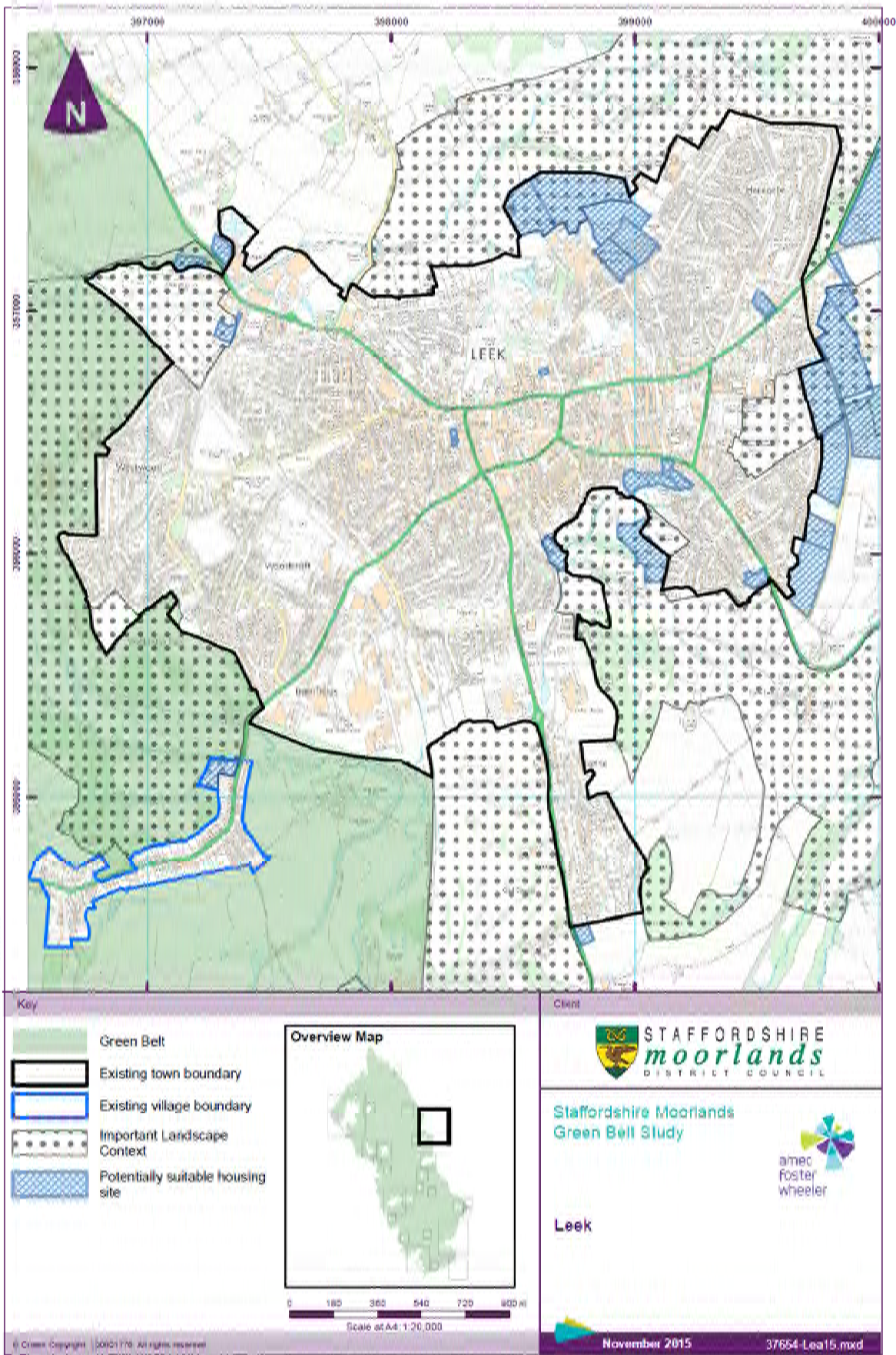


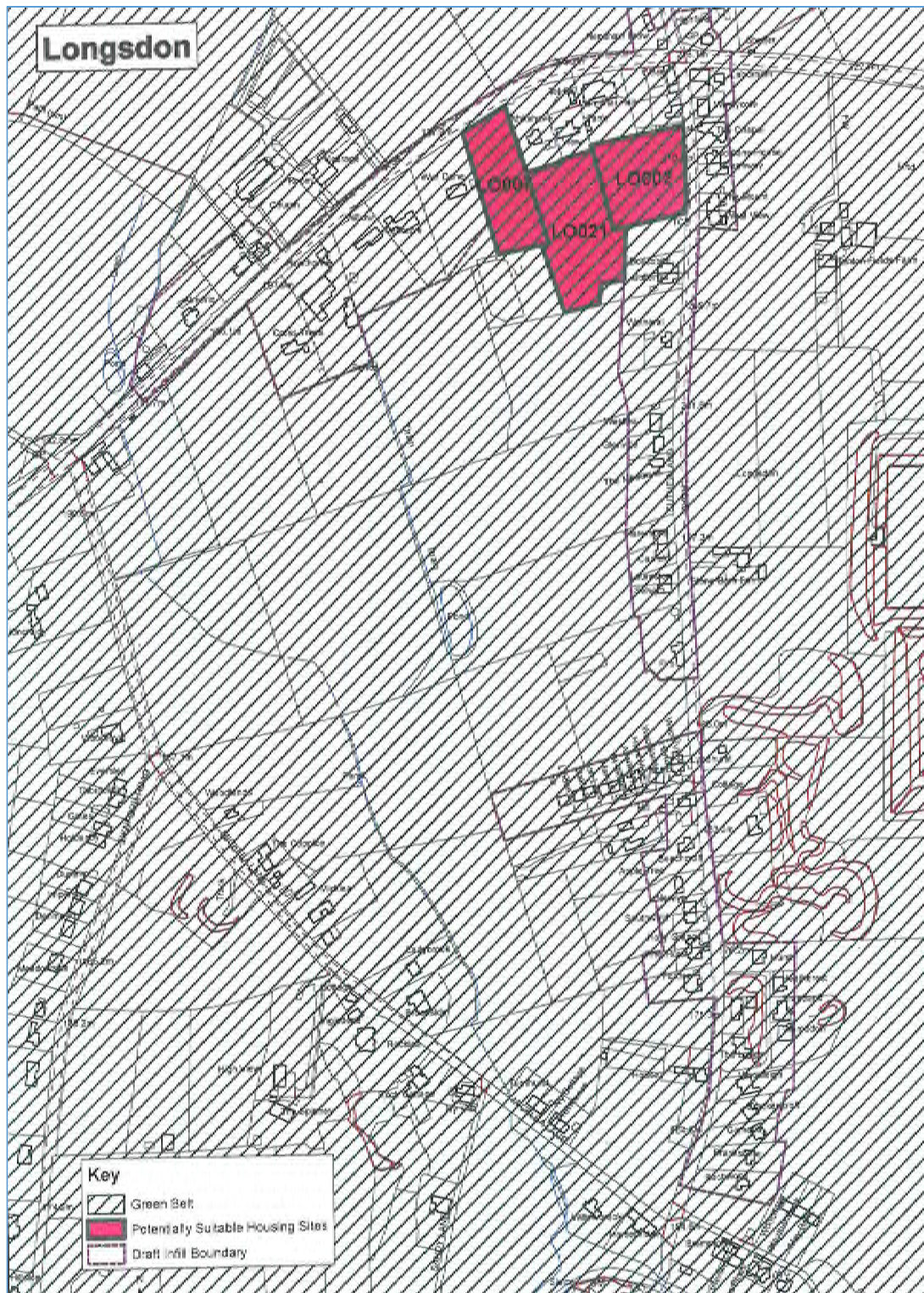


Leek Appraisal Matrix

Green Belt Purpose	LE103
Check Sprawl	Significant Contribution
Maintain Separation	Limited Contribution
Prevent Encroachment	Significant Contribution
Preserve Setting	Contribution
Overall impact on the Green Belt purposes of development	<p><b>Moderate</b></p> <p>Development would represent a clear extension into open countryside without a clear boundary with which it could be contained. Whilst it is a small site, not immediately visible from the A523 Macclesfield Road, development would jump beyond the settlement envelope of Leek set by the River Churnet immediately to the south of the site and as such represent incursion into open countryside.</p>
Recommendation for Green Belt boundary revision	<p><b>Not Recommended for Release</b></p> <p>The Town Boundary should be adjusted to reflect land to be developed up to the River Churnet.</p>

