

Technical note:

Staffordshire Moorlands Green Belt Review – Additional Site Appraisals, September 2016

1. Requirements

This technical note accompanies the Green Belt Review Study published in November 2015. Staffordshire Moorlands Council is in the process of considering the results of its recent 'Preferred Options Sites and Boundaries' consultation. A number of additional sites have emerged which require appraisal against Green Belt purposes, alongside other elements of the evidence base. These are:

- ▶ Childerplay Road, Knypersley, Biddulph
- ▶ West of Biddulph Valley Way, Newpool, Biddulph
- ▶ Rear of Newpool Road, Biddulph
- ▶ South of the A52, Kingsley
- ▶ Land off Tregaron Court, Werrington
- ▶ Staffs farmer's site, Cheddleton
- ▶ Land near Childerplay Road, Biddulph
- ▶ Former quarry off Tunstall Road, Biddulph
- ▶ Land between Biddulph Valley Way and Newcastle-under-Lyme boundary
- ▶ Sites (7 no.) at Biddulph Moor
- ▶ Land at Endon Bank Farm, Endon
- ▶ Land adjacent to the A53 Leek Road, next to Greenmeadow Grove, Endon

2. Approach to the Review

1.1 Site Evaluation

The appraisal of sites used the template used for the District-wide Green Belt Review¹, as set out in Table 2.1. This considers the main purposes of Green Belt designation (excluding the urban regeneration purpose which is a strategic function), namely:

- ▶ To check the unrestricted sprawl of large built-up areas.
- ▶ To prevent neighbouring towns from merging.
- ▶ To assist in safeguarding the countryside from encroachment.

¹ Staffordshire Moorlands District Council (2015) Green Belt Review: Part 2 Settlement and Site Appraisal

- ▶ To preserve the setting and special character of historic towns.

The sites are assigned a straightforward colour-coded judgement of the degree of contribution of the site to each purpose:

- limited contribution
- contribution
- significant contribution

For context the strategic Green Belt Review was used, as well as inspection of OS maps, aerial photography and a site visit. An overall appraisal made on impact on the Green Belt and a recommendation for boundary revision is given.

Table 2.1 Green Belt Appraisal Criteria

Green Belt Purpose/ NPPF topic	Appraisal Criteria
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> • Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements? • If released from Green Belt could enduring long-term settlement boundaries be established? • Does the parcel sensibly round-off an existing built-up area to help create good built form?
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> • Would potential development in the parcel appear to result in the merging of towns or compromise the separation of towns physically? • Would potential development of the parcel be a significant step leading towards coalescence of two settlements?
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> • Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?
To preserve the setting and special character of historic towns	What is the proximity and degree of intervisibility with the historic core (such as a Conservation Area) of an historic town (proximate/good, partial, no connection), and would development have an impact on the setting of the town/settlement in question?
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?
Recommendation for Green Belt boundary revision	<ul style="list-style-type: none"> • Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period? • Are the current boundaries logical? • Are there opportunities for the re-definition or 'tidying-up' of the boundary?

2. Site-by-Site Appraisal

The following sections present the appraisal of the sites. Mapping and site photographs are assembled in **Appendix A**.

2.1 Site 1: Childerplay Road, Knypersley, Biddulph

Green Belt Purpose	Appraisal
Check Sprawl	Significant Contribution – in this location, the land helps to protect against sprawl into open countryside through an extension of the current urban edge.
Maintain Separation	Limited Contribution – no clear role in this location.
Prevent Encroachment	Significant Contribution – part of open countryside to the south of Biddulph.
Preserve Setting	Limited Contribution – no clear role in this location.
Overall impact of development on Green Belt purposes and openness	Development would represent a significant intrusion into open countryside beyond Mill Hayes Road which forms a clear separation between the semi-urbanised influence of Biddulph and open countryside extending to the south. Notwithstanding the presence of past landfill operations immediately to the south (now grassed over), which creates a reasonable southern boundary, to the east boundaries do not appear to be substantial and a significant new urban edge would be created. Whilst development would represent an extension of built form (i.e. to the south of Mill Hayes Road), development on this scale, with limited physical and visual enclosure, would compromise the purposes and openness of the Green Belt.
Recommendation for Green Belt boundary revision	Not recommended for release because of the role of Green Belt in containing Biddulph, the scale and poorly bounded character of the site on its eastern extent.

2.2 Site 2: West of Biddulph Valley Way, Newpool, Biddulph

Green Belt Purpose	Appraisal
Check Sprawl	Contribution – in this location part of land containing the western edge of Biddulph.
Maintain Separation	Limited Contribution – no clear role in this location.
Prevent Encroachment	Contribution – part of open countryside to the west of Biddulph.
Preserve Setting	Contribution – a substantial part of the western context for Biddulph.
Overall impact of development on Green Belt purposes and openness	Notwithstanding the existence of reasonably strong outer boundaries at Akesmore Lane and Tower Hill Road, the site is detached from the current urban edge at Newpool Road (and therefore dependent on development immediately to the south). The site is on rising ground towards Towerhill Farm (rising around 40m) which gives it a significant visual influence and hence impact on openness of the countryside in this location, viewed locally (such as from Akesmore Lane) and from the centre of Biddulph.
Recommendation for Green Belt boundary revision	Not recommended for release given the separation of the site from the current urban edge and impact on openness of the countryside in this location.

2.3 Site 3: Rear of Newpool Road, Biddulph

Green Belt Purpose	Appraisal
Check Sprawl	Contribution – in this location part of land containing the western edge of Biddulph.
Maintain Separation	Limited Contribution – no clear role in this location.

Prevent Encroachment	Contribution – part of open countryside to the west of Biddulph.
Preserve Setting	Contribution – a substantial part of the western context for Biddulph.
Overall impact of development on Green Belt purposes and openness	The site is on gently rising land to the rear of Newpool Road and as such presents relatively limited visual intrusion and hence limited impact on openness, but has no significant outer boundary with which to contain development. The site appears to seek to 'round off' the settlement edge in this location between Tower Hill Road and Newpool Farm, but in so doing cuts across fields and in only one instance uses a recognisable field boundary. In addition, the site does not abut existing development off Meadowside, leaving a remnant field.
Recommendation for Green Belt boundary revision	Not recommended for release due to the absence of a clear outer boundary with which to properly contain development, thus preventing localised sprawl. More modest rounding-off to the east of the site could be considered, using a farm track as a boundary to development.

