boundary of the school.

**TABLE 9.1 LOCAL GREEN SPACES**

Ref	Summary and Recommendations
<b>LEEK</b>	
<b>01</b>	<b>Brough Park</b> Site has very high recreational, historical, tranquillity and ecological value and is visually attractive.
<b>02</b>	<b>Ball Haye Green Recreation Ground</b> Site has recreational and historic value. Site has potential to be a high quality space, however there is significant need for improvement of existing facilities and maintenance.
<b>04</b>	<b>Birch Gardens</b> Site has high recreational and historical value, is visually attractive, and has some ecological value.
<b>05</b>	<b>Pickwood Recreation Ground</b> Site has high recreational value and is well used by the local community. Contributes to local character.
<b>06</b>	<b>Westwood Road Recreation Ground</b> Site is a large, linear space, but is local in character. Site has high recreational and historical value, is visually attractive, and has some ecological value. Local significance does not apply to school playing field; this should be excluded from the LGS.
<b>07</b>	<b>Westwood Park Drive Woodland</b> Site has high ecological and tranquillity value, is visually attractive, and has some recreational value.
<b>08</b>	<b>Edgehill Road Woodland</b> Site has high ecological and tranquillity value, is visually attractive, and has some recreational value.



<b>09</b>	<b>Campbell Avenue</b> Site has high recreational and ecological value, visual amenity, and is well used by the local community.
<b>10</b>	<b>Fynney Street Garden</b> Site has high recreational and historical value, is visually attractive, and has some ecological value.
<b>BIDDULPH</b>	
<b>11</b>	<b>Gillow Heath Recreation Ground</b> Site has high recreational value, with recently improved play facilities, and is well used by the local community.
<b>12</b>	<b>Halls Road</b> Site has some ecological and recreational value, but is overgrown and requires improvement in order to form a strong LGS. Current site includes recent development; boundaries should be realigned to the edge of properties.
<b>13</b>	<b>Dorset Drive (west)</b> Site has high ecological and recreational value, is visually attractive and well used by the local community.
<b>14</b>	<b>Dorset Drive (east)</b> Site has high ecological and recreational value, is visually attractive and well used by the local community.
<b>16</b>	<b>Thames Drive Woodland</b> Site has high ecological value, and recreational value within publically accessible parts.
<b>17</b>	<b>Leisure Centre</b> Site is a large, linear space, but is local in character. High recreational value, some ecological value and visually attractive. Adjacent to leisure centre and well used by local community.
<b>18</b>	<b>Braddocks Hay</b> New site identified during study. Site is a large, linear space, but is local in character. Site has high ecological, tranquillity and recreational value and is visually attractive. Important wildlife corridor to surrounding countryside.
<b>19</b>	<b>Braddocks Hay Recreation Ground</b> Site has high recreational value and visual amenity, enabling long distance views. Site also includes a community garden which is of local significance. Local significance does not apply to school and adjacent playing field; this should be excluded from the LGS.
<b>20 (Section B)</b>	<b>Springfield Road</b> Site constitutes two parts – previously developed wasteland on higher level (Section A), and maintained open space on lower level (Section B). Lower level (Section B) has high recreational and tranquillity value. Higher level (Section A) allows views from road, but has no other local significance and has been partially developed. Higher level should be excluded from LGS.

<b>CHEADLE</b>	
<b>21</b>	<p><b>Cecily Brook Corridor</b></p> <p>A large number of sites adjacent to Cecily Brook, forming a wildlife corridor that links the countryside to the north of Cheadle to the countryside to the south. Corridor also links the LNR in the centre of Cheadle to the wider countryside. Footpaths and open space along length of corridor.</p> <p>In combination sites have very high ecological, recreational and visual amenity value.</p> <p>Sites should all be combined into one large LGS. This would create a large, linear site. However, it would be local in character along its entire length.</p>
<b>22</b>	<p><b>Memorial Recreation Ground</b></p> <p>High recreational value, with range of facilities, well used by local community. Also historical and ecological value.</p> <p>Boundary should be extended to include bowling greens and tennis courts.</p>
<b>23</b> <b>(Section D)</b>	<p><b>Glebe Road</b></p> <p>Land to north of Glebe Road, east of Glebe Court (Section D) has recreational and visual amenity value, and is visually attractive.</p> <p>Local significance does not apply to remainder of site. LGS should be limited to land north-east of Glebe Road (Section D).</p>
<b>BROWN EDGE</b>	
<b>25</b>	<p><b>The Rocks</b></p> <p>High tranquillity value, visual amenity and visually attractive. Some recreational and ecological value.</p>
<b>26</b> <b>(Section C)</b>	<p><b>High Lane</b></p> <p>Site comprises four parts – amenity grassland (Section A); rough grassland (Section B); playing fields (Section C); and a car park (Section D).</p> <p>The park (Section C) has high recreational value, improvements could be undertaken to improve ecological value and attractiveness to increase local significance.</p> <p>Local significance does not apply to remainder of site, these should be excluded from the LGS.</p>
<b>ENDON</b>	
<b>27</b>	<p><b>Hillswood Drive Recreation Ground</b></p> <p>New site identified during study.</p> <p>Very high recreational value, visual amenity and visually attractive.</p>
<b>CHEDDLETON</b>	
<b>29</b>	<p><b>Ox Pasture (west)</b></p> <p>High tranquillity and visual amenity value, some ecological and recreational value.</p>
<b>30</b>	<p><b>Ox Pasture (east)</b></p> <p>High tranquillity and visual amenity value, some ecological and recreational value.</p>
<b>31</b> <b>(Section B)</b>	<p><b>Land South of Caldon Canal</b></p>

	<p>Site includes a large area of open space adjacent to the canal (Section A), and a smaller, enclosed area within the north-west part of the VOS, surrounding Methodist House (Section B).</p> <p>Section B has high visual amenity and historical value, is visually attractive and provides some recreational value.</p> <p>Local significance does not apply to remainder of site (Section A). LGS should be limited to north-west corner (Section B).</p>
<b>32</b>	<p><b>Land Adjacent to Caldon Canal</b></p> <p>High ecological, tranquillity and recreational value. Well used by local community and visually attractive.</p> <p>Recommend western boundary is extended to include adjacent land that is contiguous with the current site.</p>
<b>WERRINGTON</b>	
<b>34</b>	<p><b>Meigh Road Playing Fields</b></p> <p>Large site but local in character.</p> <p>Very high recreational value with a range of facilities, well used by local community. Ecological value within woodland.</p>
<b>35</b>	<p><b>North of Cotehill Road</b></p> <p>High recreational and tranquillity value, also some ecological and visual amenity value. Maintained and used by local community.</p>
<b>37</b>	<p><b>Millenium Garden</b></p> <p>Visually attractive well-maintained memorial garden with historical and recreational value.</p>
<b>IPSTONES</b>	
<b>38</b>	<p><b>Mayfair Avenue</b></p> <p>High tranquillity value, some ecological and recreational value. Visually attractive.</p>
<b>WATERHOUSES</b>	
<b>39</b>	<p><b>Central Square</b></p> <p>Visually attractive with ecological and visual amenity value.</p>
<b>BAGNALL</b>	
<b>40</b>	<p><b>Village Green (Pub Garden)</b></p> <p>Visually attractive with high recreational and visual amenity value. Car park fulfils designation to a lesser extent but contributes to local character.</p> <p>South-west boundary should be extended to include adjacent grassland with mature trees.</p>
<b>41</b>	<p><b>Village Green</b></p> <p>Visually attractive with ecological value within mature trees. Historical and visual amenity value.</p>
<b>OAKAMoor</b>	
<b>42</b>	<p><b>Adjacent to River Churnet</b></p> <p>High historical, ecological, visual amenity and recreational value. Very visually attractive.</p>

<b>ALTON</b>	
<b>43 (Section A)</b>	<b>New Road</b> Allotments within site (Section A) are visually attractive with recreational value and are of local significance. Local significance does not apply to remainder of site (Section B). LGS should be limited to allotments (Section A).
<b>44</b>	<b>Town Head</b> High recreational and visual amenity value.
<b>UPPER TEAN</b>	
<b>45</b>	<b>Wentlows</b> Site is large but local in character, due to being enclosed by development that is always visible from within the site. High recreational, historic and visual amenity value, well used by local community, very visually attractive including interesting landform.
<b>46</b>	<b>Riverside Recreation Ground</b> High recreational and visual amenity value, visually attractive, and some ecological value adjacent to stream.
<b>BLYTHE BRIDGE</b>	
<b>47</b>	<b>Caverswell Old Road</b> High ecological and visual amenity value, visually attractive and used by the local community. TPOs within site.
<b>48</b>	<b>Rear of Butchers Arms</b> New site identified during study. High recreational and visual amenity value, well used by the local community. Visually attractive.
<b>50</b>	<b>Stallington Road</b> High ecological value particularly on stream. Recreational (informal public access) and visual amenity value.
<b>51</b>	<b>Blithe View</b> Visually attractive gardens maintained and used by local community. Recreational and visual amenity value.
<b>52</b>	<b>Elmwood Drive</b> High recreational value and some visual amenity relating to visual break in development. Some ecological value associated with stream.

