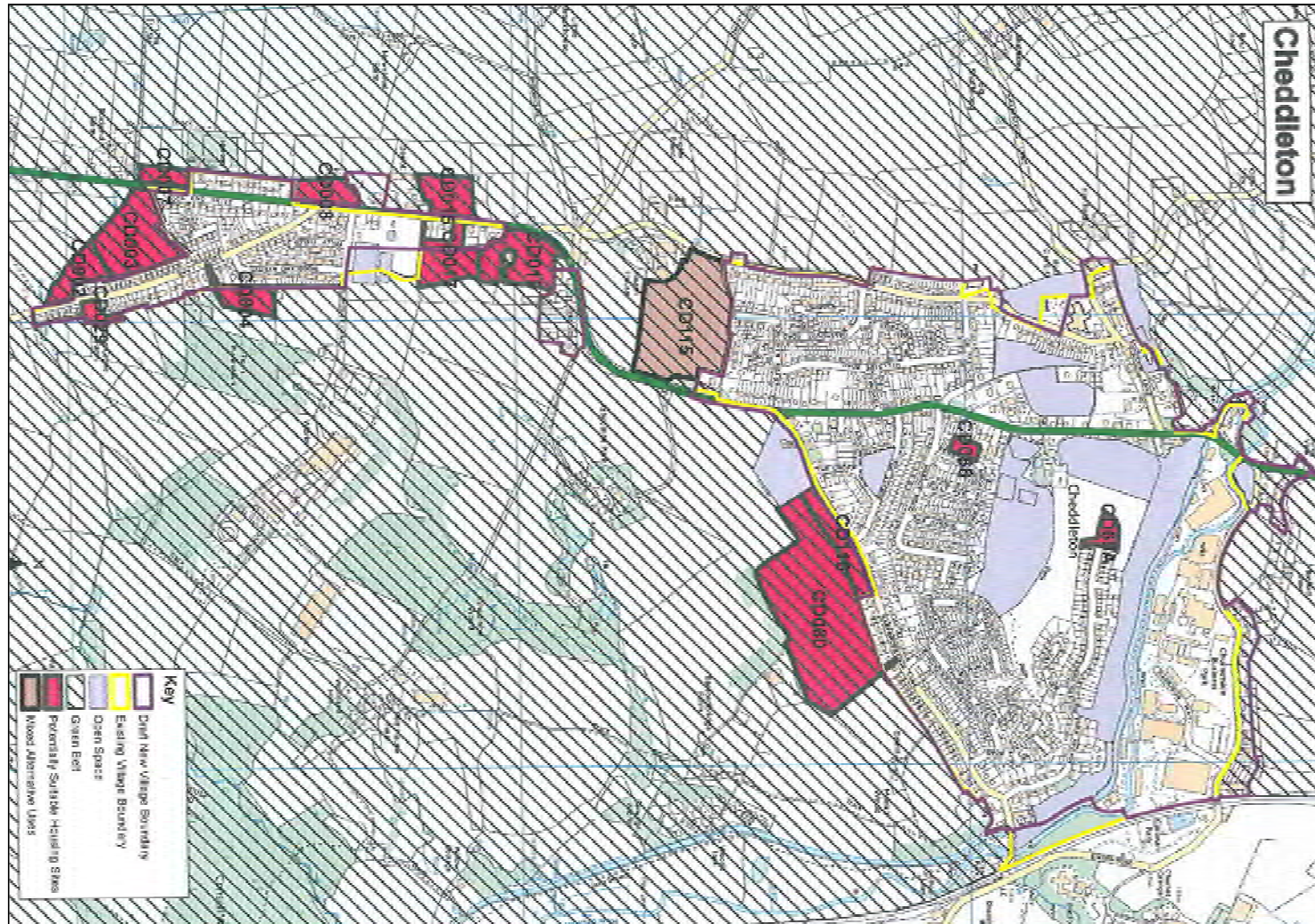


Cheddleton





Cheddleton Appraisal Matrix

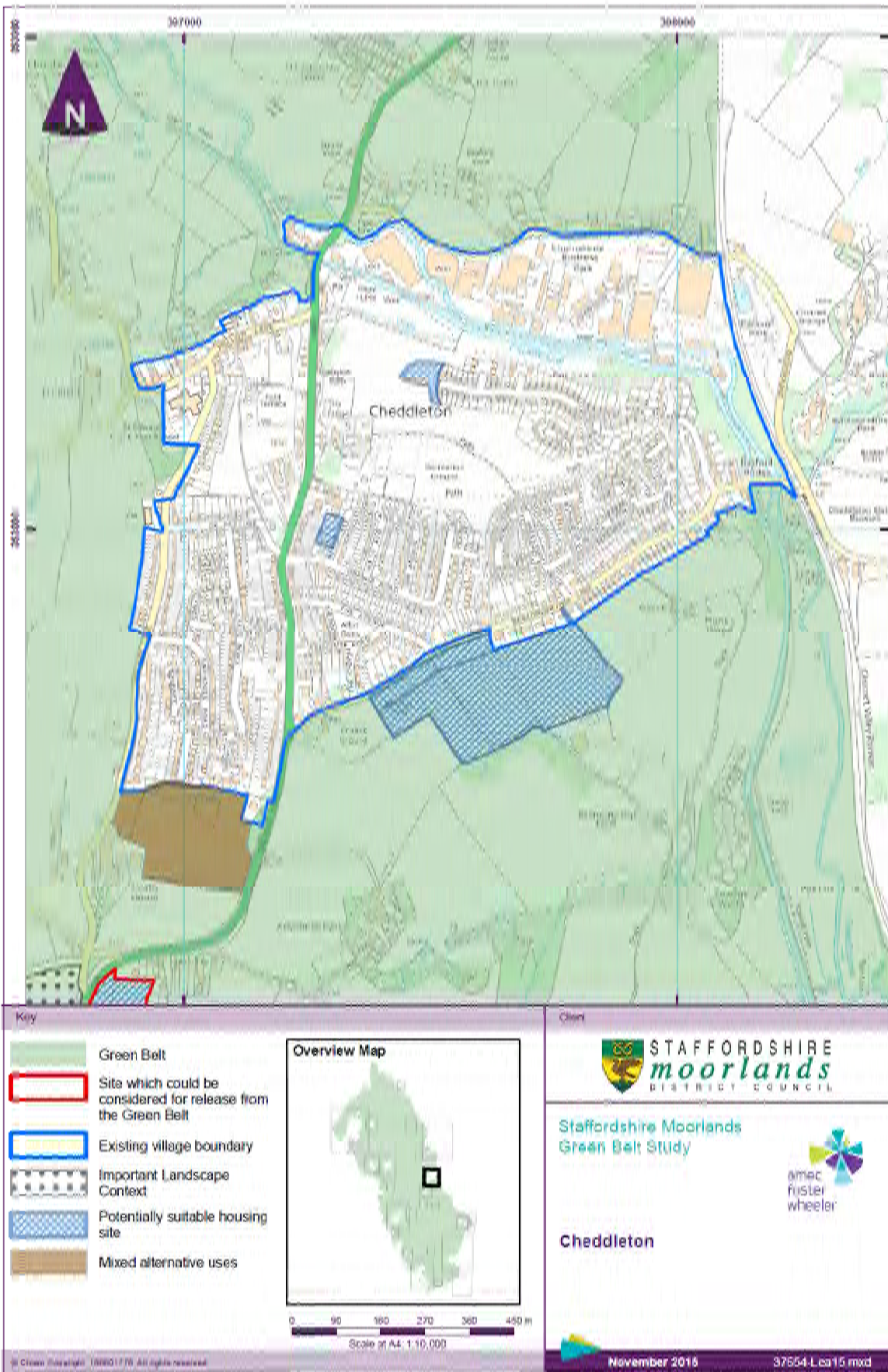
Green Belt Purpose	CD002, CD003	CD004	CD007	CD008	CD015
Check Sprawl	Contribution	Contribution	Contribution	Contribution	Contribution
Maintain Separation	Limited Contribution	Limited Contribution	Limited Contribution	Limited Contribution	Limited Contribution
Prevent Encroachment	Contribution	Contribution	Contribution	Contribution	Contribution
Preserve Setting	Contribution	Limited Contribution	Significant Contribution	Significant Contribution	Significant Contribution
Overall impact of development on the purposes of the Green Belt	<p>Moderate</p> <p>Despite being a relatively large edge-of-settlement site, development would not intrude into open countryside, being contained physically and visually by a drain and hedgerow between Folly Lane and the A520 Cheadle Road.</p>	<p>Moderate</p> <p>Whilst this site is visually contained, its eastern boundary is not substantial, and would represent an incongruous intrusion into open countryside.</p>	<p>Significant</p> <p>A contained site but development would sever long distance views to west and contribute to continuous development on the westerly side of the village.</p> <p>Identified in the LCA as part of the landscape setting for Cheddleton.</p>	<p>Significant</p> <p>A contained site but development would sever long distance views to west and contribute to continuous development on the westerly side of the village.</p> <p>Identified in the LCA as part of the landscape setting for Cheddleton.</p>	<p>Significant</p> <p>A contained site but development would sever long distance views to west and contribute to continuous development on the westerly side of the village.</p> <p>Identified in the LCA as part of the landscape setting for Cheddleton.</p>
Recommendation for Green Belt boundary revision	<p>Consider for Release under Exceptional Circumstances, including amendment of the Village Boundary.</p>	<p>Not Recommended for Release</p>	<p>Not Recommended for Release</p>	<p>Not Recommended for Release</p>	<p>Not Recommended for Release</p>