2.4 Site 4: South of the A52, Kingsley

Green Belt Purpose	Appraisal
Check Sprawl	Contribution – in this location the land helps to contain the western edge of Kingsley.
Maintain Separation	Limited Contribution – no clear role in this location.
Prevent Encroachment	Contribution – part of wider open countryside to the west of Kingsley.
Preserve Setting	Contribution – part of the westerly setting for Kingsley.
Overall impact of development on Green Belt purposes and openness	Whilst the site is reasonably well bounded, it lies on rising land and thus acquires a disproportionate effect on openness, particularly viewed from The Green. Development would create a fundamentally westerly context for the village, intruding into open countryside with a sense of detachment from the current built edge of the village, and thus give an impression of sprawl.
Recommendation for Green Belt boundary revision	Not recommended for release in light of disproportionate impact on openness through extension of the built edge of Kingsley along the A52.

2.5 Site 5: Land off Tregaron Court, Werrington

Green Belt Purpose	Appraisal
Check Sprawl	Limited Contribution – no clear role in this location.
Maintain Separation	Limited Contribution – no clear role in this location.
Prevent Encroachment	Contribution – part of wider open countryside to the south of Werrington.
Preserve Setting	Contribution – part of the southerly context for Werrington.
Overall impact of development on Green Belt purposes and openness	The site is strongly bounded on all sides falling from the hard built edge at Washerwall to the incised heavily wooded valley of an unnamed brook. As such the site is visually well enclosed from the wider Green Belt in this location, containing any sense of localised sprawl or encroachment into open countryside. The overall impact of development on the openness of the Green Belt in this location would be limited.
Recommendation for Green Belt boundary revision	Potential for release under Exceptional Circumstances reflecting the well-bounded character of the site and opportunity to create a more sympathetic settlement edge in this location. Careful masterplanning would be needed to ensure proper edge treatment. Extend village boundary.

2.6 Site 6: Staffs farmer's site, Cheddleton

Green Belt Purpose	Appraisal
Check Sprawl	Limited Contribution – no clear role in this location.
Maintain Separation	Limited Contribution – no clear role in this location.
Prevent Encroachment	Limited Contribution – no clear role in this location.
Preserve Setting	Contribution – part of the westerly setting of Cheddleton, although heavily influenced by the previously developed character of the site.
Overall impact of development on Green Belt purposes and openness	The site is physically and visually well contained, is previously developed and part of intermittent development to the west of Cheddleton. Land to the north and south of the site is open in character, offering extensive views westwards in contrast to this site. The site is physically separate from existing development at Cheddleton but related to it, being opposite housing and the sports facility at Bones Lane.
Recommendation for Green Belt boundary revision	Potential for release under Exceptional Circumstances reflecting its clearly contained character, previously developed use and relationship with the built extent of Cheddleton. Extend village boundary.

2.7 Site 7: Land near Childerplay Road, Biddulph

Green Belt Purpose	Appraisal
Check Sprawl	Significant Contribution – in this location, the land helps to protect against sprawl into open countryside through an extension of the current urban edge.
Maintain Separation	Limited Contribution – no clear role in this location.
Prevent Encroachment	Significant Contribution – part of open countryside to the south of Biddulph.(albeit modified by previous uses)..
Preserve Setting	Limited Contribution – no clear role in this location.
Overall impact of development on Green Belt purposes and openness	The site is well bounded by Bemersley Road, Greenway Bank and clearly defined Public Right of Way and is previously developed land (now grassed-over, spoil tip from the Biddulph Valley Coal & Iron Works). However, the site is detached from Biddulph and development would be incongruent with the largely open surrounding character of the land, creating the impression of encroachment and sprawl of Biddulph southwards.
Recommendation for Green Belt boundary revision	Not recommended for release reflecting its separation from the built edge of Biddulph and effect on openness.

2.8 Site 8: Former quarry off Tunstall Road, Biddulph

Green Belt Purpose	Appraisal
Check Sprawl	Contribution – part of land which contains the edge of Biddulph as it extends to Bemersley Road.
Maintain Separation	Contribution – part of land separating the narrow gap between the southern fringes of Biddulph at Knypersley and Brindley Ford.
Prevent Encroachment	Contribution – part of open countryside to the south of Biddulph (albeit modified by previous uses).
Preserve Setting	Contribution – part of the southerly entrance to Biddulph

Overall impact of development on Green Belt purposes and openness	Whilst being bounded to the west and north and on plan being an extension of the built edge of Biddulph, development would represent a somewhat arbitrary extension into open land in this location, there being no obvious external boundary, aside from the use of Staffordshire Moorlands/Stoke-on-Trent administrative boundary. Likely to be previously developed land (spoil tip from the Biddulph Valley Coal & Iron Works).
Recommendation for Green Belt boundary revision	Not recommended for release reflecting the absence of an outer boundary, with no clear feature to contain development which would contribute to sprawl along the A527 Biddulph Road towards Brindley Ford.

2.9 Site 9: Land between Biddulph Valley Way and Newcastle-under-Lyme boundary

Green Belt Purpose	Appraisal
Check Sprawl	Limited Contribution – no clear role in this location.
Maintain Separation	Limited Contribution – no clear role in this location.
Prevent Encroachment	Contribution – part of open countryside to the west of Biddulph.
Preserve Setting	Contribution – part of the westerly setting of Biddulph at Brown Lees.
Overall impact of development on Green Belt purposes and openness	Bounded land between the built edge of Biddulph at Brown Lees and unnamed brook, set within a modest tree-lined valley. Whilst there is a reasonably strong relationship between this land and the wider open countryside to the south west, with short and medium distance views, perception of this is largely obscured by development along Brown Lees Road. Development would alter the character of the current urban edge of Biddulph perception of which from Brook Street looking southwards is dominated by large industrial units off the A527 at Prospect Way.
Recommendation for Green Belt boundary revision	Potential for release under Exceptional Circumstances, but proposed outer boundary does not extend to the valley/brook boundary and careful masterplanning would be required to ensure sensitive modelling of the built edge of Biddulph in this location. Development would have an impact on openness but this is considered not to be significant in light of topography and vegetation cover. Extend town boundary.