## 9.2 POTENTIAL DESIGNATIONS

9.2.1 The following sites, detailed below in Table 9.2, were found to not be suitable for designation as LGS, but may have the potential to be designated under an alternative, green infrastructure based policy. We recommend these sites are considered for inclusion within the Green Infrastructure Strategy.

<b>Table 9.2 POTENTIAL DESIGNATIONS</b>	
<b>Ref</b>	<b>Summary and Recommendations</b>
<b>LEEK</b>	
<b>03</b>	<b>Horsecroft Crescent, Haregate</b> Site constitutes public open space within a densely developed area.
<b>CHEADLE</b>	
<b>23</b> <b>(Sections A – C)</b>	<b>Glebe Road</b> Land north-east of Glebe Road (Section D) is suitable as LGS. Remainder of site (Sections A – C) forms green gap between industrial and residential development.
<b>BROWN EDGE</b>	
<b>24</b>	<b>Church of St Anne</b> Site comprises two parts: cemetery and wooded outcrop. The cemetery is already designated. The outcrop provides visual amenity from surrounding area, but is not publically accessible.
<b>26</b> <b>(Section A)</b>	<b>High Lane</b> Amenity space within site (Section A) is visually attractive and contributes to local landscape character.
<b>ENDON</b>	
<b>28</b>	<b>Westfield Wood</b> Site comprises large, wooded valley that provides break in development and has high ecological value. Forms wildlife corridor to surrounding countryside. Current local ecological designation is likely to be sufficient.
<b>CHEDDLETON</b>	
<b>31</b> <b>(Section A)</b>	<b>Land South of Caldon Canal</b> NW corner (Section B) suitable as LGS. Remainder of site (Section A) is a large, open space that rises up from the canal. Visually prominent and provides a gap in development. Some ecological value within land adjacent to canal.
<b>WETLEY ROCKS</b>	
<b>33</b>	<b>St John's Church</b> High visual amenity value, allows long distance views from village. Existing designation as a cemetery is likely to be sufficient.
<b>ALTON</b>	
<b>43</b> <b>(Section B)</b>	<b>New Road</b> Allotments (Section A) suitable as LGS. Remainder of site (Section B) comprises steeply sloping woodland that encloses the castle. Land is visually attractive, has some ecological function and contributes to local landscape character and the setting of heritage assets. However it is not local in character or in suitably close proximity to the community it serves, as it extends beyond the settlement edge.

### 9.3 NOT SUITABLE FOR DESIGNATION

9.3.1 The following sites (or parts of sites), detailed below in Table 9.3, were found to not be suitable for a designation.

TABLE 9.3 NOT SUITABLE FOR DESIGNATION	
Ref	Summary and Recommendations
<b>LEEK</b>	
<b>06 (School)</b>	<b>Westwood Road Recreation Ground</b> School playing field within site does not warrant separate designation and should be excluded from LGS.
<b>BIDDULPH</b>	
<b>15</b>	<b>Land off A527</b> Site performs no green infrastructure function and is not suitable for designation.
<b>19 (School)</b>	<b>Braddocks Hay Recreation Ground</b> School and adjacent playing field within site does not warrant separate designation and should be excluded from LGS.
<b>20 (Section A)</b>	<b>Springfield Road</b> Higher level of site (Section A) is previously developed, and part of it is being redeveloped. Significant improvement would be needed to warrant designation.
<b>BROWN EDGE</b>	
<b>26 (Sections B &amp; D)</b>	<b>High Lane</b> Rough grassland within site (Section B) is overgrown and provides very limited function. Potential for ecological value if improvements are undertaken. Site is currently not suitable for designation. Car park (Section D) is not suitable for designation.
<b>WERRINGTON</b>	
<b>36</b>	<b>Radley Way</b> Site comprises rough grassland and has no local significance. Site is not suitable for designation.
<b>BLYTHE BRIDGE</b>	
<b>49</b>	<b>10 Well Street</b> Site comprises a private garden and is not suitable for designation.

## 10 CONCLUSIONS

### 10.1 DEVELOPMENT SITES

#### Landscape

10.1.1 In landscape terms, of the 117 allocation sites put forward for this assessment, 48 are of low sensitivity; 41 are of medium sensitivity; and 28 are of high sensitivity.

10.1.2 Of the sites that are of high landscape sensitivity, a large number relate to groups of sites within a particularly sensitive wider landscape, including the following:

#### ***Mount Road, Leek – LE142a, LE142b, LE066, LE069 and LE127***

Mount Road is located to the east of Leek, on a ridge that currently screens the majority of views of the settlement from the PDNP. Some of the sites on this ridge (LE140, LE128a and LE128b) are of medium sensitivity and could be developed with suitable mitigation measures (including planting to screen development and create a vegetated edge, and limited building heights). However the sites that are located on, or close to, the top of the ridge (LE142a, LE142b, LE066, LE069 and LE127) are visually prominent, and development within these sites would affect the setting of the PDNP. Development of these sites would also adversely affect the existing settlement edge and landscape character, including the rural approach to Leek.

#### ***Sites to the east of Cheadle – CH129 (east), CH073b/c/d/e, CH121, CH122, CH075a/b/c, and CH076a/b***

There are a large number of reserve sites located to the east of Cheadle, where the land is open, visually prominent, rural in character and located beyond a well-defined settlement edge. Development within these sites would encroach on the countryside, and adversely affect the existing settlement edge and landscape character, including the rural approach to Cheadle.

10.1.3 In addition, the following sites (or parts of sites) are of high landscape sensitivity, and their development could potentially have high impacts on landscape:

#### ***ADD03 (Akesmoor Lane, Biddulph)***

The settlement edge adjacent to this site is well defined and vegetated, delineated by the dismantled railway line. The vegetation on the railway line partially screens views of Biddulph from the countryside to the west. Development within the site would encroach on the surrounding countryside,



and would adversely affect the existing settlement edge. Development of the site could potentially compromise the surrounding sensitive countryside, as there would be no clear limit to development beyond the site. In addition, the site is contiguous with the adjacent green belt.

#### ***Northern Gateway***

This site is a long standing allocation, having been allocated in the Staffordshire Moorlands Local Plan which was adopted in 1998 and subsequently included as an allocation in the Staffordshire Moorlands Core Strategy, which was adopted in 2014. Development within the site could be visually prominent, visible in long distance views from higher ground to the south-west, and could also cause visual and physical coalescence between Blythe Bridge and Draycott in the Moors. Development could encroach on the countryside, and adversely affect the existing settlement edge and settlement pattern.

10.1.4 For the remaining sites that could not be developed without substantial landscape impacts, this generally related to some, or all, of the following issues that could not be mitigated:

- Site does not relate to the existing settlement pattern.
- Development of the site would adversely affect the existing settlement edge.
- Development of the site could compromise the surrounding countryside.
- Site contributes to local rural character, or rural approach to a settlement.

#### **Heritage**

10.1.5 In heritage terms, of the 117 allocation sites put forward for this assessment, 81 sites would be highly unlikely to affect the settings of designated heritage assets; 32 sites would require an appropriate mitigation strategy as part of the proposed development; and 4 sites could not be developed without substantial heritage impacts. Of the 81 sites which would be highly unlikely to affect the settings of designated heritage assets, 31 sites have no designated heritage assets within the 400m radius. Of the four sites which could not be developed without substantial heritage impacts, two are located in Biddulph, one is located in Ipstones and one is located in Cheadle. These are described in more detail below.

#### ***ADD04 Knypersley (west of Hall)***

The site is part of the remnant of the parkland associated with the Grade II\* Listed Building Knypersley Hall. As a Listed Building, special regard for its setting must be considered. The setting of the hall which includes the site, greatly contributes to the overall significance of the building. Development on the site would be highly likely to cause substantial adverse effects to the setting of the Grade II\* Listed Building which would impact upon its overall significance.

#### ***BD069 Knypersley (Hall garden)***

The site is within the walled garden associated with the Grade II\* Listed Building Knypersley Hall. As a Listed Building, special regard for its setting must be considered. The walled garden is associated with James Bateman who later landscaped Biddulph Grange, which is a Registered Park and Garden located 2.6km north of Knypersley Hall. As such, the walled garden greatly contributes to the overall significance of the hall, and holds local value. Development within the walled garden would be highly likely to cause substantial adverse effects to the setting of the Grade II\* Listed Building which would impact upon its overall significance.