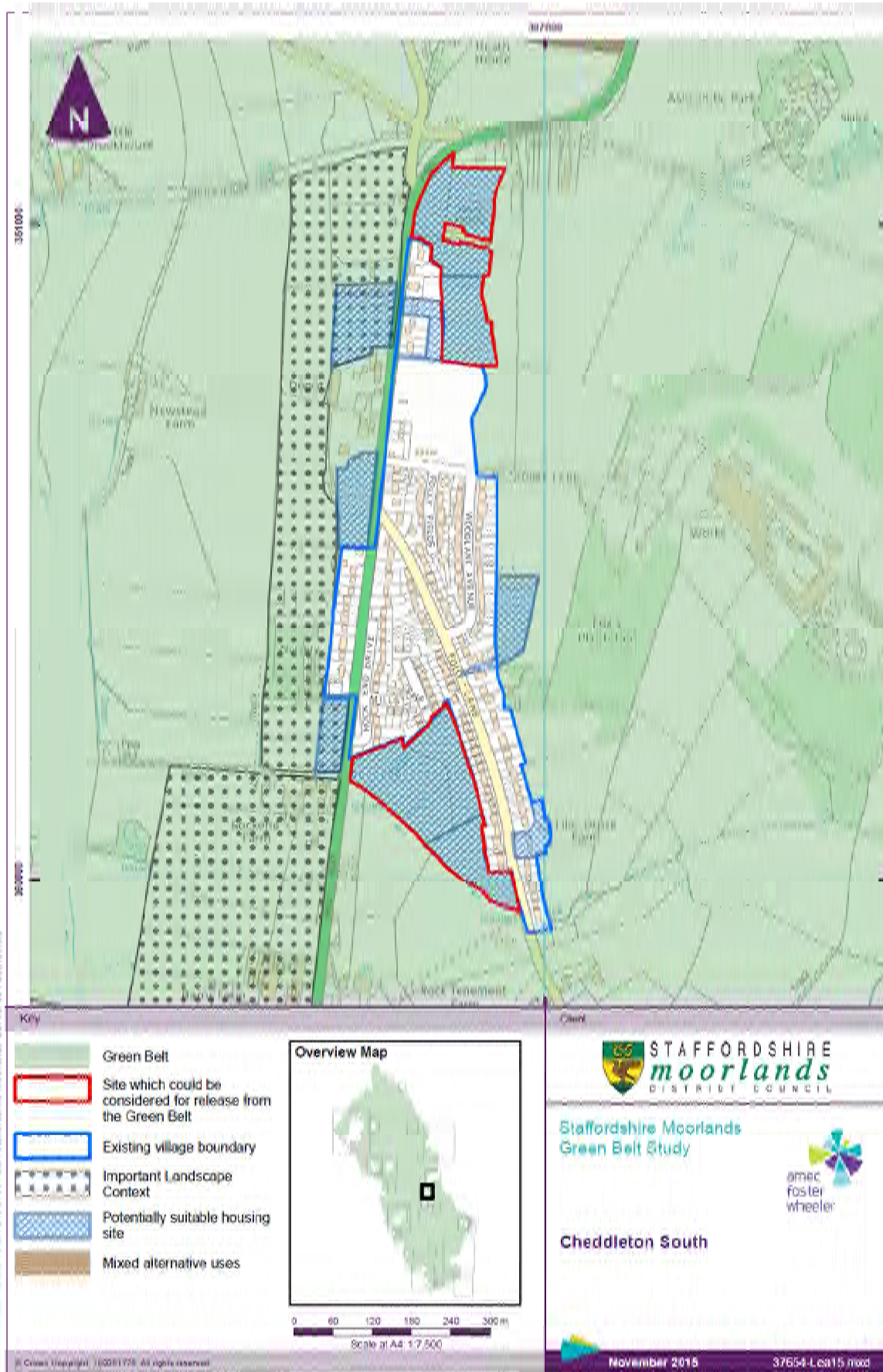
Note that the purpose of regeneration is not evaluated as it is not appropriate to this scale of analysis