2.10 Sites (7 no.) at Biddulph Moor

Green Belt Purpose	BM1 Land off New Street	BM2 Land off Chapel Lane	BM3 Land off Chapel Lane opposite Cottage Lane	BM4 Land off Woodhouse Lane	BM5 Land off Rudyard Road & Parklands	BM6 Land off Rudyard Opposite Farmside Lane	BM7 Land off Farmside Lane opposite Broomfields
Check Sprawl	Limited Contribution – no clear role in this location.	Limited Contribution – no clear role in this location.	Contribution – part of open land which is not bounded in this location.	Limited Contribution – no clear role in this location.	Limited Contribution – no clear role in this location.	Contribution – part of open land containing Biddulph Moor along Rudyard Road.	Significant Contribution - in this location, the land helps to protect against extension of the built edge of Biddulph Moor into open countryside.
Maintain Separation	Limited Contribution – no clear role in this location.	Limited Contribution – no clear role in this location.	Limited Contribution – no clear role in this location.	Limited Contribution – no clear role in this location.	Limited Contribution – no clear role in this location.	Limited Contribution – no clear role in this location.	Limited Contribution – no clear role in this location.
Prevent Encroachment	Limited Contribution –	Limited Contribution –	Contribution – part of open countryside to the west of	Limited Contribution –	Limited Contribution –	Limited Contribution –	Contribution – part of open countryside to the southeast

Green Belt Purpose	BM1 Land off New Street	BM2 Land off Chapel Lane	BM3 Land off Chapel Lane opposite Cottage Lane	BM4 Land off Woodhouse Lane	BM5 Land off Rudyard Road & Parklands	BM6 Land off Rudyard Opposite Farmside Lane	BM7 Land off Farmside Lane opposite Broomfields
	no clear role in this location.	no clear role in this location.	Biddulph Moor.	no clear role in this location.	no clear role in this location.	no clear role in this location.	of Biddulph Moor.
Preserve Setting	Limited Contribution – no clear role in this location.	Limited Contribution – no clear role in this location.	Contribution – part of the westerly setting for Biddulph Moor.	Limited Contribution – no clear role in this location.	Limited Contribution – no clear role in this location.	Contribution – part of the eastern gateway into Biddulph Moor.	Contribution – part of the southeasterly setting of Biddulph Moor (as viewed from Top Road).
Overall impact of development on Green Belt purposes and openness	The site is largely bounded and development would be modest infill. The absence of a defined northwestern boundary could be problematic.	The site is clearly bounded and development would be modest infill.	The unbounded character of this site and its strong visual relationship with the wider countryside, and the long distance views in particular, means that there would be a significant impact on openness.	The site is largely bounded and development would be modest infill. The absence of a defined northern boundary could be problematic	The site is largely bounded and development would be modest infill. The absence of a defined northwestern boundary could be problematic.	The site is clearly bounded and development would be modest infill.	The unbounded character of this site and its strong visual relationship with the wider countryside means that there would be a significant impact on openness.
Recommendation for Green Belt boundary revision	Potential for release under Very Special Circumstances reflecting the enclosed character of the site, although a northwestern boundary is absent. Retain existing village boundary.	Potential for release under Very Special Circumstances reflecting the enclosed character of the site. Retain existing village boundary.	Not recommended for release due to the impact on the openness of the Green Belt in this location and the unbounded western edge of the site.	Potential for release under Very Special Circumstances reflecting the enclosed character of the site, although a northern boundary is absent. Retain existing village boundary.	Potential for release under Exceptional Circumstances reflecting the enclosed character of the site, although a northwestern boundary is absent. Extend village boundary to incorporate the site.	Potential for release under Very Special Circumstances reflecting the enclosed character of the site, although sequentially, land off Rudyard Road & Parklands is preferred. Retain existing village boundary reflecting the detached location of the site, although if BM5 were developed, the village boundary could be extended along Rudyard Road.	Not recommended for release due to the impact on the openness of the Green Belt in this location and the unbounded southeastern edge of the site.

2.11 Site 11: Land at Endon Bank Farm, Endon

Green Belt Purpose	Appraisal
Check Sprawl	Limited Contribution – no clear role in this location given size of site.

Maintain Separation	Limited Contribution – no clear role in this location.
Prevent Encroachment	Contribution – contains part of the northeastern edge of Endon.
Preserve Setting	Contribution – has a role in providing the rural context for the northeast of the village although is disrupted by the presence of various buildings in uncertain uses. The site is adjacent to the Endon Conservation Area.
Overall impact of development on Green Belt purposes and openness	The scale and setting of the site, which is of a small scale, reasonably well enclosed and bounded apart from its northwestern and northeastern extents, means that the overall impact of development on Green Belt purposes is likely to be limited. There is visual connection with the wider Green Belt and development would be an extension of the current built off High View Road. The impact on openness would be relatively limited, reflecting the site's scale, current use for agricultural buildings and relationship with the built edge of Endon (principally modern development along High View Road to the west, but a new outer boundary would be required to clearly define development parcel.
Recommendation for Green Belt boundary revision	Potential for release under Exceptional Circumstances reflecting the site's size and generally enclosed character and relationship with the current built edge of Endon, although the absence of a clear development boundary to the northeast and northwest is problematic. Extension of the village boundary would act to contain further potential development.

2.12 Site 12: Land adjacent to the A53 Leek Road, next to Greenmeadow Grove, Endon

Green Belt Purpose	Appraisal
Check Sprawl	Limited Contribution – no clear role in this location.
Maintain Separation	Limited Contribution – no clear role in this location.
Prevent Encroachment	Limited Contribution – no clear role in this location.
Preserve Setting	Contribution – part of the remaining open land in the centre of the village.
Overall impact of development on Green Belt purposes and openness	The scale and setting of the site, which is reasonably well enclosed and bounded apart from its northern extent, means that the overall impact of development on Green Belt purposes is likely to be limited. There is visual connection with the wider Green Belt only to the north and development would be an extension of the current built edge at Greenmeadow Grove. However, the absence of a northern boundary is problematic, creating an arbitrary plot with no sense of permanence on its outer edge.
Recommendation for Green Belt boundary revision	Potential for release under Exceptional Circumstances reflecting the site's size and generally enclosed character and relationship with the current built edge of Endon, although the absence of a clear development boundary to the northeast is problematic. Extend proposed village boundary.

3. Summary

Table 3.1 presents a summary of the recommendations made in respect of each site appraised.