#### ***IP011 Land east of Church Lane***

The site is set within open land between the earliest core of Ipstones to the north and more modern development to the south. This land separates the two different areas of the settlement and facilitates in the understanding and legibility of the village as it developed through the post-medieval period. In doing so, the land also contributes to the setting of the Grade II\* church situated within the early core. Development of the site would result in the coalescence of built form along Church Lane and as a result, the legibility of the two different areas of the settlement would be lost. This would also affect the setting of the church and how one perceives it as one travels along Church Lane. As such, it is considered that the allocation of this site for development would lead to substantial heritage impacts.

#### ***ADD005 Eaves Lane***

To the east of the site, there is one Grade II Listed Building. As a farmhouse, the wider agricultural setting is considered to contribute to the overall

significance of the asset, which the site is a part of. As a Listed Building, special regard for its setting must be considered. Development on the site would be likely to cause substantial adverse effects to the setting of the Grade II\* Listed Building which would impact upon its overall significance.

## **10.2 VISUAL OPEN SPACES**

10.2.1 The majority of the existing VOS sites, although varied in character, were found suitable for designation as LGS in accordance with the criteria outlined within the NPPF as follows:

**1) The site is in reasonably close proximity to the community it serves**

The majority of the suitable LGS sites are located at, or close to, the centre of settlements. Sites on the edge of the settlement are still adjacent to the relevant community, and partially or wholly enclosed by development.

**2) The site is demonstrably special to a local community and holds a specific local significance, for example because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.**

All of the suitable LGS sites are demonstrably special to the local community and hold a specific local significance. For many sites this was a recreational value, due to the site being equipped with play or sports facilities, and including a network of footpaths. Other examples of local significance identified within this study include sites that were historically public open spaces, sites that provide a tranquil break within development, and sites that are likely to be visually attractive to the local community.

**3) The site is local in character and not an extensive tract of land.**

Although a number of the suitable LGS sites were large, they are all still local in character as they are partially or wholly enclosed by the community it serves. None of the suitable LGS sites extend beyond the community as an extensive tract of land.

10.2.2 The following sites are of particular note:

***01: Brough Park, Leek***

01 comprises Brough Park in Leek, a large formal park with a range of facilities for the local community including a play area, skate park, sports facilities and landscape gardens. The park is suitable for designation as an LGS, but due to

its special character and importance to Leek we recommend that it is specifically mentioned within the LGS policy.

**21: Cecily Brook Corridor, Cheadle**

A number of smaller VOS sites are located adjacent to Cecily Brook, along the entire length of the brook throughout the town. We recommend that these be combined into one single LGS. Although this would create a large, linear site, it would be local in character along its entire length. The corridor as a whole has high local significance, as it contains a number of footpaths and areas of public open space. In addition it has high ecological importance, forming a wildlife corridor through the centre of the town, that also connects the statutory designated Local Nature Reserve with the open countryside to the north and south.

10.2.3 A number of the VOS sites were found not to be suitable for designation as an LGS, but could potentially be protected under a different designation.

10.2.4 Some of these sites are already protected in some form (e.g. cemeteries or schools) and these existing designations are sufficient to continue to protect the site without the need for a separate LGS designation.

10.2.5 The following sites have no existing designation, but were identified as having the potential to contribute to the Green Infrastructure Network under Core Strategy Policy C3 which relates to Green Infrastructure:

- 03: Horsecroft Crescent, Haregate
- 23: Glebe Road (Sections A – C)
- 24: Church of St Anne
- 26: High Lane (Section A)
- 31: Land south of Caldon Canal (Section A)
- 43: New Road (Section B)

10.2.6 It is recommended that these sites are considered for inclusion within the Green Infrastructure Strategy.

10.2.7 The following sites were identified as being unsuitable for designation:

- 15: Land off A527
- 20: Springfield Road (Section A)
- 26: High Lane (Sections B & D)

- 36: Radley Way
- 49: 10 Well Street

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## **APPENDICES**



**Appendix 1**  
**Site Assessment Sheets**

## Landscape and Heritage Impact Assessment

### Site Assessment Sheet

DATE SURVEYED:

SITE NAME:

SITE REFERENCES:

SETTLEMENT:

SMDC CATEGORY:

### CHARACTER AREAS

National Character Area:

Landscape Character Type:

### EXISTING LANDSCAPE DESIGNATIONS

	Located in	Adjacent to	Visible from
National Park:	<input type="text" value="N/A"/>	<input type="text"/>	<input type="text"/>
Green Belt:	<input type="text"/>	<input type="text"/>	<input type="text"/>

### TOPOGRAPHY

Flat:  Sloping:  Undulating:

Brief description of site and surrounding area:

**FLOOD RISK**

Area within Zone 3:

Zone 2:

Zone 1:

Comments:

**LANDSCAPE AND VEGETATION STRUCTURE**

Landscape Structure:

Open:

Semi enclosed:

Enclosed:

Field pattern:

N/A:

Regular:

Irregular:

Small:

Medium:

Large:

Enclosure materials:

Fencing:

Hedgerows:

Hedgerows  
With trees:Dry Stone  
Walls:

Other:

Hedgerow condition:

Managed:

Unmanaged:

Gappy:

Hedgerow trees/tree belts (condition):

Good:

Poor:

Woodland adjacent to site:

Yes:

No:

Comments:

**Tree Preservation Orders (TPOs):**

TPO Ref No:  In site:  Adjacent to site:

Comments:

**CURRENT LAND USE/HABITATS WITHIN THE SITE**

Previously developed:		Bracken/Scrub:	
Unimproved grassland:		Woodland:	
Semi-improved grassland:		Arable:	
Improved grassland:		Marshland:	
Ruderal grassland:		Allotments:	
Horticulture:		Landfill:	
Quarrying/Mineral working:			
<b>Amenity:-</b>			
Playing fields:		Informal Open Space:	
Historic Parks and Gardens:			
<b>Other:-</b>			

	In	Adjacent
Public footpaths / Bridleways:	<input type="text"/>	<input type="text"/>
National Trails / Bridleways:	<input type="text"/>	<input type="text"/>

**BIODIVERSITY**

Statutory Designations: SPA:  SAC:  SSSI:

NNR:  LNR:

Ancient woodland on or adjacent to site: Yes:  No:

Site of Biological Interest: On:  Adjacent to:

Biological Alert Site: On:  Adjacent to:

Presence of water bodies on, or adjacent to the site:

On site:  Adjacent to site:  No:

Comments:

## SITE CONTEXT

Does the site affect the setting of The National Park?

Yes:  No:

Comments:

Adjoining settlement edge:

Well defined Edge:  Weakly defined Edge:   
Vegetated Edge:  Urbanised Edge:

Adjacent building type:

Residential:  Commercial/Industrial:  Agricultural:

Other: \_\_\_\_\_

Adjacent building density:

High:  Medium:  Low:

Visual prominence of site:

High:  Medium:  Low:

Would development contribute to visual coalescence of settlements/existing centres?

Yes:  No:

Potential for improvement of settlement edge:

Yes:  No:

**Designated heritage assets and settings (within 400m)**

Is Site Assessed In The Staffordshire Moorlands 'Historic Environment Character Assessment' (2010)?

YES (See Section A)

☐

NO (See Section B)

☐**SECTION A**

Site within HECZ:

"High" Values Identified

Evidential

☐

Historical

☐

Aesthetic

☐

Communal

☐

"Medium" Values Identified

Evidential

☐

Historical

☐

Aesthetic

☐

Communal

☐**ADDITIONAL COMMENTS****SECTION B**

Site within HLC Character Type/s:

- 
- 
- 
- 

**SECTION C****CONSERVATION AREAS**

Within Site

☐

Adjacent to Site

☐

Visible from Site

☐

Could development potentially affect its/ their setting?

☐**LISTED BUILDINGS**

GRADE I

Within Site

☐

Adjacent to Site

☐

Visible from Site

☐

Could development potentially affect its/ their setting?

☐

GRADE II\*

Within Site

☐

Adjacent to Site

☐

Visible from Site

☐

Could development potentially affect its/ their setting?

☐

GRADE II

Within Site

☐

Adjacent to Site

☐

Visible from Site

☐

Could development potentially affect its/ their setting?