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





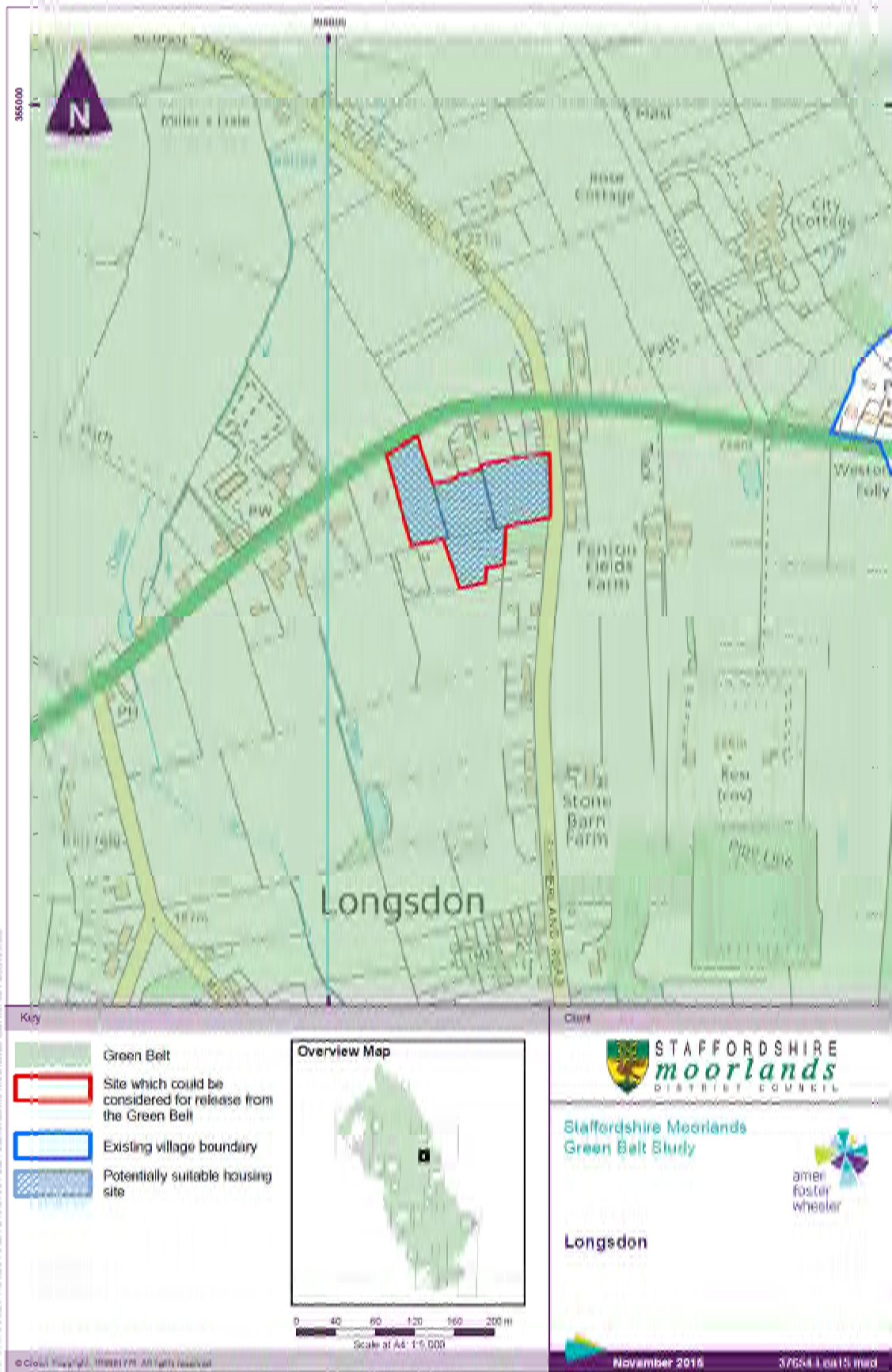
Longsdon



Longsdon Appraisal Matrix

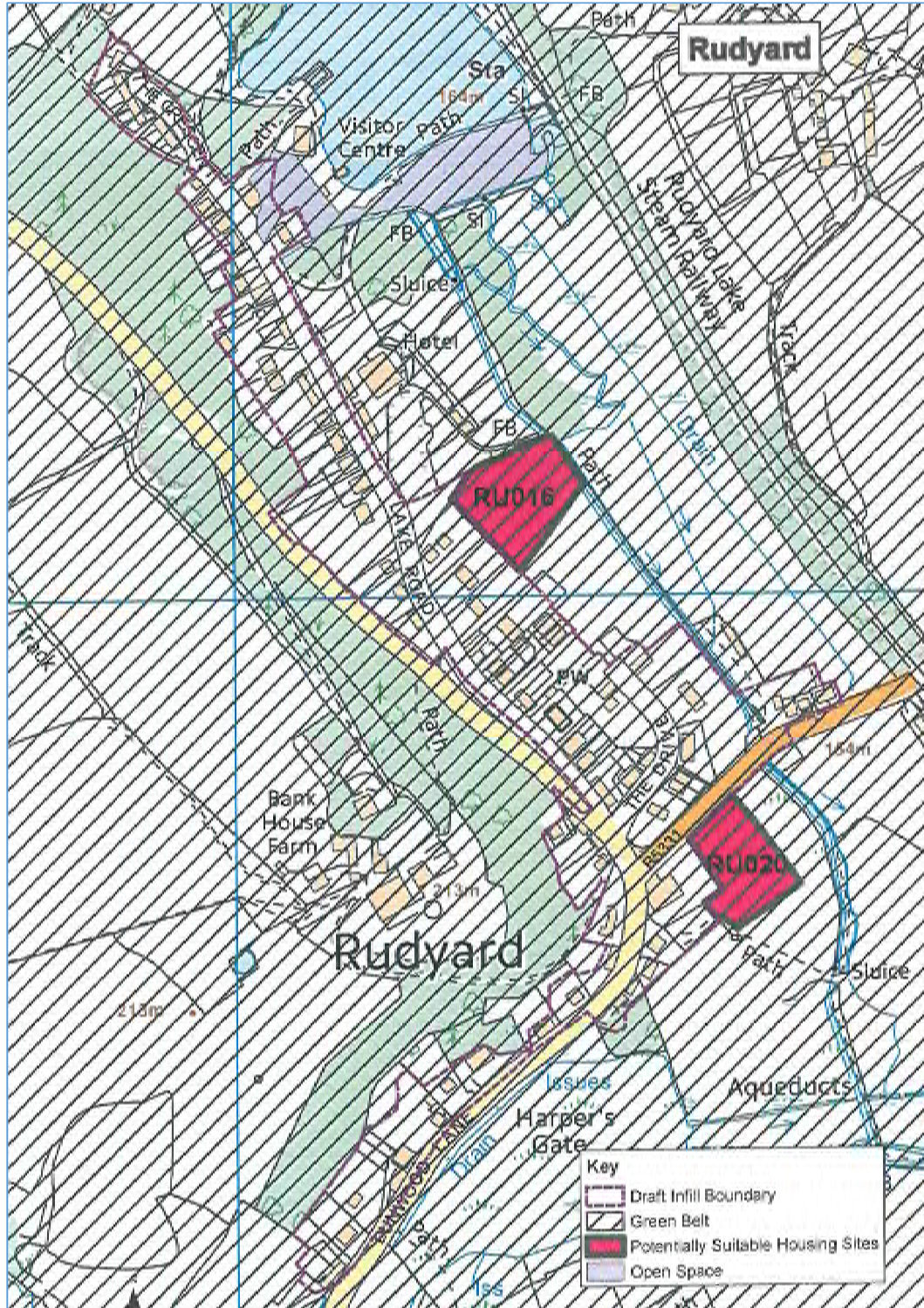
<b>Green Belt Purpose</b>	<b>LO002, LO007, LO021</b>
Check Sprawl	Contribution
Maintain Separation	Limited Contribution
Prevent Encroachment	Contribution
Preserve Setting	Limited Contribution
Overall impact of the development on Green Belt purposes	<b>Limited</b> The land is visually well contained, and although part of the Green Belt preventing sprawl along the A53 into Leek, particularly in Longsdon Village proper, release in this specific location would have only a very limited impact on this role.
Recommendation for Green Belt boundary revision/development	<b>Consider for Release</b> Whilst release would contribute to the overall density of development which clusters around the crossroads of the A53, School Land and Sutherland Road, given the configuration of large detached houses. The southern boundaries are not firm for plots LO007 and LO0021 and would need particular attention to prevent potential encroachment into the wider countryside in the future. The settlement should remain washed-over in order to contribute to the wider strategic purposes of preventing sprawl along the A53.