Table 3.1 Summary of Recommendations by Site

Site	Recommendation
1. Land off Childerplay Road, Knypersley, Biddulph	Not recommended for release because of the role of Green Belt in containing Biddulph, the scale and poorly bounded character of the site on its eastern extent.
2. Land west of Biddulph Valley Way, Newpool, Biddulph	Not recommended for release given the separation of the site from the current urban edge and impact on openness of the countryside in this location.
3. Land to rear of Newpool Road, Biddulph	Not recommended for release due to the absence of a clear outer boundary with which to properly contain development, thus preventing localised sprawl. More modest rounding-off to the east of the site could be considered, using a farm track as a boundary to development.
4. Land south of the A52, Kingsley	Not recommended for release in light of disproportionate impact on openness through extension of the built edge of Kingsley along the A52.
5. Land off Tregaron Court, Werrington	Potential for release under Exceptional Circumstances reflecting the well-bounded character of the site and opportunity to create a more sympathetic settlement edge in this location. Careful masterplanning would be needed to ensure proper edge treatment. Extend village boundary.
6. Staffs farmer's site, Cheddleton	Potential for release under Exceptional Circumstances reflecting its clearly contained character, previously developed use and relationship with the built extent of Cheddleton. Extend village boundary.
7. Land near Childerplay Road, Biddulph	Not recommended for release reflecting its separation from the built edge of Biddulph and effect on openness.
8. Former quarry off Tunstall Road, Biddulph	Not recommended for release reflecting the absence of an outer boundary, with no clear feature to contain development which would contribute to sprawl along the A527 Biddulph Road towards Brindley Ford.
9. Land between Biddulph Valley Way and Newcastle-under-Lyme boundary	Potential for release under Exceptional Circumstances but proposed outer boundary does not extend to the valley/brook boundary and careful masterplanning would be required to ensure sensitive modelling of the built edge of Biddulph in this location. Development would have an impact on openness but this is considered not to be significant in light of topography and vegetation cover. Extend town boundary.
10. Sites (7 no.) at Biddulph Moor	
BM1 Land off New Street	Potential for release under Very Special Circumstances reflecting the enclosed character of the site, although a northwestern boundary is absent. Retain existing village boundary.
BM2 Land off Chapel Lane	Potential for release under Very Special Circumstances reflecting the enclosed character of the site. Retain existing village boundary.
BM3 Land off Chapel Lane opposite Cottage Lane	Not recommended for release due to the impact on the openness of the Green Belt in this location and the unbounded western edge of the site.
BM4 Land off Woodhouse Lane	Potential for release under Very Special Circumstances reflecting the enclosed character of the site, although a northern boundary is absent. Retain existing village boundary.
BM5 Land off Rudyard Road & Parklands	Potential for release under Exceptional Circumstances reflecting the enclosed character of the site, although a northwestern boundary is absent. Extend village boundary to incorporate the site.
BM6 Land off Rudyard Opposite Farmside Lane	Potential for release under Very Special Circumstances reflecting the enclosed character of the site, although sequentially, land off Rudyard Road & Parklands is preferred. Retain existing village boundary reflecting the detached location of the site, although if BM5 were developed, the village boundary could be extended along Rudyard Road.

Site	Recommendation
BM7 Land off Farmside Lane opposite Broomfields	Not recommended for release due to the impact on the openness of the Green Belt in this location and the unbounded southeastern edge of the site.
11. Land at Endon Bank Farm, Endon	Potential for release under Exceptional Circumstances reflecting the site's size and generally enclosed character and relationship with the current built edge of Endon, although the absence of a clear development boundary to the northeast and northwest is problematic. Extension of the village boundary would act to contain further potential development.
12. Land adjacent to the A53 Leek Road, next to Greenmeadow Grove, Endon	Potential for release under Exceptional Circumstances reflecting the site's size and generally enclosed character and relationship with the current built edge of Endon, although the absence of a clear development boundary to the northeast is problematic. Extend proposed village boundary.

Author



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Reviewer



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Appendix A

Site background information

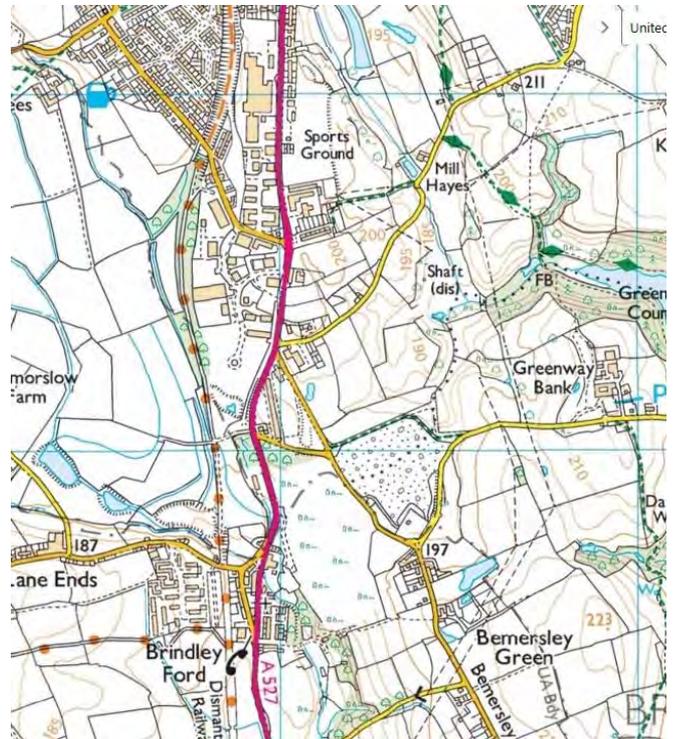


Appendix: Site 1. Childerplay Road, Knypersley, Biddulph



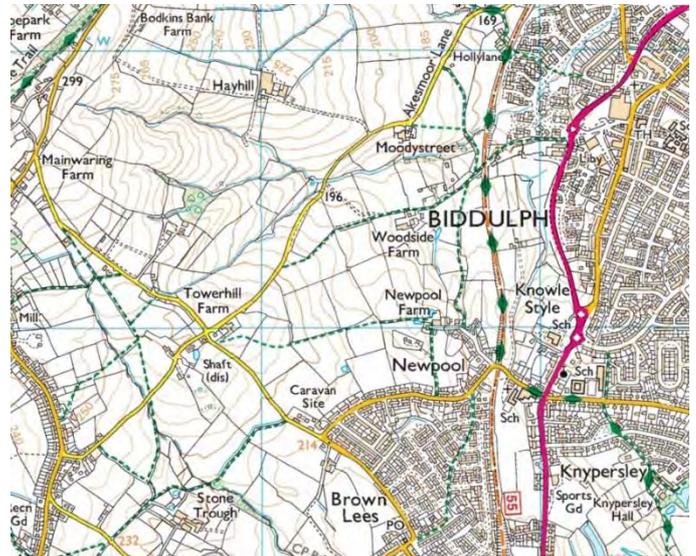
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Date: 19 August 2016