☐

### SCHEDULED MONUMENTS

Within Site ☐

Adjacent to Site ☐

Visible from Site ☐

Could development potentially affect its/ their setting? ☐

### HISTORIC PARKS AND GARDENS

Within Site ☐

Adjacent to Site ☐

Visible from Site ☐

Could development potentially affect its/ their setting? ☐

TRAFFIC LIGHT

RED ☐

ORANGE ☐

GREEN ☐

### State How to Maximise Enhancement

### State How Harm Could Be Minimised/ Avoided



## SUMMARY AND RECOMMENDATIONS

**Summary and Recommendations, including Mitigation:**

**Visual Open Space Assessment****Date:**

<b>Visual Open Space:</b>	
<b>Settlement:</b>	
<b>Brief Description:</b>	

**Stage 1: Local Green Space Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Location</b> Is the site in reasonably close proximity to the community it serves?		
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?		
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?		
<b>Recommendation:</b>		

## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		

**Appendix 2**  
**Completed VOS Assessment Sheets**

<b>Visual Open Space:</b>	<b>01: Brough Park</b>
<b>Settlement:</b>	Leek
<b>Brief Description:</b>	Large formal park in Leek, includes open space, meandering paths, sports facilities, bowling greens, skate park etc. Historic fish pond in north-east surrounded by formal gardens.

**Stage 1: Local Green Space Assessment**

Criteria		Notes
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	Historic park with high recreational and ecological value. A tranquil, attractive space. High local significance.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	Large park but within the community
<b>Recommendation:</b>	✓	LGS



## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		

<b>Visual Open Space:</b>	<b>02: Ball Haye Green Recreation Ground</b>
<b>Settlement:</b>	Leek
<b>Brief Description:</b>	Area of grassland and paved paths, with hardstanding play area adjacent to Haregate Road. Sports area. Remembrance pillars at entrance. Site is neglected.

**Stage 1: Local Green Space Assessment**

Criteria		Notes
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	Full public access, (outdated) play equipment and multi-use sports area. Historic value indicated by pillars at entrance.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	✓	LGS - but significant need for improvement. High potential for a quality local space.





**Stage 2: Green Infrastructure Assessment**

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		

<b>Visual Open Space:</b>	<b>03: Horsecroft Crescent, Haregate</b>
<b>Settlement:</b>	Leek
<b>Brief Description:</b>	Featureless area of grassland, encroached on by housing and community centre.

**Stage 1: Local Green Space Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	×	No apparent local significance. Only amenity grassland.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	×	Not LGS



## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?	✓	(Encroached on) green within densely development area, opposite retail facilities.
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?	✓	Public open space, some visual amenity (could be improved).
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?	✓	Surrounding development overlooks site.
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?	✗	
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?	✓	Gap in densely development area. Encroached on by development.
<b>Ecological Value</b> Is the site of local ecological value?	✗	
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?	✗	
<b>Recommendation:</b>	Designation as amenity green space is likely sufficient.	

## Visual Open Space Assessment

Date: 26/05/16

<b>Visual Open Space:</b>	<b>04: Birch Gardens</b>
<b>Settlement:</b>	Leek
<b>Brief Description:</b>	Formal garden on corner of A53 and Prince Street. Well maintained, enclosed by metal fencing.

## Stage 1: Local Green Space Assessment

Criteria		Notes
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	Visually attractive and well maintained. Public access, well used paths and benches within. Historic value – opened in jubilee reign of George V and Queen Mary in 1935.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	✓	LGS



## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		



<b>Visual Open Space:</b>	<b>05: Pickwood Recreation Ground</b>
<b>Settlement:</b>	Leek
<b>Brief Description:</b>	Grassed field with play equipment enclosed by hedgerows and trees, paved path around outside.

**Stage 1: Local Green Space Assessment**

Criteria		Notes
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	Recreational value – well used by dog walkers, has play equipment. Interesting half moon break features on NE boundary path.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	✓	LGS



## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		



<b>Visual Open Space:</b>	<b>06: Westwood Road Recreation Ground</b>
<b>Settlement:</b>	Leek
<b>Brief Description:</b>	Large, linear open grassland between Westwood Road and Spring Gardens. Boundaries lined by mature trees, space is overlooked by surrounding housing; site also includes school playing field to SW.

**Stage 1: Local Green Space Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	Overlooked by surrounding housing.
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	High recreational value, completely open to public access. Historical and beauty value. No local significance for school playing field.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	✓	LGS – excluding school playing field, which should be excluded from designation.



## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		

<b>Visual Open Space:</b>	<b>07: Westwood Park Drive Woodland</b>
<b>Settlement:</b>	Leek
<b>Brief Description:</b>	Wooded slopes enclosed by Wallbridge Drive and Westwood Park Drive. Network of informal paths within woodland. Gatehouse on northern edge.

**Stage 1: Local Green Space Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	Well used. Informal publically accessible. Beautiful and appears tranquil. Rich in wildlife with lots of bluebells. Likely part of former estate (gatehouse).
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	✓	LGS



## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		



<b>Visual Open Space:</b>	<b>08: Edgehill Road Woodland</b>
<b>Settlement:</b>	Leek
<b>Brief Description:</b>	Area of woodland on corner of Wallbridge Drive and Edgehill Road. Number of informal paths within it, full public access.

**Stage 1: Local Green Space Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	High wildlife value – population of bluebells. Well used (footpaths) – recreational value. Likely part of former estate – historic value.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	✓	LGS



## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		

<b>Visual Open Space:</b>	<b>08: Edgehill Road Woodland</b>
<b>Settlement:</b>	Leek
<b>Brief Description:</b>	Area of woodland on corner of Wallbridge Drive and Edgehill Road. Number of informal paths within it, full public access.

**Stage 1: Local Green Space Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	High wildlife value – population of bluebells. Well used (footpaths) – recreational value. Likely part of former estate – historic value.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	✓	LGS





## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		

<b>Visual Open Space:</b>	<b>09: Campbell Avenue</b>
<b>Settlement:</b>	Leek
<b>Brief Description:</b>	Large site comprising rough grassland, woodland, scrub, a semi-natural play area and maintained grassed paths. Site slopes up north from Campbell Avenue, and is enclosed by allotments to west and north.

**Stage 1: Local Green Space Assessment**

Criteria		Notes
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	High rec value, maintained paths and play areas. Well used. High eco value – large populous of bluebells. Some attractive long distance views out of site.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	✓	LGS.



## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		

<b>Visual Open Space:</b>	<b>10: Fynney Street Garden</b>
<b>Settlement:</b>	Leek
<b>Brief Description:</b>	Semi-private garden (assumed for local residents) enclosed by stone walls, hedgerows and trees. East of church, south of Southbank Street. Well maintained.

**Stage 1: Local Green Space Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	Provides setting for church (including openness). Some ecological value, but maintained. Very attractive. Recreational value if garden for local residents.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	✓	LGS



**Stage 2: Green Infrastructure Assessment**

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		



**Visual Open Space Assessment****Date: 26/05/16**

<b>Visual Open Space:</b>	<b>11: Gillow Heath Recreation Ground</b>
<b>Settlement:</b>	Biddulph
<b>Brief Description:</b>	Relatively flat with some undulations. Well maintained. New MUGA tennis courts, car park and play facility installed with new path network and outdoor gym.

**Stage 1: Local Green Space Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	High recreational value, particularly new facilities. Suggest improvement for ecological value.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	✓	LGS







## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		

**Visual Open Space Assessment****Date: 1-06-16**

<b>Visual Open Space:</b>	<b>12: Halls Road</b>
<b>Settlement:</b>	Biddulph
<b>Brief Description:</b>	Area of rough grassland, scrub and woodland south of Halls Road following stream south to A527. Some formal paths and maintained grass adjacent to Halls Road. Informal paths in woodland and scrub to east and west but these areas are overgrown and in need of maintenance.

**Stage 1: Local Green Space Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	Some wildlife value in overgrown area to west and along stream to east. Used to access rec across the road.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>		LGS but could be improved and maintained to strengthen the designation.



## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		

**Visual Open Space Assessment****Date: 1/06/16**

<b>Visual Open Space:</b>	<b>13: Dorset Drive (west)</b>
<b>Settlement:</b>	Biddulph
<b>Brief Description:</b>	Linear area of open space and woodland on edge of Biddulph enclosed by disused railway to west, with full public access.

**Stage 1: Local Green Space Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?		Well used by walkers, provides visual break and transitional area between settlement and open countryside beyond disused railway. Forms part of buffer on settlement edge. Wildlife corridor function along stream.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	✓	LGS



## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		

<b>Visual Open Space:</b>	<b>14: Dorset Drive (east)</b>
<b>Settlement:</b>	Biddulph
<b>Brief Description:</b>	Belt of linear woodland, grass and stream to south of Dorset Drive, with open areas of maintained grassland and mature trees.

**Stage 1: Local Green Space Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	Provides break between Craigside and Dorset Drive
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	High recreational value, well used by walkers. It is rich in wildlife with mature trees and vegetation along stream.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	Linear but local in character to this area.
<b>Recommendation:</b>		LGS







## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		

**Visual Open Space Assessment****Date: 1-06-16**

<b>Visual Open Space:</b>	<b>15: Land off A527</b>
<b>Settlement:</b>	Biddulph
<b>Brief Description:</b>	Fields south of A527 enclosed by fencing and hedgerows. Not publically accessible and eastern section not visible.