Cheddleton Appraisal Matrix continued

Green Belt Purpose	CD017	CD019	CD060, CD118	CD115
Check Sprawl	Limited Contribution	Contribution	Contribution	Contribution
Maintain Separation	Limited Contribution	Limited Contribution	Limited Contribution	Significant Contribution
Prevent Encroachment	Contribution	Contribution	Significant Contribution	Limited Contribution
Preserve Setting	Limited Contribution	Significant Contribution	Contribution	Significant Contribution
Overall impact of development on the purposes of the Green Belt	<p>Limited</p> <p>A visually contained site development on which would not significantly intrude into the Green Belt. The easterly and northerly boundaries of the site are weak.</p>	<p>Moderate</p> <p>A contained site which despite its prominence along the A520 could be subject to landscaping to soften development. The easterly and southerly boundaries of the site are weak.</p>	<p>Significant</p> <p>Development would create a significant intrusion into open countryside off Basford Bridge Lane by virtue of rising topography and poor outer boundary definition. This land is part of wider parkland identified in the LCA Study, with extensive long-distance views across the Churnet Valley.</p>	<p>Significant</p> <p>Despite being physically well-contained by the A520, Ostlers Lane, and the built edge of Cheddleton, the site performs both a separation function and provides part of a key setting for entrance to the village. There is also a contribution to preventing the southerly sprawl of Cheddleton along the A520.</p>
Recommendation for Green Belt boundary revision	<p>Consider for Release under Exceptional Circumstances, including amendment of the Village Boundary.</p>	<p>Consider for Release under Exceptional Circumstances, including amendment of the Village Boundary.</p>	<p>Not Recommended for Release</p>	<p>Not Recommended for Release</p>

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





Dilhorne

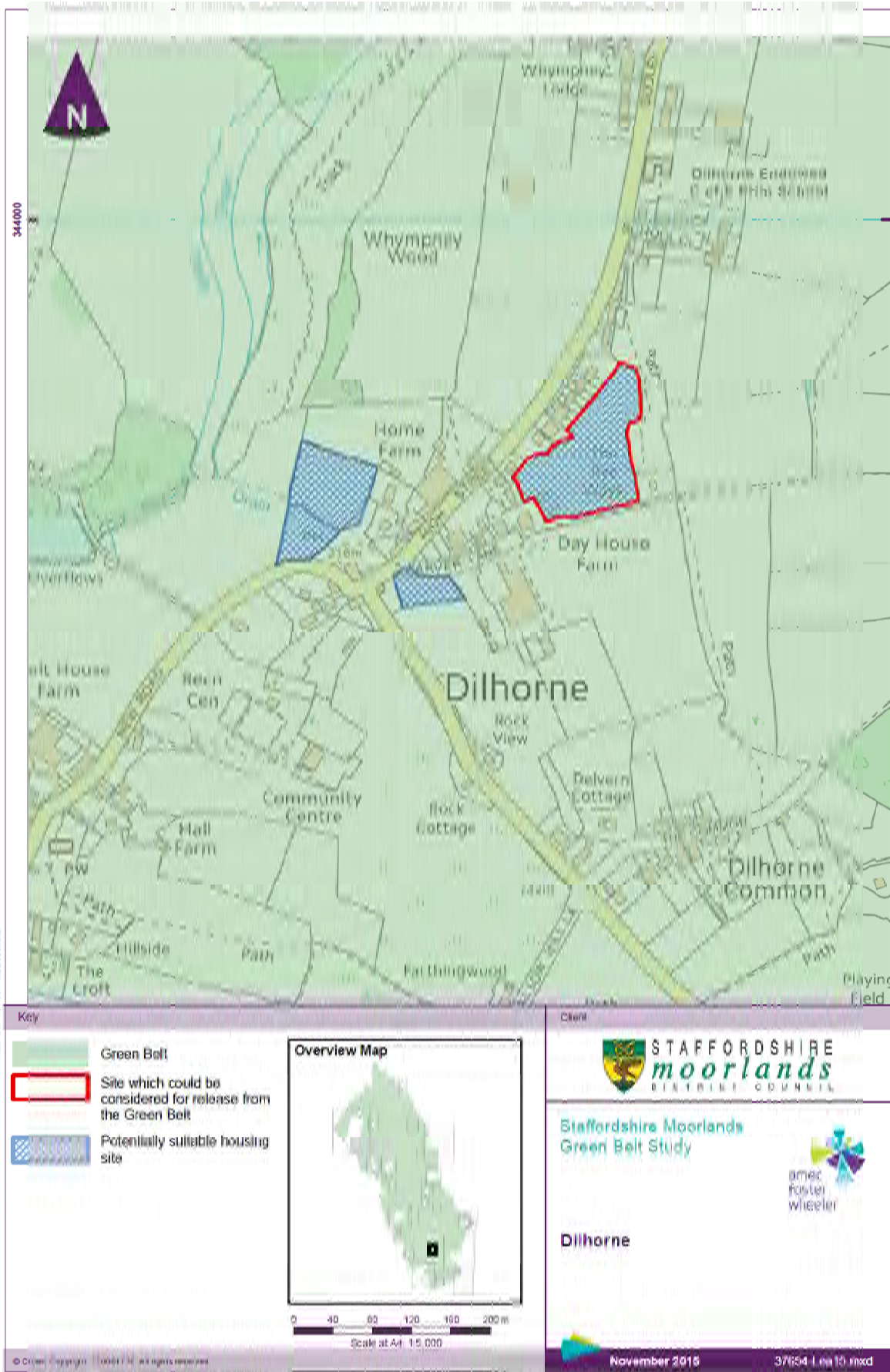




Dilhorne Appraisal Matrix

Green Belt Purpose	DH004	DH013	DH018, DH026
Check Sprawl	Contribution	Limited Contribution	Contribution
Maintain Separation	Limited Contribution	Limited Contribution	Limited Contribution
Prevent Encroachment	Contribution	Significant Contribution	Significant Contribution
Preserve Setting	Limited Contribution	Significant Contribution	Significant Contribution
Overall impact of the development on Green Belt purposes	<p>Moderate</p> <p>Whilst representing an incursion into the Green Belt, the degree of physical and visual enclosure of the site limits this impact. There is no sight of the land from High Street/Godley Lane, being on flat land behind existing linear development of various periods.</p> <p>Development would directly affect views from footpaths along Sarver Lane and between Sarver Lane and High Street/Godley Lane.</p>	<p>Significant</p> <p>Set on steeply rising land at the centre of the village, this is a visually prominent site with no clear southern boundary to contain development.</p>	<p>Significant</p> <p>Development on these sites would represent an intrusion into open countryside, as well as damaging the setting of the village as encountered from New Road.</p> <p>The outer boundaries are weak, being hedgerows, with no clear alternatives.</p> <p>Considered individually, the impacts of the sites are the same.</p>
Recommendation for Green Belt boundary revision/development	<p>Consider for Release under Exceptional Circumstances, including amendment of the settlement boundary. The eastern boundary of the site is problematic, being a discontinuous hedgerow at best. This would have to be clearly defined to create a new village edge.</p>	<p>Not Recommended for Release</p>	<p>Not Recommended for Release</p>