Appendix: Site 2. West of Biddulph Valley Way, Newpool, Biddulph



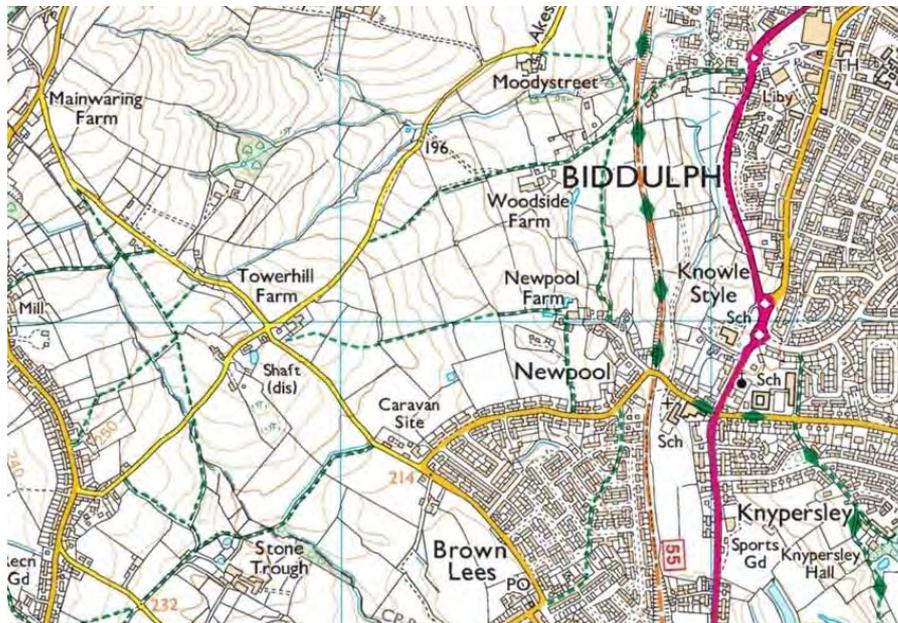


Appendix: Site 3. Rear of Newpool Road, Biddulph



1:5000 @ A4

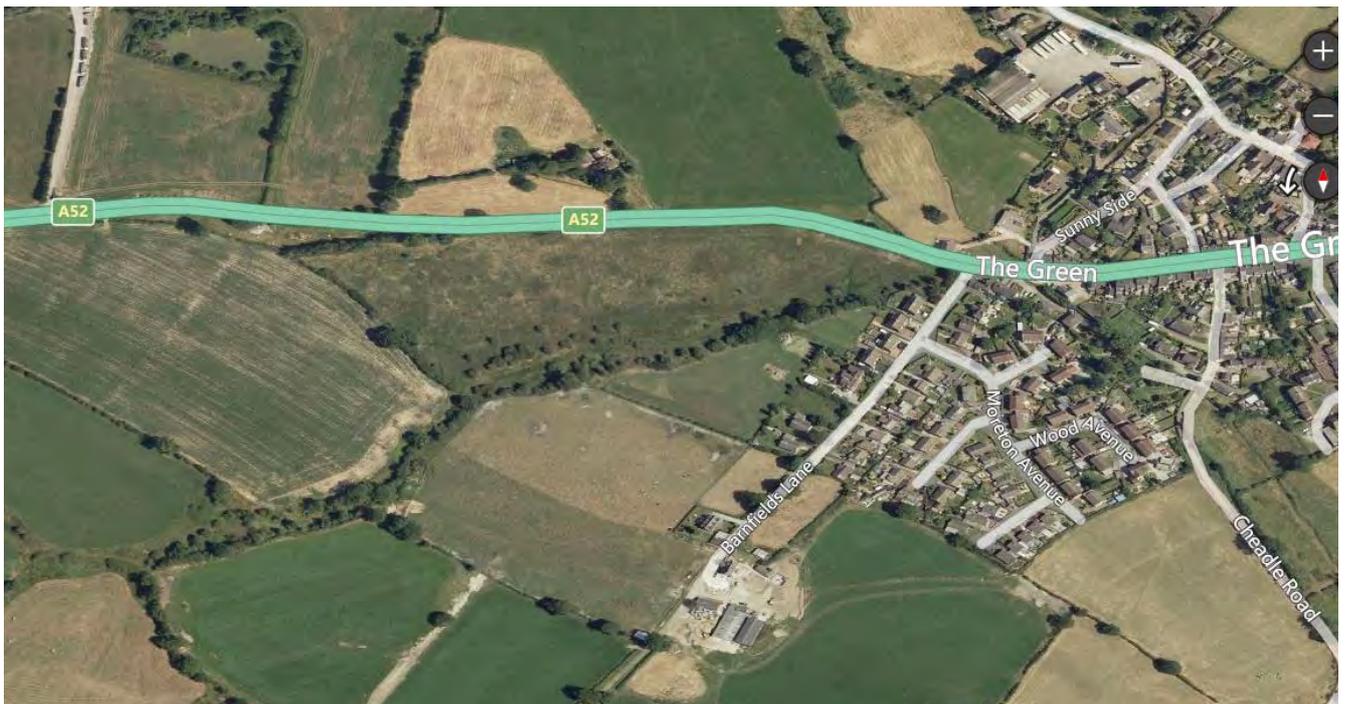
Land at Newpool Farm



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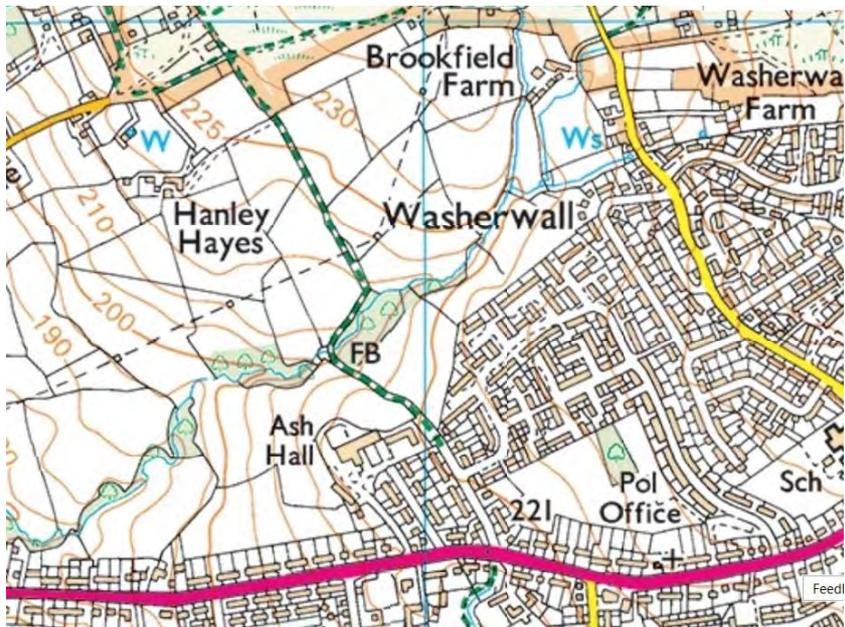
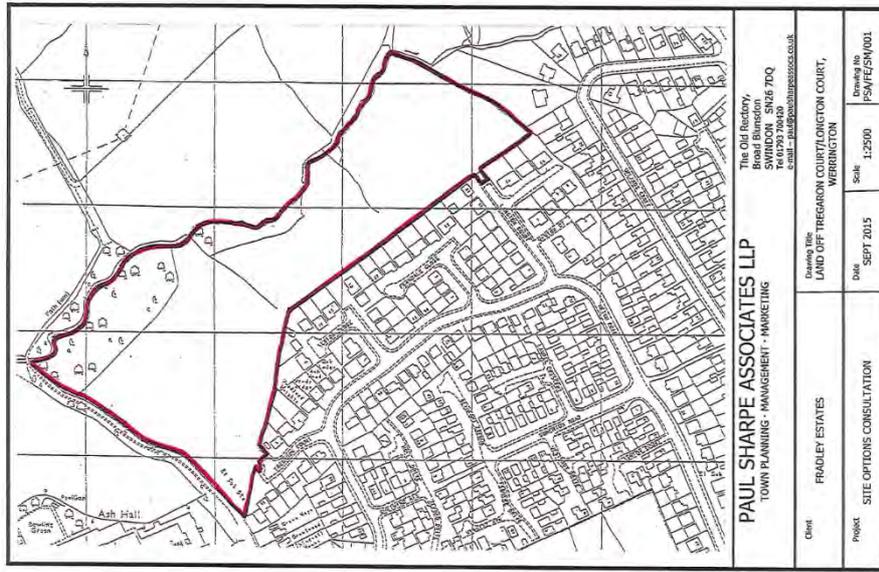