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





Rudyard

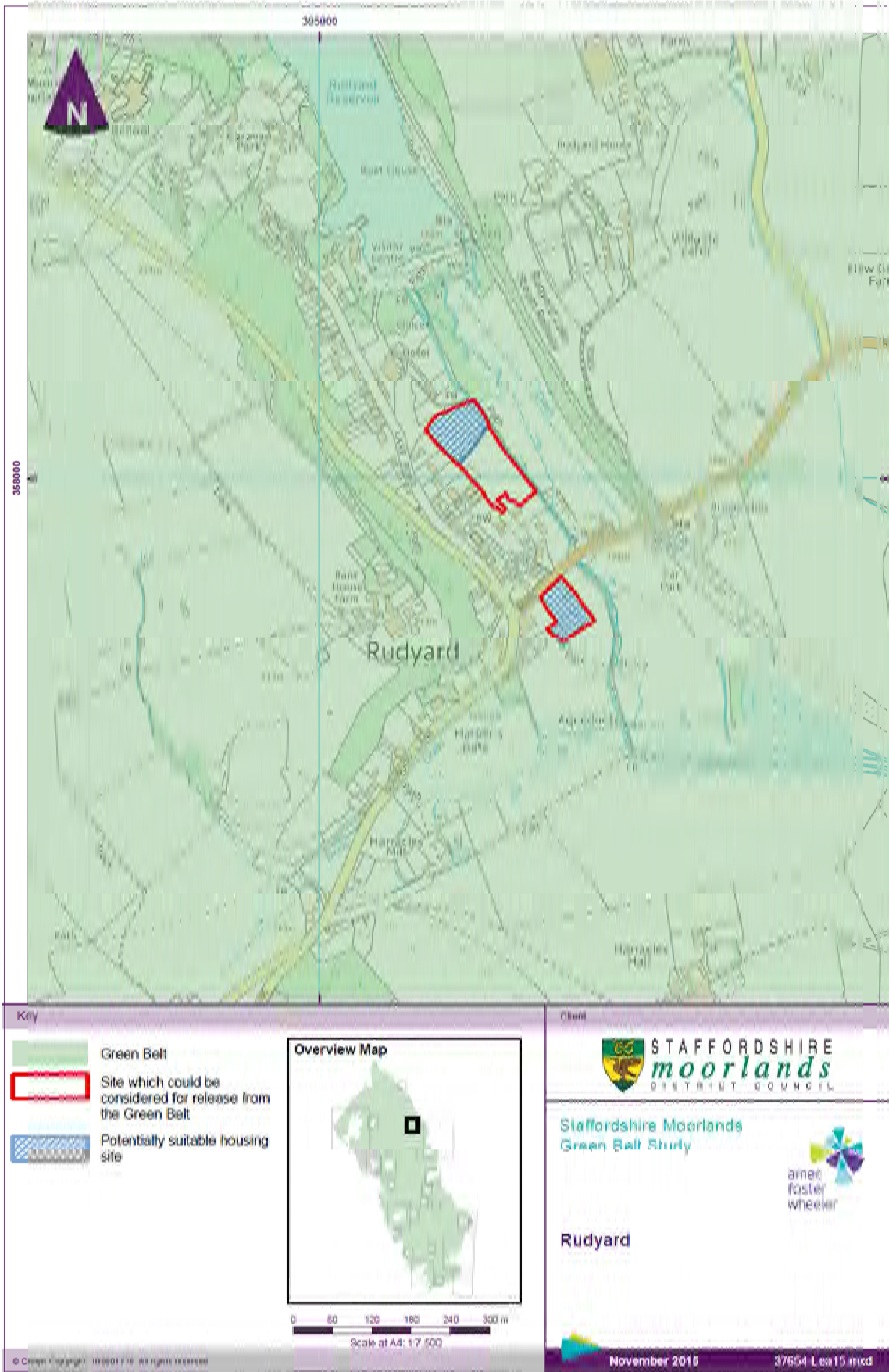




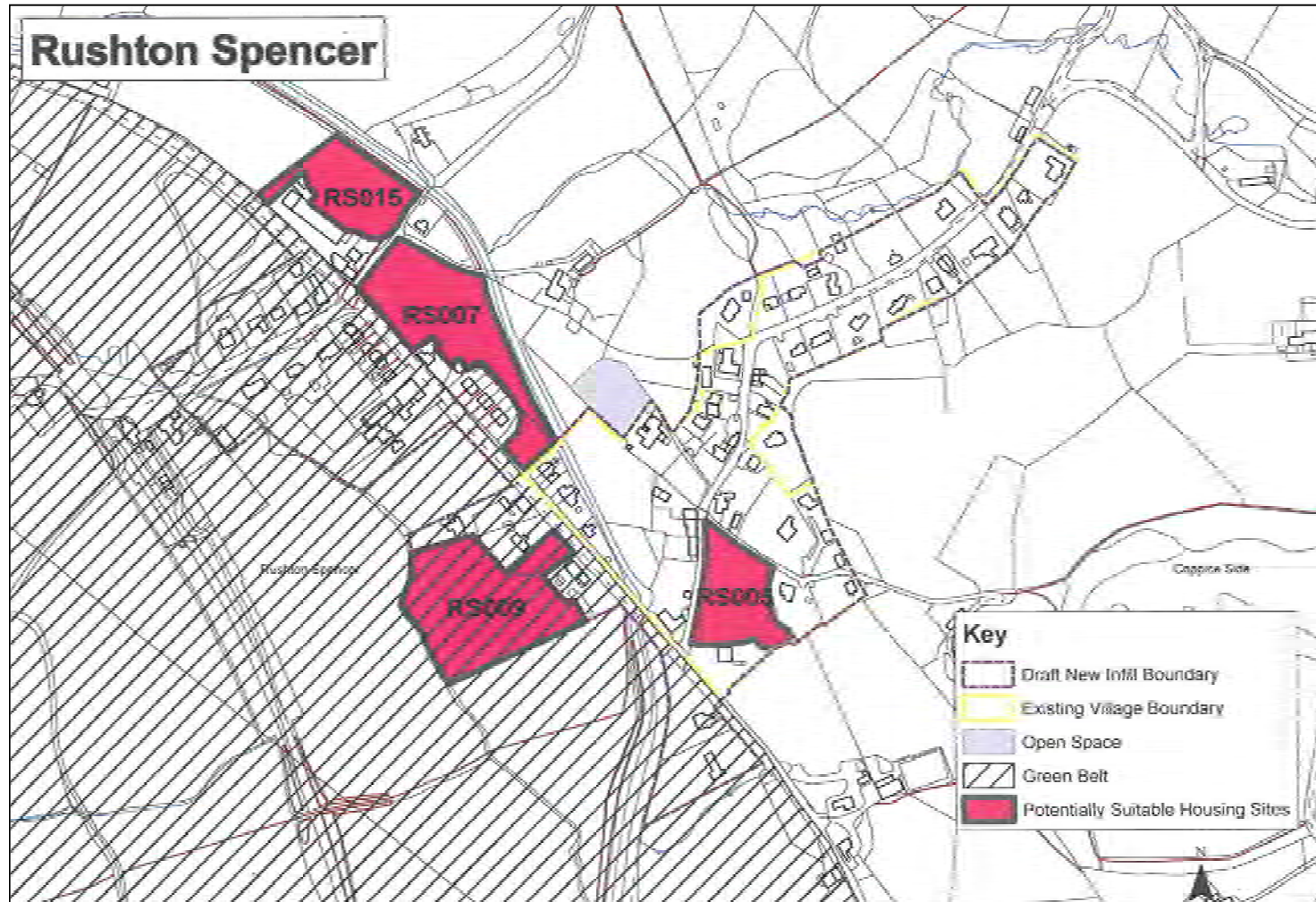
Rudyard Appraisal Matrix

Green Belt Purpose	RU016	RU020
Check Sprawl	Limited Contribution	Limited Contribution
Maintain Separation	Limited Contribution	Limited Contribution
Prevent Encroachment	Contribution	Contribution
Preserve Setting	Contribution	Contribution
Overall impact of the development on Green Belt purposes	<p><b>Limited</b></p> <p>Pasture between existing development and the aqueduct from Rudyard Lake, this site is visually and physically well contained and as such development would not represent damage to the Green Belt locally or strategically.</p>	<p><b>Limited</b></p> <p>Comprising what appears to be previously developed land (including a horse menage?), this site sits within the village envelope adjacent to the B5331 and is well screened from the road by strong vegetation associated with the aqueduct from Rudyard Lake.</p>