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



Draycott

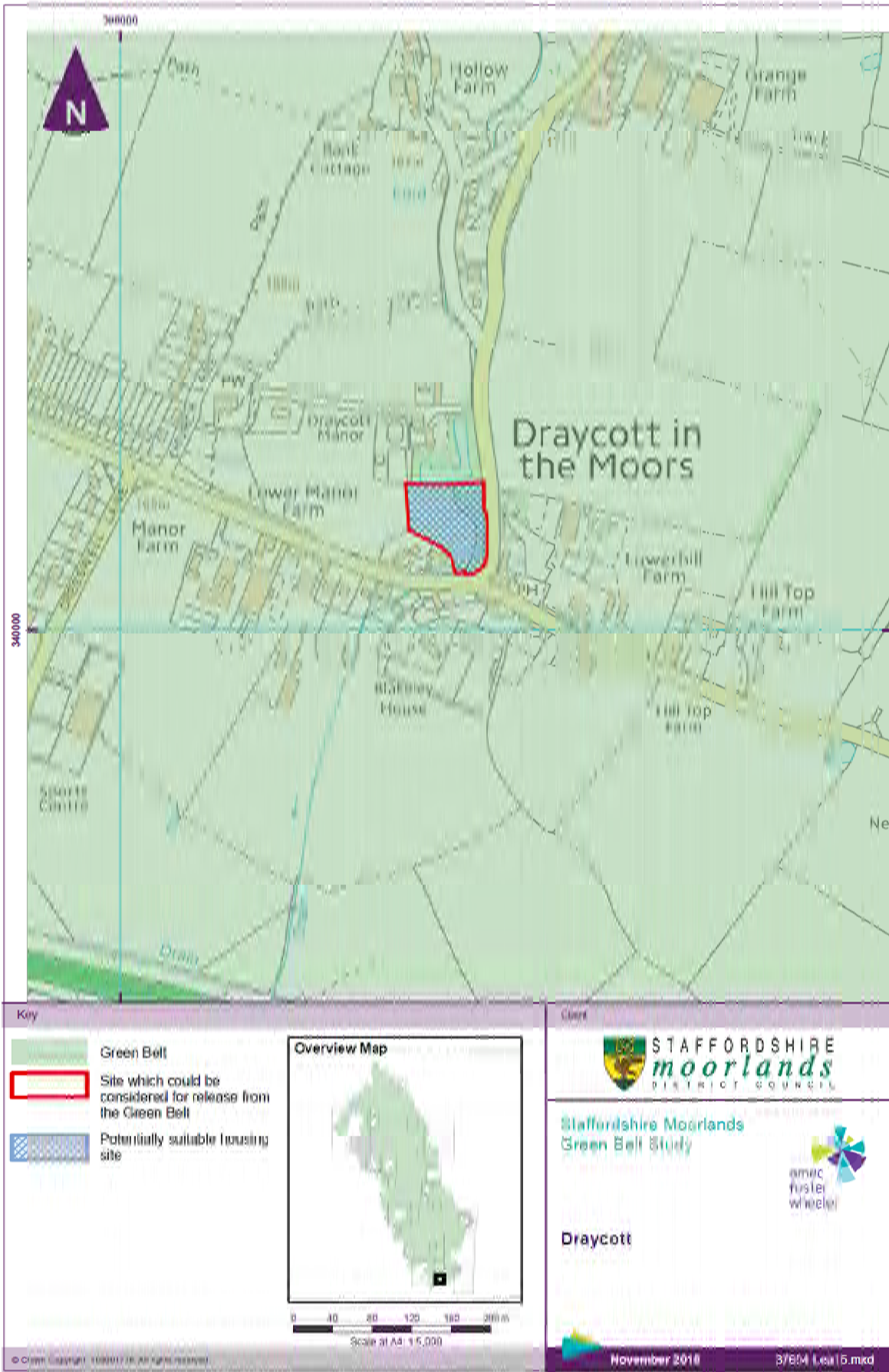







Draycott Appraisal Matrix

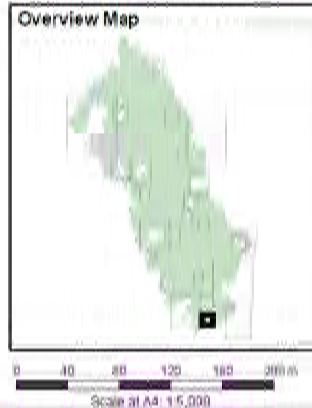
Green Belt Purpose	DC003
Check Sprawl	Contribution
Maintain Separation	Limited Contribution
Prevent Encroachment	Limited Contribution
Preserve Setting	Limited Contribution
Overall impact of the development on Green Belt purposes	<p>Limited</p> <p>A physically and visually well-contained site which would be part of a cluster of development on the junction between the Uttoxeter Road and the Cheadle Road. Whilst there is a contribution to preventing sprawl along these major roads, the nature of existing development and high degree of containment prevent any local or strategic impact.</p>
Recommendation for Green Belt boundary revision/development	<p>Consider for Release under Very Special Circumstances, retaining 'washed-over' status. Boundary treatment on the site's western edge would be required to help contain visual impact of development as glimpsed from the Uttoxeter Road.</p>

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



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- Key**
-  Green Belt
 -  Site which could be considered for release from the Green Belt
 -  Potentially suitable housing site