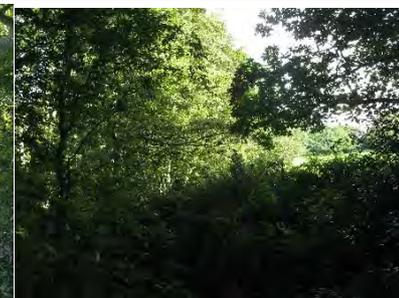
Appendix: Site 4. South of the A52, Kingsley



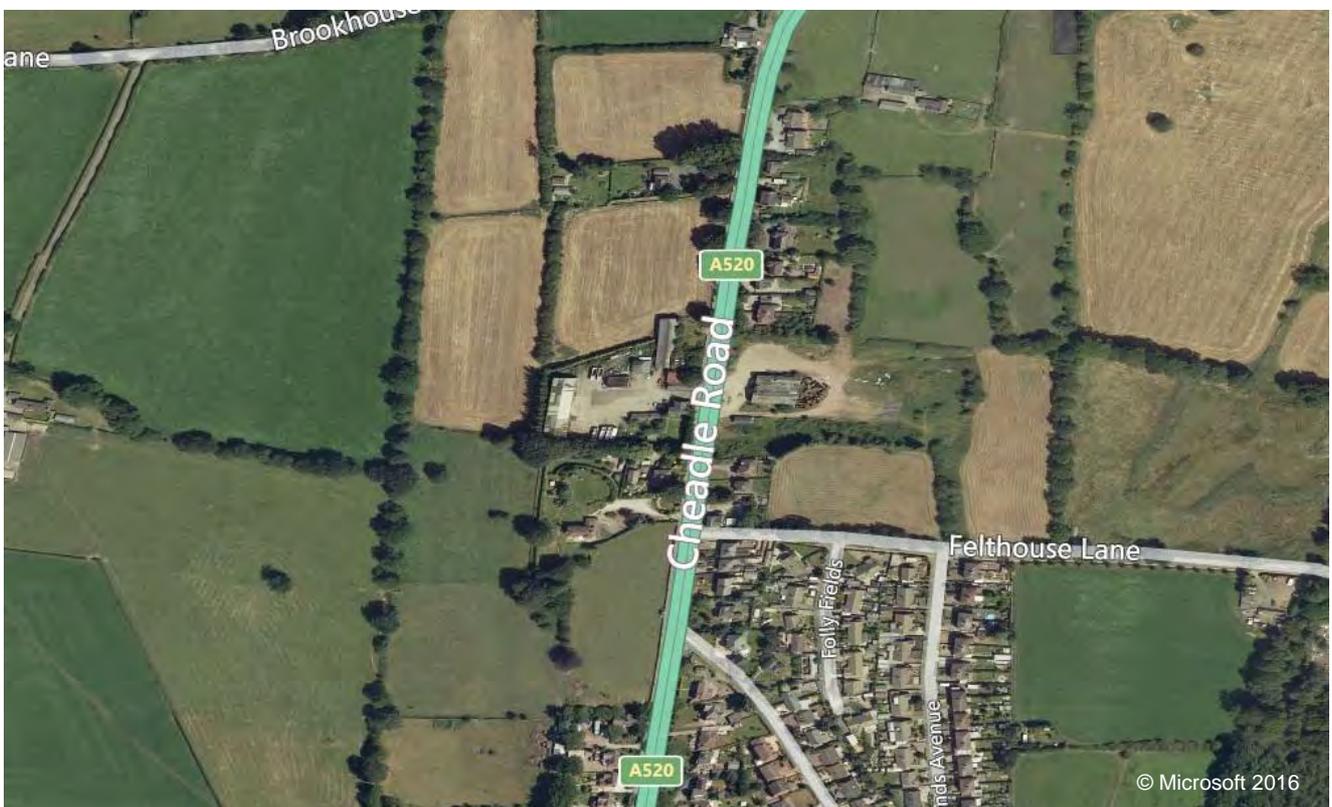
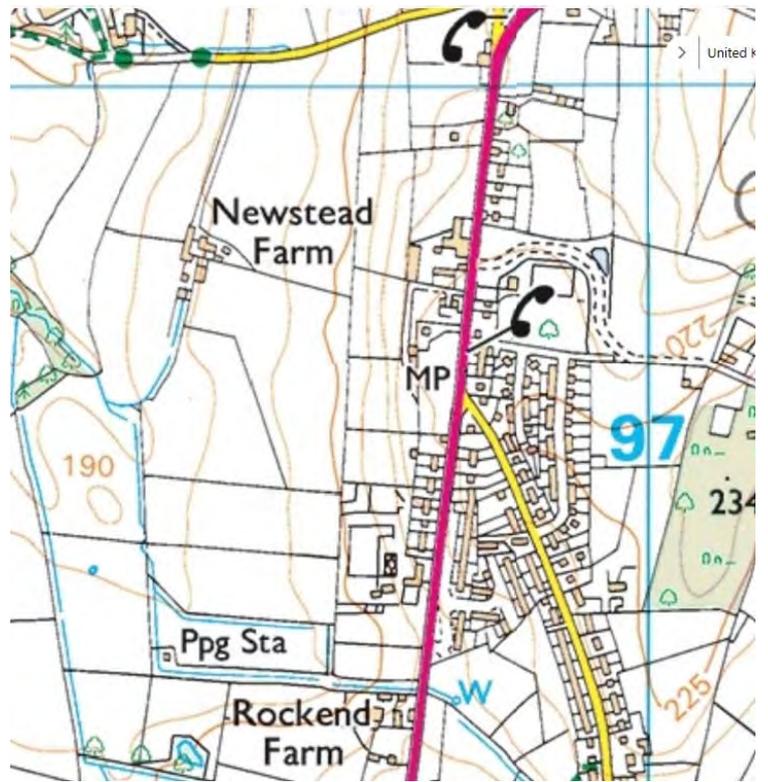