**Stage 1: Local Green Space Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	×	No public access, no visual amenity. Eastern section of site is screened by fencing and topography/hedgerow. No local significance.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	×	Not LGS.



## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?	✓	Provides limited openness within settlement.
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?	✗	No public access, no visual amenity.
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?	✗	Site partially screened.
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?	✗	No public access.
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?	✗	Not significant – just open space along A527. Development visible in all directions.
<b>Ecological Value</b> Is the site of local ecological value?	✗	
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?	✗	
<b>Recommendation:</b>	Not suitable for designation.	

<b>Visual Open Space:</b>	<b>16: Thames Drive Woodland</b>
<b>Settlement:</b>	Biddulph
<b>Brief Description:</b>	Unmanaged mature woodland belt with watercourses, glades, public right of way, and informal path network through southern section.

**Stage 1: Local Green Space Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	Forms a ribbon of woodland between development
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	Rich in wildlife, even in areas with no obvious public access. Recreation value on large area with formal and informal paths.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	✓	LGS



## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		

**Visual Open Space Assessment****Date: 1/06/16**

<b>Visual Open Space:</b>	<b>17: Leisure Centre</b>
<b>Settlement:</b>	Biddulph
<b>Brief Description:</b>	Linear managed grassland with mature trees along the brook, includes the leisure centre. Steeply sloping down to leisure centre and brook. Full public access.

**Stage 1: Local Green Space Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	Surrounded by development and overlooked.
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	Well used recreationally & wildlife value along the brook.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	A larger area of land but on important linear facility.
<b>Recommendation:</b>	✓	LGS



**Stage 2: Green Infrastructure Assessment**

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		



<b>Visual Open Space:</b>	<b>18: Braddocks Hay</b>
<b>Settlement:</b>	Biddulph
<b>Brief Description:</b>	Linear woodland which extends south east from 17 out to the open countryside, containing a network of footpaths.

**Stage 1: Local Green Space Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	High beauty and tranquillity value and recreational value provided by well used footpath network. Important ecological function as green finger into the centre of the settlement.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	Large and linear but adjacent to development
<b>Recommendation:</b>	✓	LGS



**Stage 2: Green Infrastructure Assessment**

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		

**Visual Open Space Assessment****Date: 1/06/16**

<b>Visual Open Space:</b>	<b>19: Braddocks Hay Recreation Ground</b>
<b>Settlement:</b>	Biddulph
<b>Brief Description:</b>	Open grassland with play and sports facilities; and community garden and school to north.

**Stage 1: Local Green Space Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓ ✗	Grassland provides recreational value and has full public access. Also open and allows broad, long distances views. Community garden has local significance. School does not.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	✓ ✗	School and associated playing field should be removed. Reminder of site is LGS.



## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		

<b>Visual Open Space:</b>	<b>20: Springfield Road</b>
<b>Settlement:</b>	Biddulph
<b>Brief Description:</b>	Wasteland (has been previously developed as there is some hardstanding, possibly garages) on Springfield road (Section A), sloping down to maintained grassland with play equipment/activity trail (Section B). Northern section of site under development. Open section of site allows broad distant views from Springfield.

**Stage 1: Local Green Space Assessment**

Criteria		Notes
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓ ✗	Lower level (Section B) provides tranquillity and recreational value. Higher level (Section A) allows views but has no other significance. Development in north could have set a precedent for it to contribute on Springfield road within Section A.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	✓ ✗	Lower level (Section B) is LGS Higher level (Section A) would require significant improvement and alterations to merit designation.

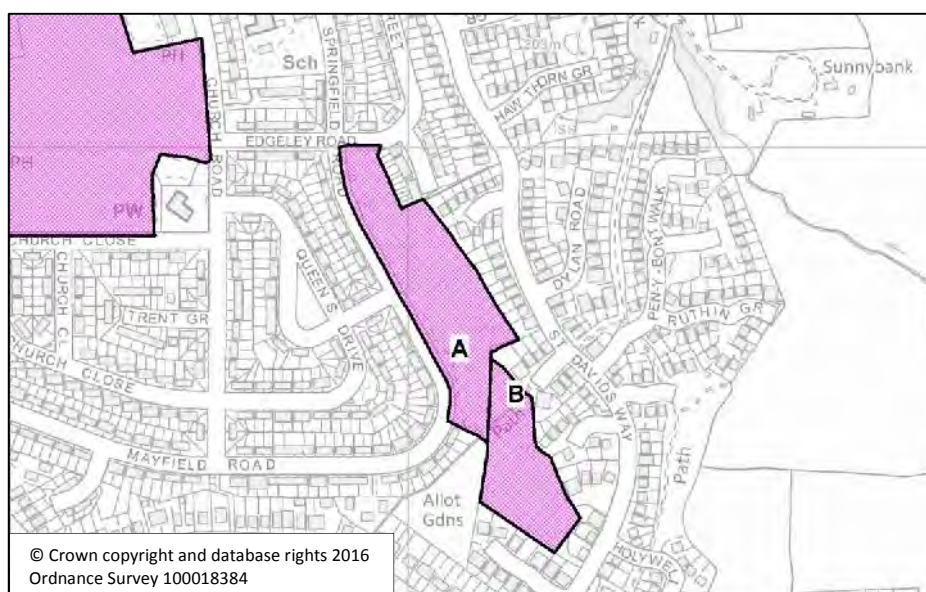


*L: Lower Level (Section B), R: High Level (Section A)*



## Stage 2: Green Infrastructure Assessment - Higher Level (Section A)

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?	✓	Allows broad, long distances views from Springfield Road.
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?	✗	
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?	✗	
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?	✓	No formal public access, but views across valley are available.
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?	✗	Does from a gap, but steep change in topography beyond the site also creates break.
<b>Ecological Value</b> Is the site of local ecological value?	✗	
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?	✗	
<b>Recommendation:</b>	Section A would require significant improvement to warrant designations. Currently not suitable for designation.	



**Visual Open Space Assessment****Date:**

<b>Visual Open Space:</b>	<b>21: Cecily Brook Corridor</b>
<b>Settlement:</b>	Cheadle
<b>Brief Description:</b>	Originally comprised a number of smaller VOS sites, combined into one large site along the length of the corridor of Cecily brook. Network of footpaths within grassland, woodland and open space/play areas along length of corridor.

**Stage 1: Local Green Space Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	Corridor extends through centre of town
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	Very high recreational value due to network of footpaths within corridor. High wildlife value associated with LNR designation, and green corridor to wider countryside to north and south. Provides tranquil and attractive break in development.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	Large linear site, however it is local along its entire length.
<b>Recommendation:</b>	✓	LGS





## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		

<b>Visual Open Space:</b>	<b>22: Memorial Recreation Ground</b>
<b>Settlement:</b>	Cheadle
<b>Brief Description:</b>	Large recreation ground with play facilities and skate park. Individual mature trees within site.

**Stage 1: Local Green Space Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	High recreational value – facilities for local community. Historical value – Identified as part of Cheadle Park in OS 1 <sup>st</sup> Edition.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	Overlooked by surrounding properties, views across entire site.
<b>Recommendation:</b>	✓	LGS



## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		

<b>Visual Open Space:</b>	<b>23: Glebe Road</b>
<b>Settlement:</b>	Cheadle
<b>Brief Description:</b>	Site has 4 parts –Grassland either side of Brookhouse Way (Sections A & B), wooded belt to south of Glebe Road (Section C), and grassland to the north-east of Glebe Road (Section D)

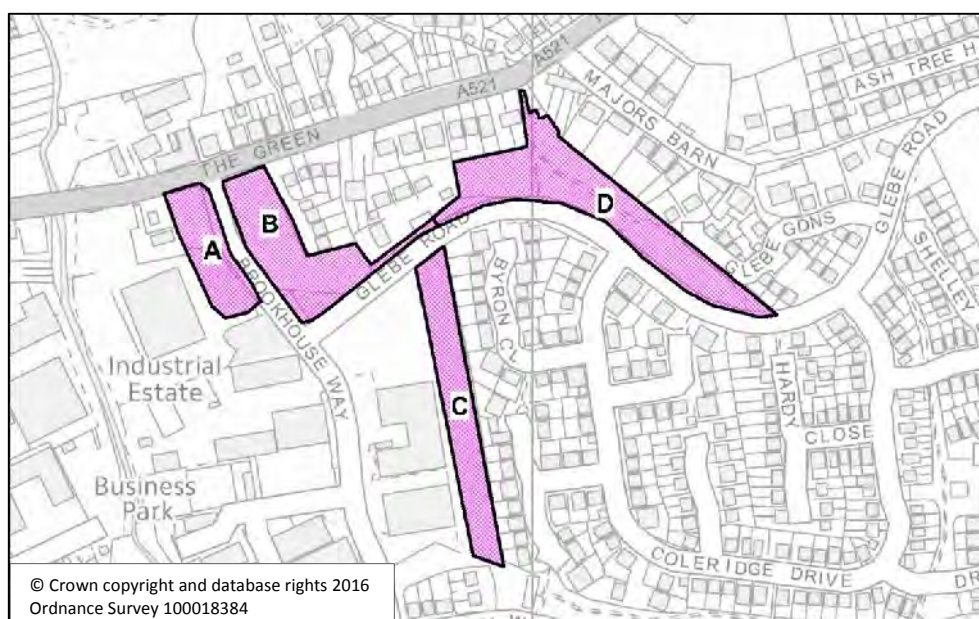
**Stage 1: Local Green Space Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓ X	Grassland to north-east of Glebe Road (Section D) provides visual amenity and some recreational value (footpaths within it), there is some maintenance and planting. Sections A - C do not have local significance.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>		Grassland to north-east of Glebe Road (Section D) is LGS. Remainder to be assessed below.