Recommendation for Green Belt boundary revision/development	<p><b>Consider for Release</b></p> <p>Further screening from the footpath running along the aqueduct could be required.</p> <p>Consider amending the infill boundary to run along the aqueduct.</p>	<p><b>Consider for Release</b></p> <p>Provided there was appropriate boundary treatment to the southern edge of the site to create a clear demarcation between the village envelope and wider countryside, visual impact would be minimal, aside from two PRoW to the south.</p>

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



## Rushton Spencer





Rushton Spencer Appraisal Matrix

<b>Green Belt Purpose</b>	<b>RS009</b>
Check Sprawl	Contribution
Maintain Separation	Limited Contribution
Prevent Encroachment	Significant Contribution
Preserve Setting	Contribution
Overall impact of the development on Green Belt purposes	<p><b>Significant</b></p> <p>Development would constitute a clear incursion into open countryside which is vulnerable to urbanisation, and which would set a damaging precedent for land on either side of this site, create further developed sprawl along the A523 and further erode the countryside setting of Rushton Spencer.</p>
Recommendation for Green Belt boundary revision/development	<p><b>Not Recommended for Release</b></p> <p>There is no clear logic to the configuration of this site aside from it being adjacent to the A523 (thereby representing 'infill') and a small brook defining its western limit.</p> <p>Consider adjusting village infill boundary to run along A523 to prevent infill and the perception of contiguous development.</p>

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