Appendix: Site 5. Land off Tregaron Court, Werrington



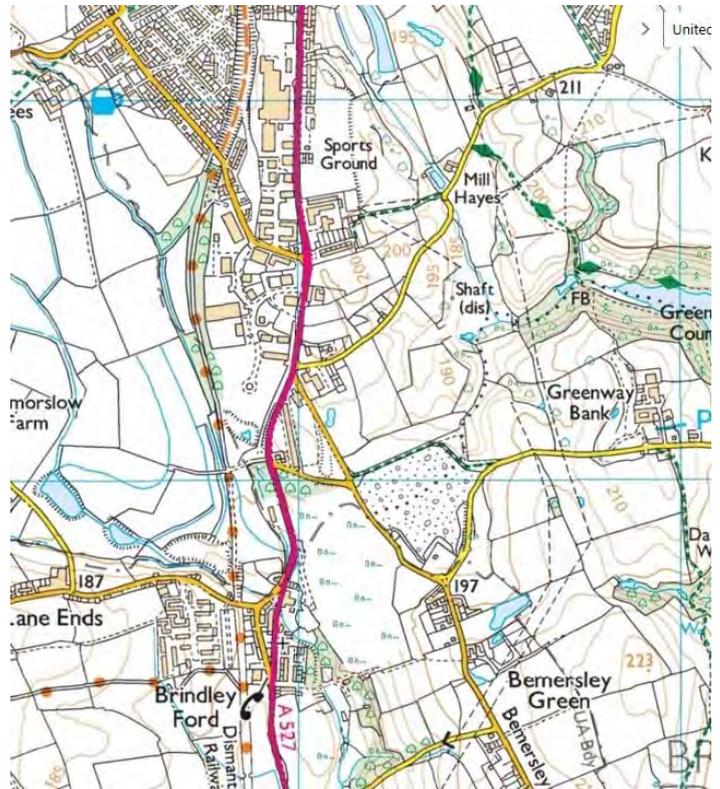
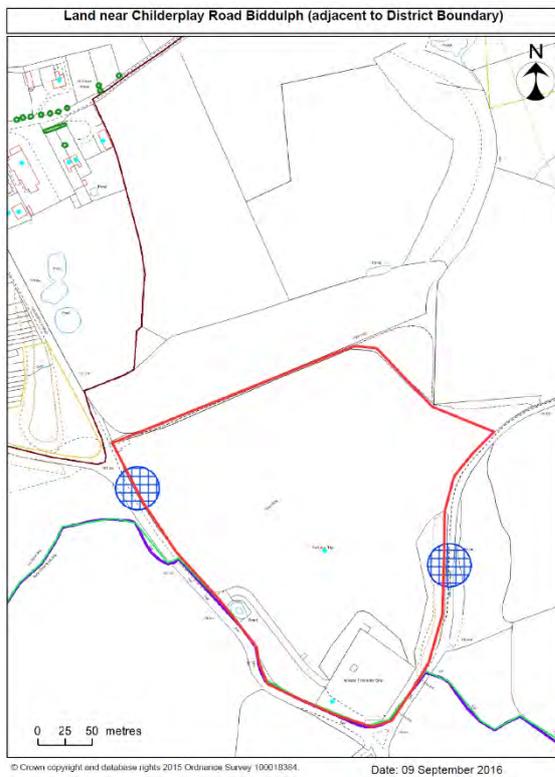