Client

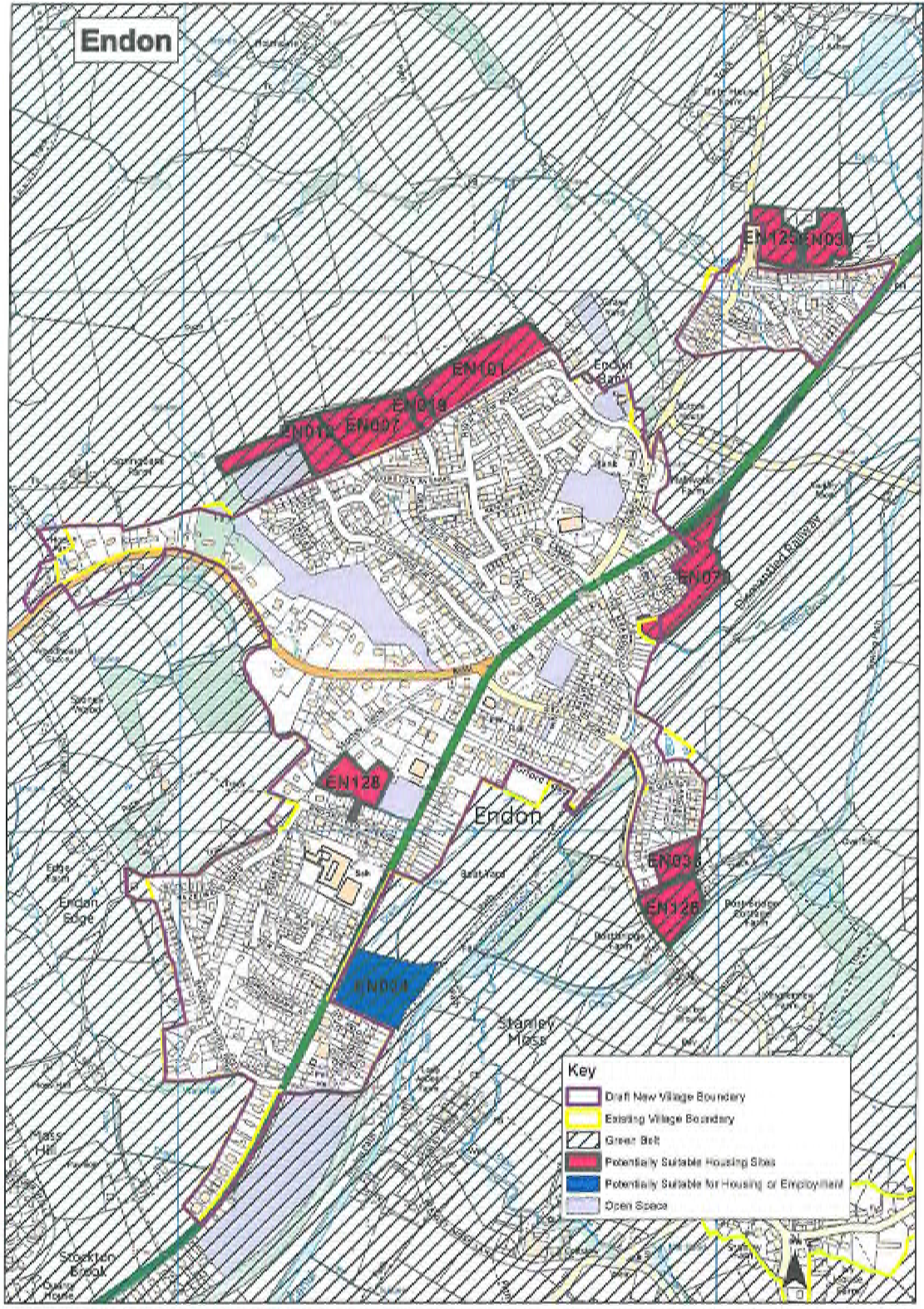
 **STAFFORDSHIRE**
moorlands
DISTRICT COUNCIL

Staffordshire Moorlands
Green Belt Study

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Draycott

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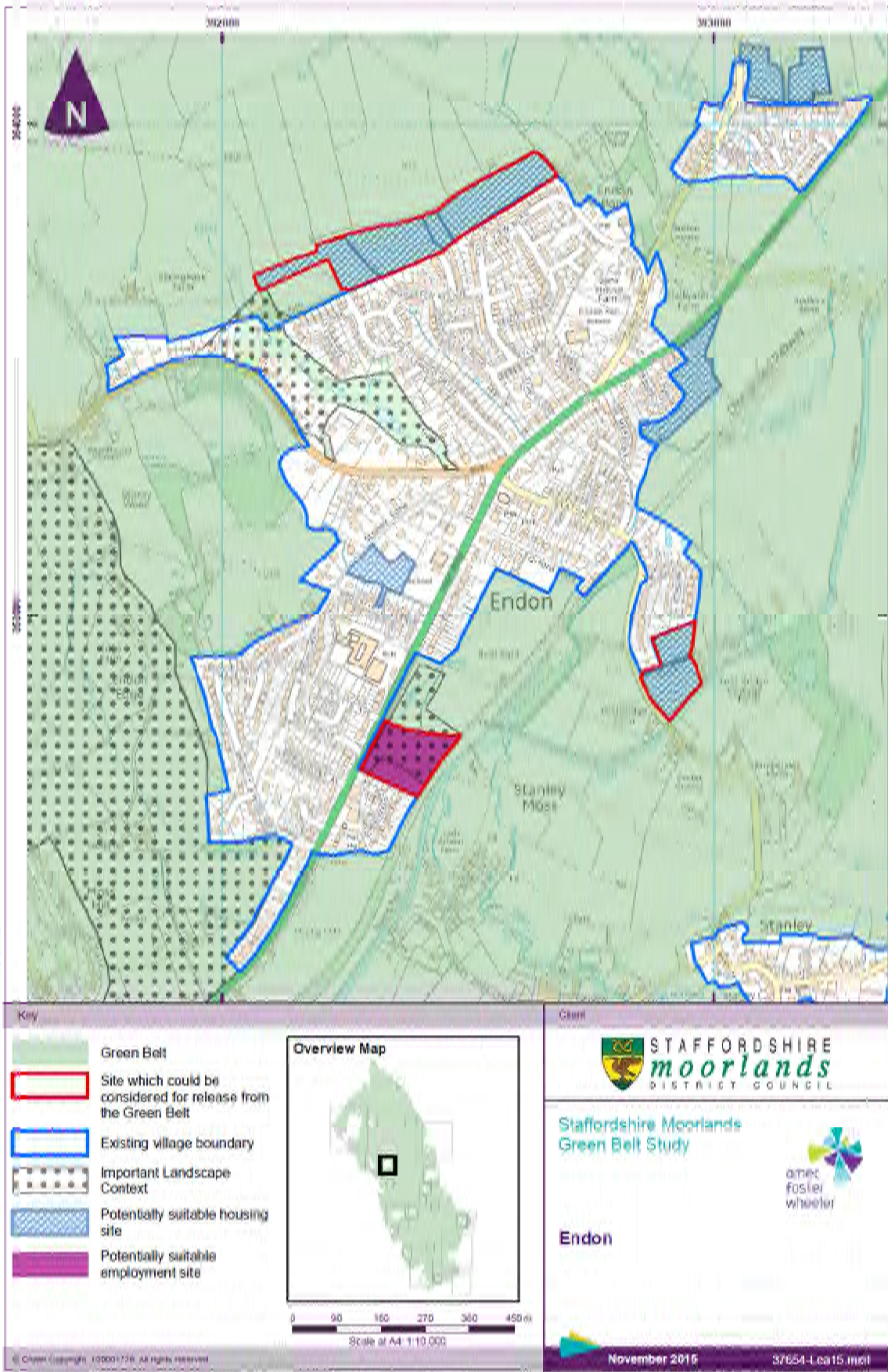
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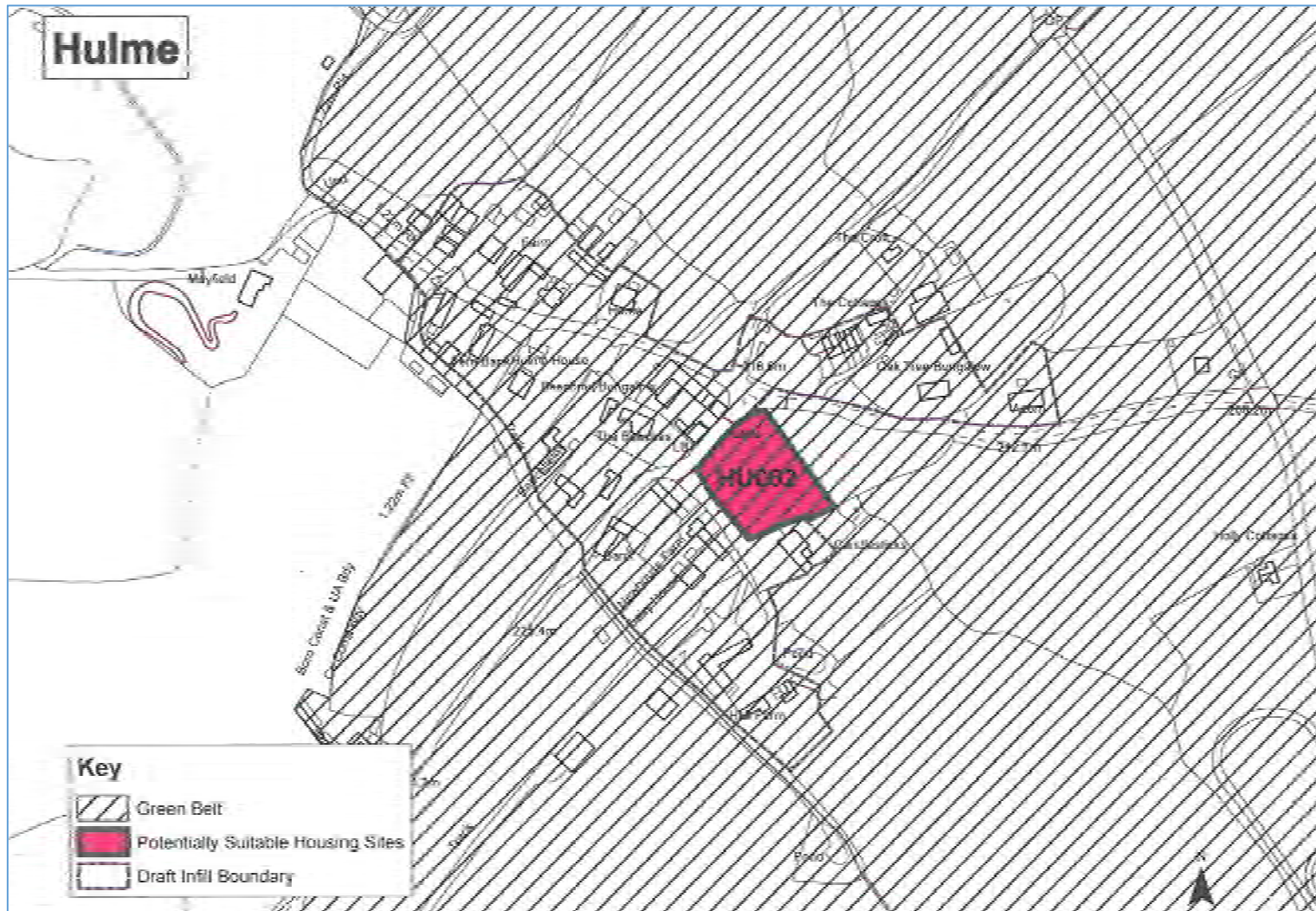
Endon Appraisal Matrix