## Stage 2: Green Infrastructure Assessment – Sections A - C

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?	✓	Buffer between residential and industrial development. Character of approach to industrial estate.
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?	✓	Provides visual break between industrial and residential development.
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?	✗	
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?	✗	
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?	✓	Significant break between industrial + residential development
<b>Ecological Value</b> Is the site of local ecological value?	✓ ✗	Limited value within woodland
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?	✗	
<b>Recommendation:</b>	Sections A – C provide an important break between residential and industrial development.	





<b>Visual Open Space:</b>	<b>24: Church of St Anne</b>
<b>Settlement:</b>	Brown Edge
<b>Brief Description:</b>	Rock outcrop known as High Tor, and adjacent cemetery of St Anne's Church.

**Stage 1: Local Green Space Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	Rises above surrounding houses.
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✗	Possible historic value, however not significant. No other apparent value to local community. Cemetery is already designated as such.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	✗	See further assessment.



## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?	✓	Rocky outcrop partially visible from surrounding area.
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?	✗	No public access + limited visual amenity
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?	✓ ✗	High Tor rises above surrounding development, but is generally screened by surrounding houses and vegetation. Limited views of area.
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?	✗	No access
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?	✓	Forms a ridge.
<b>Ecological Value</b> Is the site of local ecological value?	✓	Mature trees and vegetation
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?	✓	Known as High Tor. On OS 1 <sup>st</sup> edition
<b>Recommendation:</b>		Important linear break with vegetation. Cemetery already designated.



<b>Visual Open Space:</b>	<b>25: The Rocks</b>
<b>Settlement:</b>	Brown Edge
<b>Brief Description:</b>	Fields divided by track/footpath (The Rocks), comprising a small field to the east of the track, and a larger meadow to the west. Site slopes steeply down to west.

**Stage 1: Local Green Space Assessment**

Criteria		Notes
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	Public access limited to track, however meadows provide tranquillity within development and allow wide, distant views to west. Some ecological value in hedgerows.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	✓	



## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		

**Visual Open Space Assessment****Date: 26/05/16**

<b>Visual Open Space:</b>	<b>26: High Lane</b>
<b>Settlement:</b>	Brown Edge
<b>Brief Description:</b>	Site comprises 4 parts: amenity grassland on Bank End/Sytch Road (Section A); rough grassland (Section B); playing fields with play facilities (Section C); and a car park (Section D).

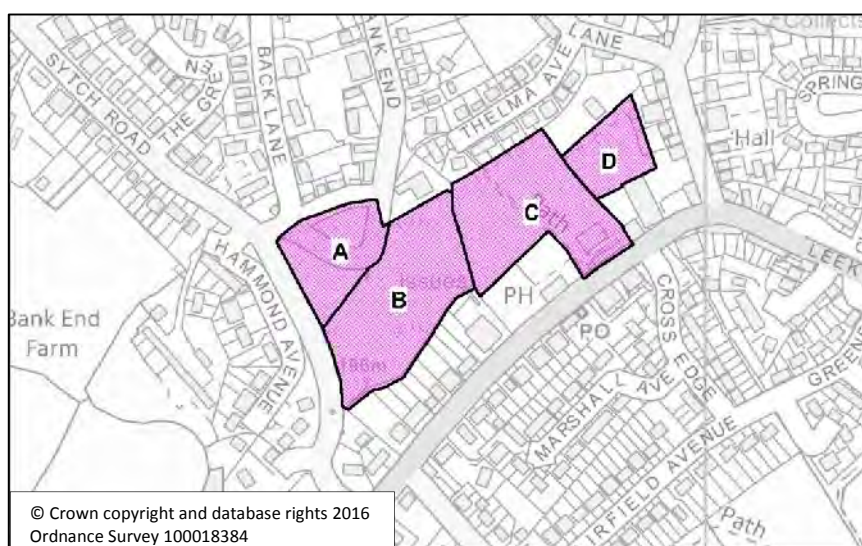
**Stage 1: Local Green Space Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓ ✗	Park/playing fields north of High Lane (Section C) are publically accessible and provide recreational value. Amenity grassland (Section A) is accessible but not locally significant. Rough grassland (Section B) and car park (Section D) are not accessible, and not locally significant.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✗	
<b>Recommendation:</b>	✓ ✗	Park (Section C) is LGS. Remainder assessed below.



## Stage 2: Green Infrastructure Assessment – Sections A, B and D

Criteria	Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?	Section A – Provides openness Section B – Provides some openness, partially screened by surrounding vegetation Section D – No
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?	Section A – Yes Section B – No Section D – No
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?	Section A – Views in are available, these are not significant Section B – Partially screened by surrounding vegetation Section D – No
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?	Section A – Site is accessible and open Section B – No Section D – No
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?	Section A – Small break Section B – Small break Section D – Developed
<b>Ecological Value</b> Is the site of local ecological value?	Section A – No Section B – Potentially some ecological value. Mostly overgrown. Section D – No
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?	Section A – No Section B – No Section D – No
<b>Recommendation:</b>	Amenity grassland (Section A) is sufficient as amenity space. Rough grassland (Section B) and car park (Section D) are not suitable for designation.





<b>Visual Open Space:</b>	<b>27: Hillswood Drive Recreation Ground</b>
<b>Settlement:</b>	Endon
<b>Brief Description:</b>	Recreation ground to north of Spinney Close.

**Stage 1: Local Green Space Assessment**

Criteria		Notes
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	High recreation value with play area and adult gym. Attractive edge of settlement, transitional area to open countryside to the north.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>		LGS



## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		

<b>Visual Open Space:</b>	<b>28: Westfield Wood</b>
<b>Settlement:</b>	Endon
<b>Brief Description:</b>	Large, linear woodland extending from centre of settlement (at the B5051) NW towards open countryside. One footpath on northern boundary, otherwise there is no public access.

**Stage 1: Local Green Space Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	×	No apparent local significance – public access is limited to footpath on northern boundary. Site is not visible from surrounding roads. Site is designated locally for wildlife.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	×	Large linear woodland – local access limited to footpath on northern boundary
<b>Recommendation:</b>	×	Not LGS





## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?	✓	Steeply wooded valley
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?	✗	Limited public access on northern boundary
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?	✗	Views into site are limited to footpath and small section on the B5051
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?	✗	No public access. Heavily wooded.
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?	✓	Wooded break between low density on B5051 and high density to NE.
<b>Ecological Value</b> Is the site of local ecological value?	✓	Partial within SB1
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?	✓	Shown on OS 1 <sup>st</sup> Edition as a wooded value.
<b>Recommendation:</b>	Significant ecological value and important break in development. Existing wildlife designation is sufficient.	

**Visual Open Space Assessment****Date: 25/05/16**

<b>Visual Open Space:</b>	<b>29: Ox Pasture (west)</b>
<b>Settlement:</b>	Cheddleton
<b>Brief Description:</b>	Meadow in centre of settlement, west of 30 (divided by footpath). Flat site with high hedgerow to east.

**Stage 1: Local Green Space Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	Very attractive views from footpath on southern boundary out towards wider countryside (including church and roaches). Tranquil, wildlife value in hedgerows.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	✓	LGS



**Stage 2: Green Infrastructure Assessment**

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		

<b>Visual Open Space:</b>	<b>30: Ox Pasture (east)</b>
<b>Settlement:</b>	Cheddleton
<b>Brief Description:</b>	Meadow in centre of settlement, east of 29 (divided by footpath). Maintained, low hedgerows. Slopes down to east.