Appendix: Site 6. Staffs farmer's site, Cheddleton



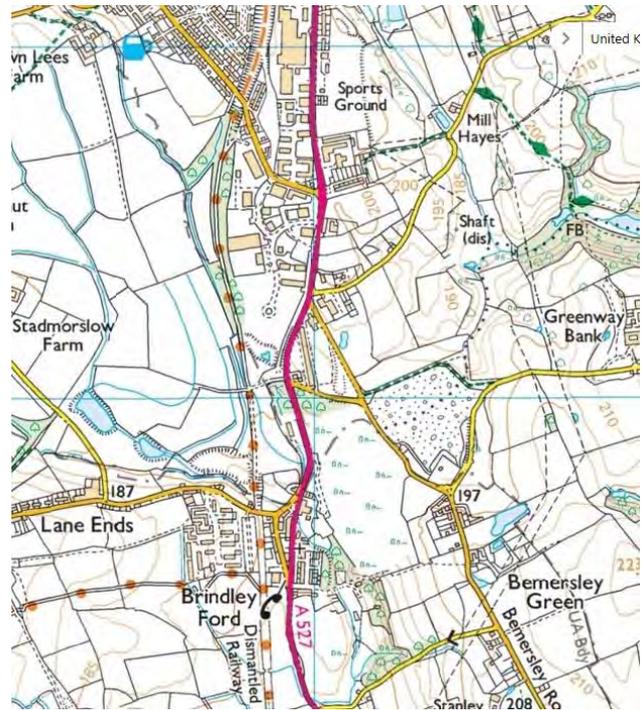


Appendix: Site 7. Land near Childerplay Road (off Bemersley Road), Biddulph

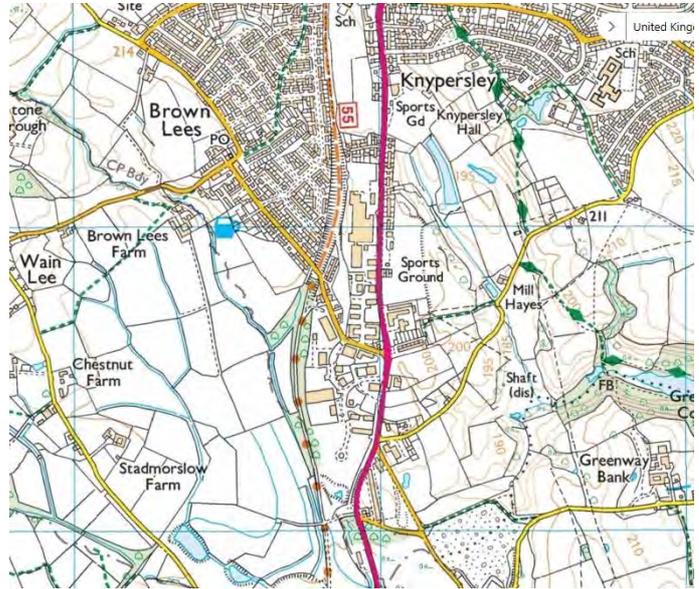




Appendix: Site 8. Former quarry off Tunstall Road, Biddulph

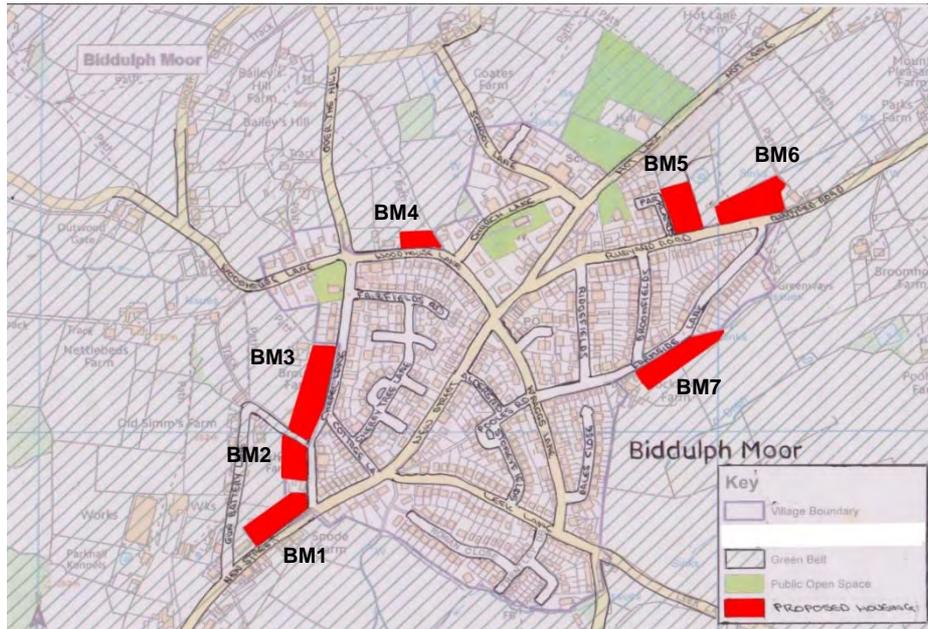


Appendix: Site 9. Land between Biddulph Valley Way and Newcastle-under-Lyme boundary





Appendix: Sites (7 no.) at Biddulph Moor



BM1 Land off New Street



BM2 Land off Chapel Lane



BM3 Land off Chapel Lane opposite Cottage Lane



BM4 Land off Woodhouse Lane



BM5 Land off Rudyard Road & Parklands



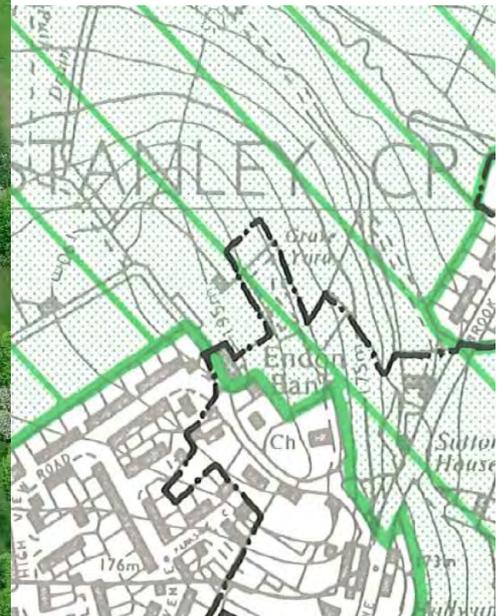
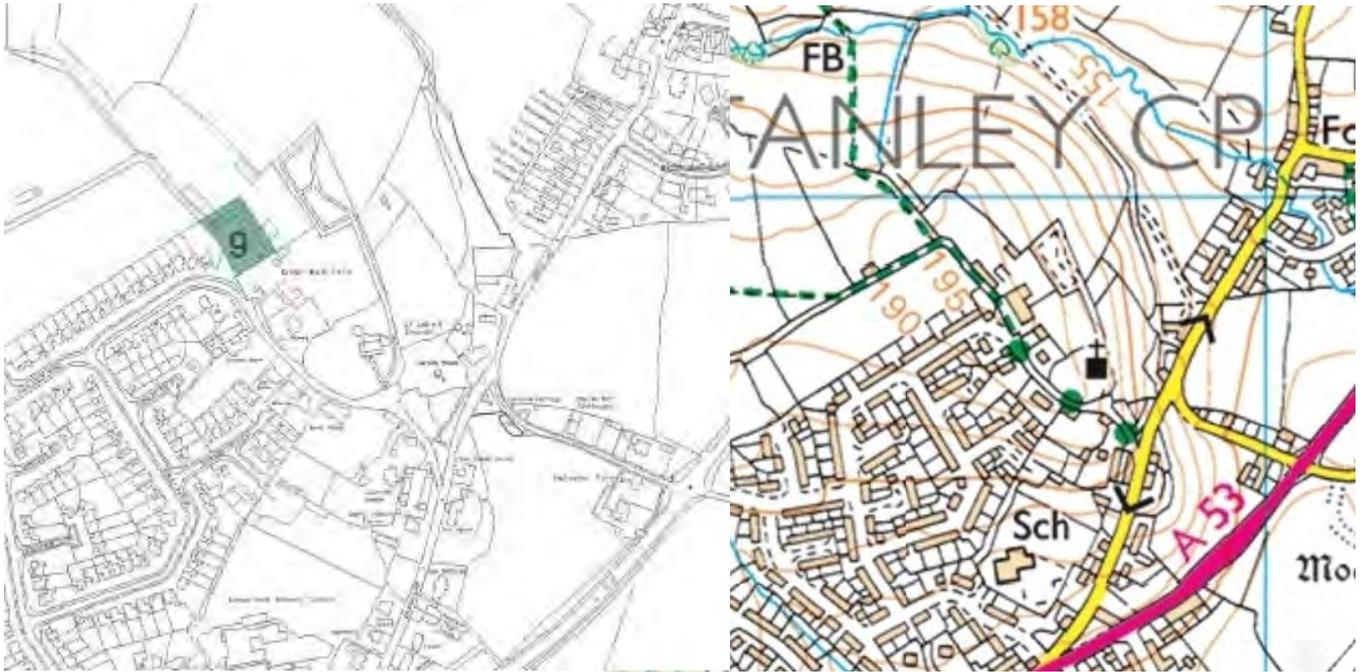
BM6 Land off Rudyard Opposite Farmside Lane



BM7 Land off Farmside Lane opposite Broomfields



Appendix: Site 11. Land at Endon Bank Farm, Endon (map site 9)



Appendix: Site 12. Land adjacent to the A53 Leek Road, next to Greenmeadow Grove, Endon (map site 9)