Green Belt Purpose	EN007, EN012, EN019, EN101	EN024	EN030, EN125	EN33, EN126	EN079
Check Sprawl	Contribution	Limited Contribution	Contribution	Limited Contribution	Contribution
Maintain Separation	Limited Contribution	Limited Contribution	Limited Contribution	Limited Contribution	Limited Contribution
Prevent Encroachment	Contribution	Limited Contribution	Contribution	Limited Contribution	Significant Contribution
Preserve Setting	Limited Contribution	Contribution	Significant Contribution	Contribution	Significant Contribution
Overall impact on the Green Belt purposes of development	<p>Moderate</p> <p>Whilst progressive extension of the built edge into open countryside is not ideal, there is in this case the opportunity to use a reasonable boundary feature as the clear extent of development in a location which not readily visible.</p> <p>These site would need to be the subject of comprehensive masterplanning to ensure that the treatment of the outer edge is properly addressed, and built development does not extend to the north of the current open space.</p>	<p>Limited</p> <p>A well-enclosed site physically and visually which, whilst having a countryside feel and is in permissive recreational use, is not part of the wider countryside. Development would not compromise the overall purposes of the wider Green Belt in this location.</p> <p>Careful site development would be needed to ensure that views into the site from the canal and the main road are not dominated by built form.</p>	<p>Significant</p> <p>Despite being relatively well enclosed physically, these sites play a significant role in maintaining the open character if the village along its northerly aspect.</p>	<p>Limited</p> <p>Sites which form a reasonable extension to the south east of Endon, both of which are well contained on all sides. Whilst development would alter the setting of Endon along this entrance, the overall effect would not be significant, not affect the wider Green Belt in this location and be a clear limit to further development.</p>	<p>Significant</p> <p>A prominent site both from the Leek Road and Park Lane, development of which would create an impression of uncontained development into open countryside to the east. There are no clear boundaries by which development could be reasonably contained.</p>
Recommendation for Green Belt boundary revision	<p>Consider for Release under Exceptional Circumstances should be accompanied by extension of the village boundary.</p>	<p>Consider for Release under Exceptional Circumstances should be accompanied by extension of the village boundary.</p>	<p>Not Recommended for Release</p>	<p>Consider for Release under Exceptional Circumstances should be accompanied by extension of the village boundary.</p>	<p>Not Recommended for Release</p>