**Stage 1: Local Green Space Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	Very attractive views from footpath on western boundary out towards wider countryside (including church and roaches). Tranquil, wildlife value in hedgerows.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	✓	LGS



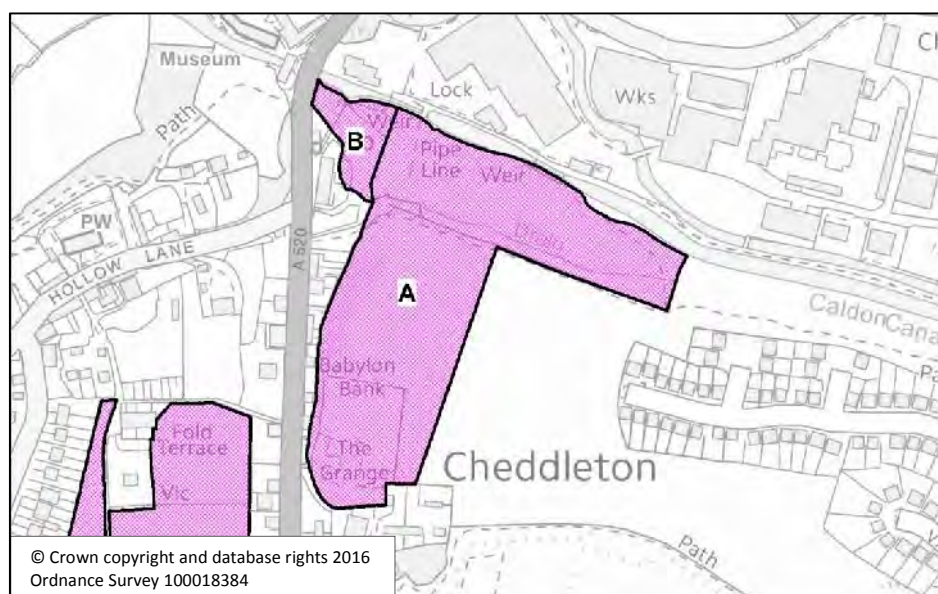
**Stage 2: Green Infrastructure Assessment**

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		

<b>Visual Open Space:</b>	<b>31: Land South of Caldon Canal</b>
<b>Settlement:</b>	Cheddleton
<b>Brief Description:</b>	Land sloping up from canal. Northern section by canal is overgrown and not accessible, except from maintained separated section in north-west adjacent to Cheadle Road, surrounding Methodist House (Section B). Land to south is an arbitrary section of undulating pasture.

**Stage 1: Local Green Space Assessment**

Criteria		Notes
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	Slightly separated from settlement edge by excluded section of pasture.
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	×	Small area of maintained grassland in NW corner (Section B) provides some tranquillity and recreational value, and has high historic and beauty value. The remainder of the site (Section A) contains an attractive landform, but is not tranquil (adjacent industry). Also recreational value is limited to public footpath with remaining land signposted as private.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	×	
<b>Recommendation:</b>		NW corner (Section B) is LGS. Remainder (Section A) assessed below.



## Stage 2: Green Infrastructure Assessment – Section A

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?	✓	Setting of canal
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?	✓	Visual amenity, contains footpath
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?	✓	
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?	✓	Limited to views from footpath
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?	✓	Clear break between industry, dev on Cheadle road and more recent dev to east.
<b>Ecological Value</b> Is the site of local ecological value?	✓	On land adjacent to canal and mature trees
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?	✗	Some trees on OS 1 <sup>st</sup> ed.
<b>Recommendation:</b>		Potential for designation.



<b>Visual Open Space:</b>	<b>32: Land Adjacent to Caldon Canal</b>
<b>Settlement:</b>	Cheddleton
<b>Brief Description:</b>	Areas of woodland either side of canal. Small area east of canal, north of Boat Inn. Linear area on west side beyond gardens.

**Stage 1: Local Green Space Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	High wildlife value, important for setting of the Cauldon Canal Conservation Area. Canal towpath well used by walkers. Informal footpath network to west of canal.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>		LGS. Eastern boundary could be extended to include all woodland.



## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		

<b>Visual Open Space:</b>	<b>33: St John's Church</b>
<b>Settlement:</b>	Wetley Rocks
<b>Brief Description:</b>	Church and cemetery, including further land to east up to A520 (assumed to be for future extension to the cemetery).

**Stage 1: Local Green Space Assessment**

Criteria		Notes
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	×	Significant as a cemetery, but does not warrant designation as an LGS.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	×	Not suitable for designation, already a cemetery.



## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?	✓	
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?	✓	Visual amenity, public access. Not recreational
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?	✓	Long distance views to north
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?	✗	Cemetery
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?	✗	On settlement edge
<b>Ecological Value</b> Is the site of local ecological value?	✗	Mature trees but maintained
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?	✓	Cemetery includes listed church
<b>Recommendation:</b>	Already designated as cemetery. Future expansion area to east should be protected from development, but does not necessarily deserve its own designation.	

**Visual Open Space Assessment****Date: 25/05/16**

<b>Visual Open Space:</b>	<b>34: Meigh Road Playing Fields</b>
<b>Settlement:</b>	Werrington
<b>Brief Description:</b>	Large public open space enclosed by development, including play area, sports pitches, bowling green and woodland block.

**Stage 1: Local Green Space Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	Recreational (play area, sports pitches) used by dog walkers. Woodland was part of Ash farm plantation.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	✓	LGS



**Stage 2: Green Infrastructure Assessment**

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		



<b>Visual Open Space:</b>	<b>35: North of Cotehill Road</b>
<b>Settlement:</b>	Werrington
<b>Brief Description:</b>	Land enclosed by development (gardens back on to it), and it is split across two levels – lower level is flat and maintained children's 'play area', higher level is overgrown with paths.

**Stage 1: Local Green Space Assessment**

Criteria		Notes
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	Recreational value: clear paths, 3 points of public access. Tranquil, away from roads. Some views out to north. Wildlife value in overgrown higher level.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	✓	LGS





## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		

**Visual Open Space Assessment****Date: 25/05/16**

<b>Visual Open Space:</b>	<b>36: Radley Way</b>
<b>Settlement:</b>	Werrington
<b>Brief Description:</b>	Area of rough grassland to south of Radley Way, enclosed by development.

**Stage 1: Local Green Space Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	×	Not tranquil or beautiful. Footpath on boundary used, and dense line cutting across site, but not significant.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	×	Not LGS.



## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?	✓	
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?	✗	
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?	✗	Just short views across site from short stretch of road – part screened by trees.
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?	✗	Only small, only views to other development.
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?	✓	Not significant
<b>Ecological Value</b> Is the site of local ecological value?	✗	
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?	✗	
<b>Recommendation:</b>	Not suitable for designation.	

<b>Visual Open Space:</b>	<b>37: Millennium Garden</b>
<b>Settlement:</b>	Werrington
<b>Brief Description:</b>	'Millennium garden' – memorial garden, well maintained with central path, well used by local people. Slopes down from main road (A52) to development to the north.

**Stage 1: Local Green Space Assessment**

Criteria		Notes
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	Memorial garden, well looked after and used by local community. Clear local significance.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	✓	LGS



## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		

**Visual Open Space Assessment****Date: 25/05/16**

<b>Visual Open Space:</b>	<b>38: Mayfair Avenue</b>
<b>Settlement:</b>	Ipstones
<b>Brief Description:</b>	Small tract of land between development, providing access between Froghall Road and Mayfield Avenue. Mature trees line sides, dry stone wall at Froghall Road end.

**Stage 1: Local Green Space Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	Tranquil, wildlife value in mature trees. Used for access/shortcuts locally.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	✓	LGS



**Stage 2: Green Infrastructure Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		



<b>Visual Open Space:</b>	<b>39: Central Square</b>
<b>Settlement:</b>	Waterhouses
<b>Brief Description:</b>	Section of field adjacent to A523, enclosed by dry stone wall and mature trees on road frontage. Provides break in development between commercial to east and residential to west.

**Stage 1: Local Green Space Assessment**

Criteria		Notes
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	Contributes to character of settlement, attractive gap in development. But no public access. Mature trees along frontage. Stream and ditch along frontage.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	✓	LGS



## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		

<b>Visual Open Space:</b>	<b>40: Village Green (Pub Garden)</b>
<b>Settlement:</b>	Bagnall
<b>Brief Description:</b>	Pub garden and car park, north of the Green

**Stage 1: Local Green Space Assessment**

Criteria		Notes
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	Attractive gap in development, play facilities within pub garden. Car park fulfils criteria to a lesser extent, but openness is important.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	✓	LGS could be extended to include area of grassland and mature trees to south-west.



## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		



<b>Visual Open Space:</b>	<b>41: Village Green</b>
<b>Settlement:</b>	Bagnall
<b>Brief Description:</b>	Small triangular village green with mature trees

**Stage 1: Local Green Space Assessment**

Criteria		Notes
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	Very attractive village green, value of trees.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	✓	LGS



## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		

<b>Visual Open Space:</b>	<b>42: Adjacent to River Churnet</b>
<b>Settlement:</b>	Oakamoor
<b>Brief Description:</b>	Area of grassland, trees and parking adjacent to the river, north of bridge.