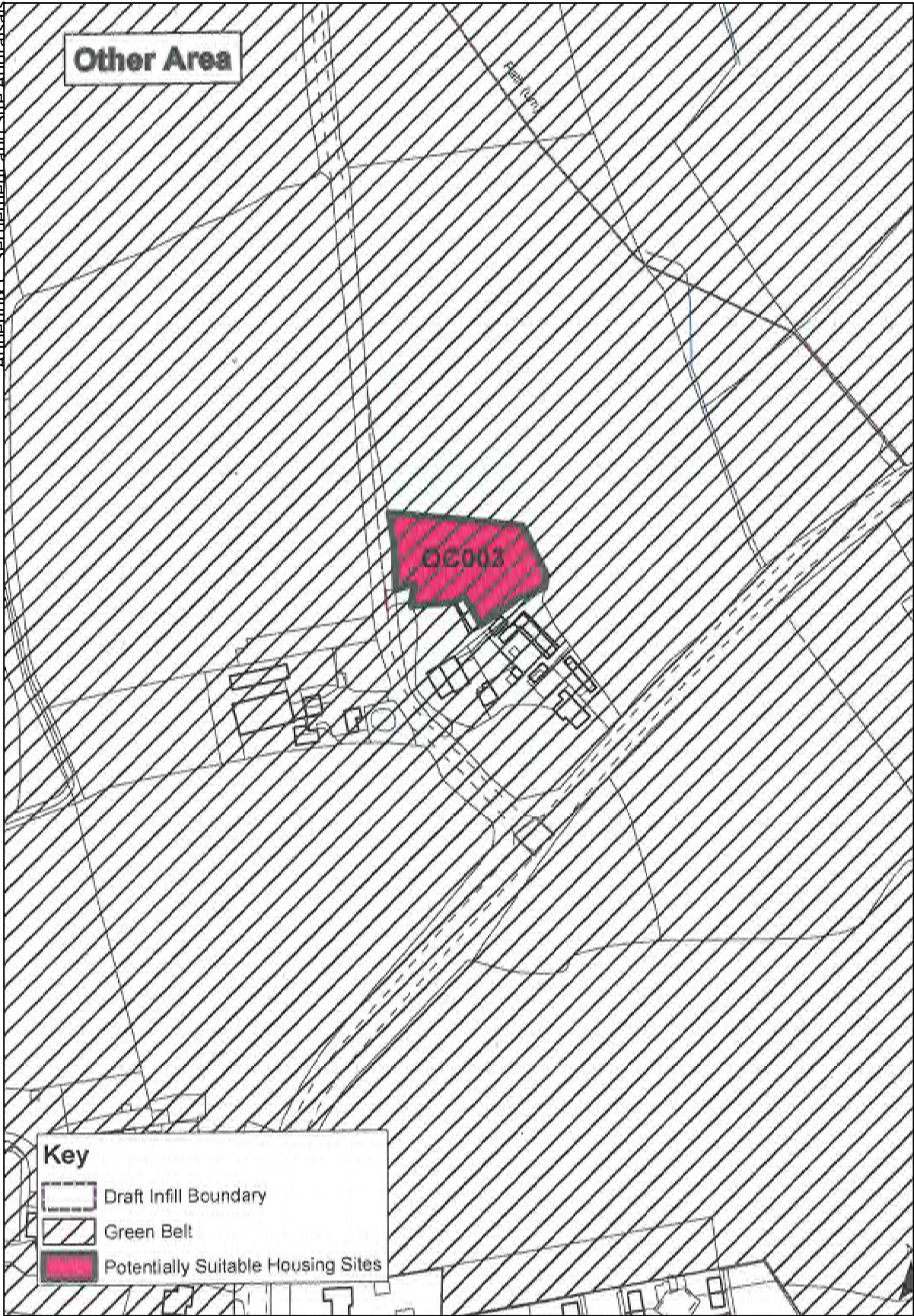
Note that the purpose of regeneration is not evaluated as it is not appropriate to this scale of analysis



Hulme





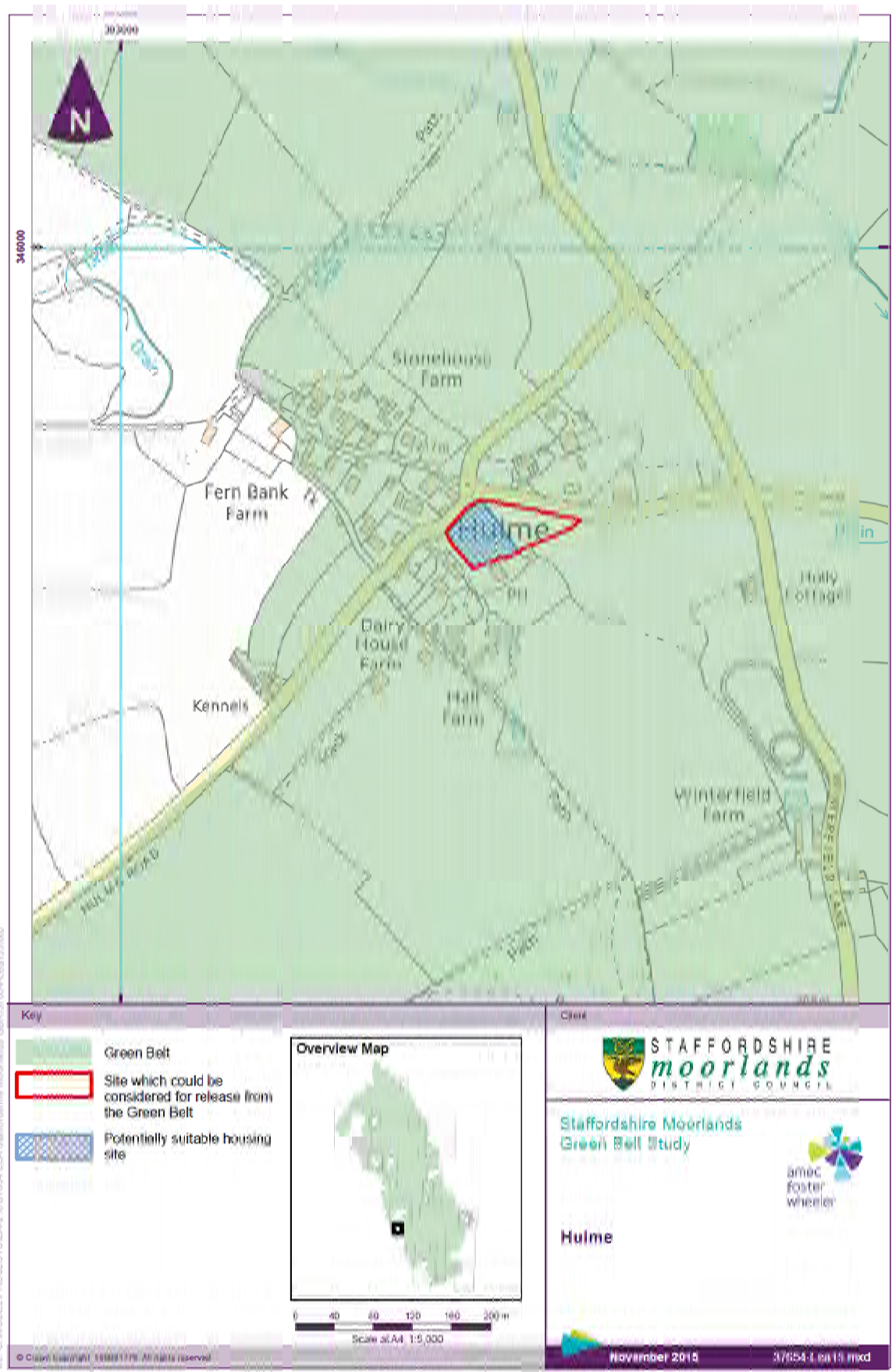




Hulme Appraisal Matrix

Green Belt Purpose	HU002	OC003
Check Sprawl	Limited Contribution	Limited Contribution
Maintain Separation	Limited Contribution	Limited Contribution
Prevent Encroachment	Contribution	Significant Contribution
Preserve Setting	Limited Contribution	Limited Contribution
Overall impact of development on the purposes of the Green Belt	<p>Limited</p> <p>Strategically, this is part of land which is sensitive to urban encroachment associated with the edge of the conurbation at Weston Coyney. However, the land is well enclosed on three sides and development would not compromise openness.</p>	<p>Moderate</p> <p>Strategically, this is part of land which is sensitive to urban encroachment associated with the edge of the conurbation at Weston Coyney. Whilst the potential scale (0.25ha/6 dwellings) is not very substantial, such development can have a disproportionate visual impact, particularly where there are no clear containing boundaries on open land, as in this case.</p>
Recommendation for Green Belt boundary revision/development	<p>Consider for Release under Very Special Circumstances including the adjacent parcel, taking advantage of the opportunity for design-led masterplanning of this prominent site at the heart of the settlement i.e. low density with extensive landscaping and boundary treatment. The location, scale and visual enclosure of the land means that the local and strategic function of the Green Belt would not be compromised.</p>	<p>Not Recommended for Release</p> <p>Unless Very Special Circumstances indicate otherwise, there is no clear case for development in the Green Belt in this locality, being remote from existing built-up areas and not exhibiting clear boundaries with which to contain development which would be highly visible, particularly from the A520. However, the area's 'washed-over' status would control further development.</p>

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



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Key

- Green Belt
- Site which could be considered for release from the Green Belt
- Potentially suitable housing site

Overview Map

Scale of A4: 1:5,000

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Client

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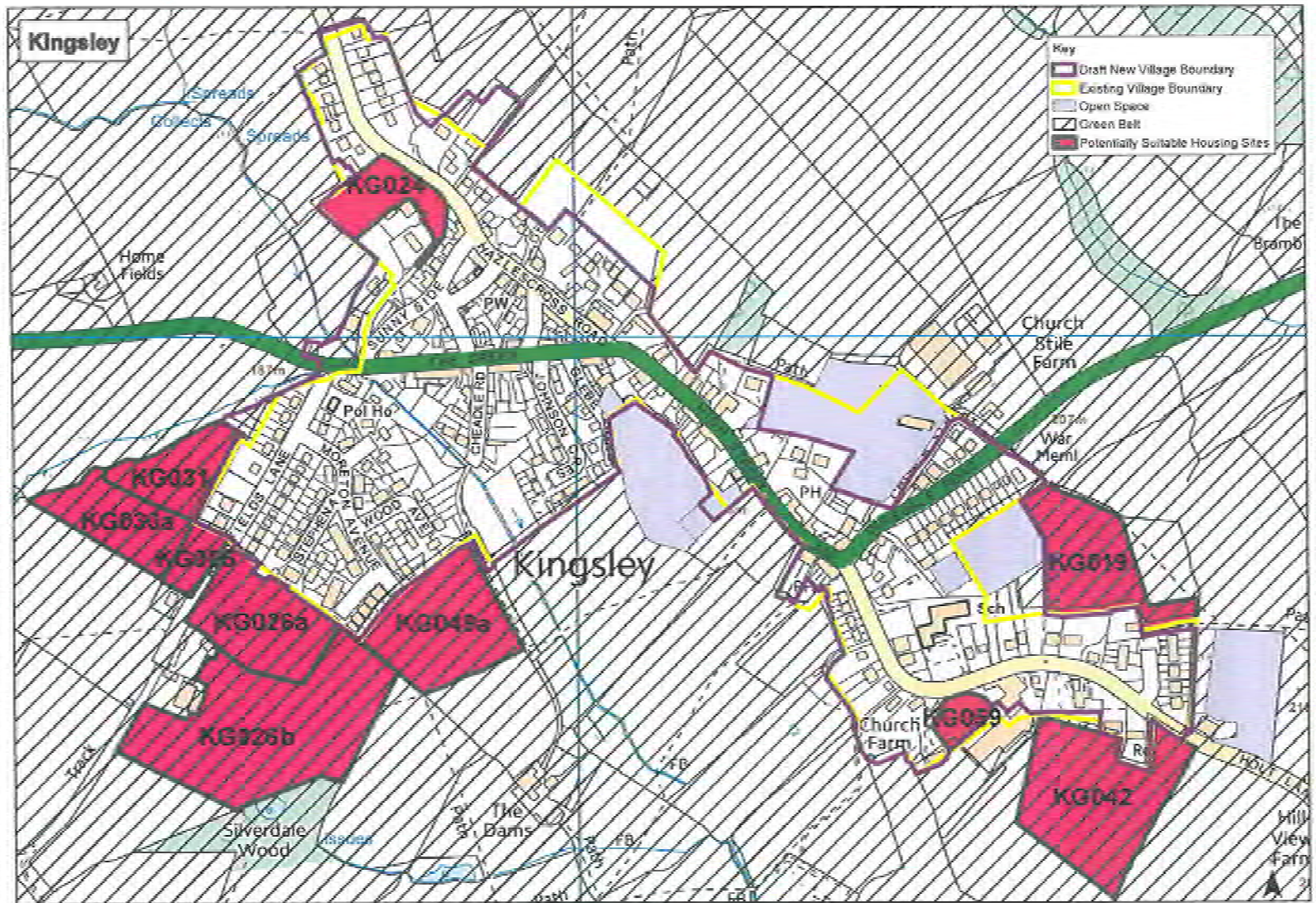
Staffordshire Moorlands Green Belt Study

amec foster wheeler

Hulme

November 2015 37654-LEA15.rxd

Kingsley



Kingsley Appraisal Matrix

Green Belt Purpose	KG005	KG030a, KG031	KG019	KG026a, KG026b	KG042	KG049a
Check Sprawl	Contribution	Contribution	Contribution	Contribution	Contribution	Contribution
Maintain Separation	Limited Contribution	Limited Contribution	Limited Contribution	Limited Contribution	Limited Contribution	Limited Contribution
Prevent Encroachment	Contribution	Significant Contribution	Contribution	Significant Contribution	Significant Contribution	Significant Contribution
Preserve Setting	Contribution	Significant Contribution	Limited Contribution	Limited Contribution	Contribution	Limited Contribution
Overall impact of development on the purposes of the Green Belt	Moderate Development in this location would represent an extension of the settlement boundary beyond its current limits and compromise the general openness of the Green Belt in this location.	Significant Development would create a clear over-extension of Kingsley into open countryside, with no significant boundaries to the north west and south west with which to contain development. Development is likely to be prominent when viewed from the A52.	Moderate Development would begin to encroach on open countryside, creating a new settlement edge on land where there is no clear outer boundary apart from a hedgeline. However, the site is largely hidden from surrounding roads by existing development, with flat topography limiting extensive views such that the overall impact on the Green Belt in this location would not be significant. Development would mean that the Green Belt status of the adjacent playing field would be removed but its use would remain protected.	Significant Development would intrude into open countryside, creating a new settlement edge on land where there is no clear outer boundary apart from hedgerows.	Moderate Development would intrude into open countryside, creating a new settlement edge on land where there is no clear outer boundary apart from hedgerows.	Moderate Development would intrude into open countryside, creating a new settlement edge on land where there is no clear outer boundary. However, Cheadle Road leading to the Dams is a strong eastern boundary and the single field is reasonably well contained visually. Significant boundary treatment would be required. Second choice to KG019.
Recommendation for Green Belt boundary revision	Not Recommended for Release	Not Recommended for Release	Consider for Release under Exceptional Circumstances, with amendment of the village boundary.	Not Recommended for Release	Not Recommended for Release	Consider for Release under Exceptional Circumstances, with amendment of the village boundary.

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