**Stage 1: Local Green Space Assessment**

Criteria		Notes
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	High beauty and tranquillity value. Historic value associated with mills. Ecological value along stream. Recreational value – part of footpath network associated with local heritage.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	✓	LGS





## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		

<b>Visual Open Space:</b>	<b>43: New Road</b>
<b>Settlement:</b>	Alton
<b>Brief Description:</b>	Woodland on steep slopes surrounding castle (Section B), and allotments (Section A).

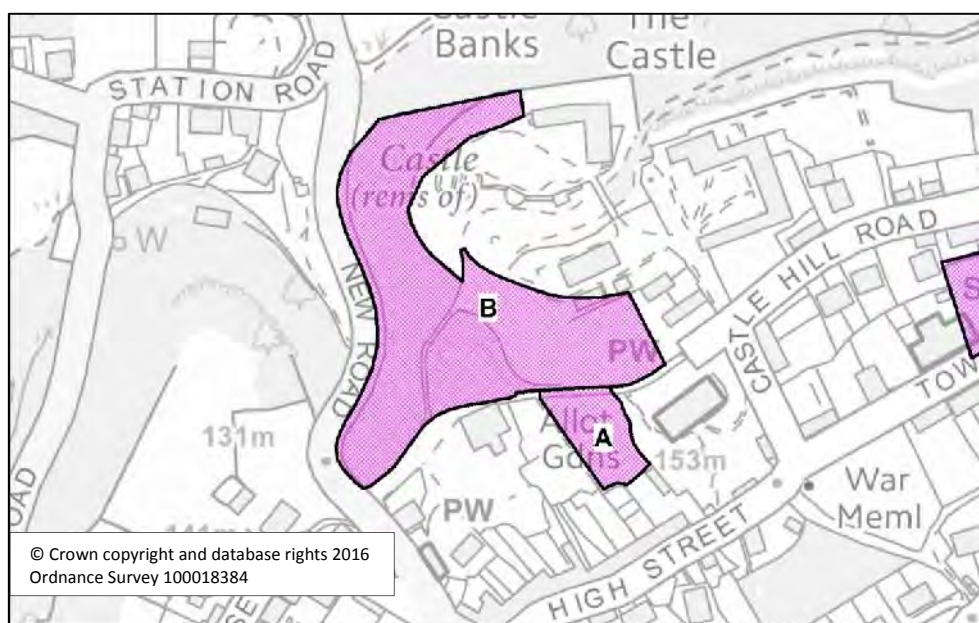
**Stage 1: Local Green Space Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓ ✗	Woodland (Section B) is not in close proximity to community. Allotments (Section A) are.
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓ ✗	Allotments (Section A) are well kept, pleasant to look at, accessible and appear as a community garden. Woodland (Section B) does not have local significance.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓ ✗	Allotments are local in character (Section A). Woodlands are on steep topography, wrapped around castle (Section B)
<b>Recommendation:</b>	✓ ✗	Allotments (Section A) are LGS. Woodland (Section B) is not – assessed below.



## Stage 2: Green Infrastructure Assessment – Section B

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?	✓	Yes- contributes to approach to Alton
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?	✓	Visual amenity
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?	✓	Woodland is steeply sloping and visually prominent
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?	✗	No public access
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?	✗	
<b>Ecological Value</b> Is the site of local ecological value?	✓	Ecological value of woodland
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?	✓	Associated with castle
<b>Recommendation:</b>	Contributes to setting of castle and approach to village.	



<b>Visual Open Space:</b>	<b>44: Town Head</b>
<b>Settlement:</b>	Alton
<b>Brief Description:</b>	Square field of grassland next to school. Used for play. Public access.

**Stage 1: Local Green Space Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	Used as a recreational space (local children were playing on the site during the visit), and is publically accessible.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	✓	LGS



**Stage 2: Green Infrastructure Assessment**

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		



<b>Visual Open Space:</b>	<b>45: Wentlows</b>
<b>Settlement:</b>	Upper Tean
<b>Brief Description:</b>	Large site – football pitch/rec to north, open, undulating land to south.

**Stage 1: Local Green Space Assessment**

Criteria		Notes
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	High recreation value - football pitch, and open area used for exercise. Well used. Overlooked, beautiful views. Numerous footpaths. Historic/cultural significance. Tranquil. Historic value – shown as 'Wentlow's on OS 1 <sup>st</sup> edition.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	Local in character for this area – will be well know, and is surrounded by development.
<b>Recommendation:</b>	✓	LGS.



## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		



<b>Visual Open Space:</b>	<b>46: Riverside Recreation Ground</b>
<b>Settlement:</b>	Upper Tean
<b>Brief Description:</b>	Play area and recreational grassland adjacent to river.

**Stage 1: Local Green Space Assessment**

Criteria		Notes
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	High recreational value, pleasant view for properties and flats overlooking the site. Feels tranquil due to position next to the river.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	✓	LGS



## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		

<b>Visual Open Space:</b>	<b>47: Caverswell Old Road</b>
<b>Settlement:</b>	Blythe Bridge
<b>Brief Description:</b>	Village green style, scattered individual trees – some TPO's.

**Stage 1: Local Green Space Assessment**

Criteria		Notes
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	Trees provide wildlife and beauty significance. Interesting local topography. Used locally for walking (PRoW within the site).
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>		LGS



## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		



<b>Visual Open Space:</b>	<b>48: Rear of Butchers Arms</b>
<b>Settlement:</b>	Blythe Bridge
<b>Brief Description:</b>	Open space adjacent to existing VOS site 49. Grassland, signposted as play area. Footpath and some planting.

**Stage 1: Local Green Space Assessment**

Criteria		Notes
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	Well used by walkers/local people, overlooked by surrounding properties views across from A521. Adjacent to pub.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>		LGS



## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		

<b>Visual Open Space:</b>	<b>49: 10 Well Street</b>
<b>Settlement:</b>	Blythe Bridge
<b>Brief Description:</b>	Private Garden (Orchard style) enclosed by surrounding conifers and vegetation.

**Stage 1: Local Green Space Assessment**

<b>Criteria</b>		<b>Notes</b>
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	×	Appears to be in private ownership – does not provide anything to local community
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>		Not LGS





## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?	✓	
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?	×	No. Private Ownership. Follows line of stream. Not visible.
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?	×	No. Screened by conifers and other vegetation.
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?	×	No access.
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?	×	
<b>Ecological Value</b> Is the site of local ecological value?	×	Orchard style
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?	×	No designations
<b>Recommendation:</b>	Site is private garden and not suitable for designation.	

<b>Visual Open Space:</b>	<b>50: Stallington Road</b>
<b>Settlement:</b>	Blythe Bridge
<b>Brief Description:</b>	Ruderal grassland between stream and railway line.

**Stage 1: Local Green Space Assessment**

Criteria		Notes
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	Banks suitable for water vole. High ecological value. Informal public access, with paths amongst ruderal grassland. Pleasant walk next to stream. Views from adjacent properties.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	✓	LGS



## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		

<b>Visual Open Space:</b>	<b>51: Blithe View</b>
<b>Settlement:</b>	Blythe Bridge
<b>Brief Description:</b>	Well maintained gardens overlooked by adjacent bungalows.

**Stage 1: Local Green Space Assessment**

Criteria		Notes
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	High beauty value and recreational (very pretty, well maintained). Tranquillity affected by A50/adjacent industrial development. However, clearly significant to local community.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	✓	LGS



## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		



<b>Visual Open Space:</b>	52: Elmwood Drive
<b>Settlement:</b>	Blythe Bridge
<b>Brief Description:</b>	Village green style, stream through centre, large recreational open space.

**Stage 1: Local Green Space Assessment**

Criteria		Notes
<b>Location</b> Is the site in reasonably close proximity to the community it serves?	✓	
<b>Local Significance</b> Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife?	✓	High recreational value. Not particularly beautiful but pleasant along stream, and provides visual break (visual amenity) and openness for local community. Overlooked by properties.
<b>Size/Scale</b> Is the site local in character and not an extensive tract of land?	✓	
<b>Recommendation:</b>	✓	LGS.





## Stage 2: Green Infrastructure Assessment

Criteria		Notes
<b>Character</b> Does the site contribute to the character of the surrounding neighbourhood/settlement?		
<b>Amenity Value</b> Is the site of amenity value to the public while not requiring public access to the space itself?		
<b>External Views</b> Does the site allow the public to enjoy significant views from surrounding area into the site?		
<b>Internal Views</b> Does the site allow the public to enjoy significant views within the site?		
<b>Break Between Development</b> Does the site form a significant break between development within a settlement?		
<b>Ecological Value</b> Is the site of local ecological value?		
<b>Cultural or Historical Association</b> Does the site have significant, proven local cultural or historical association?		
<b>Recommendation:</b>		