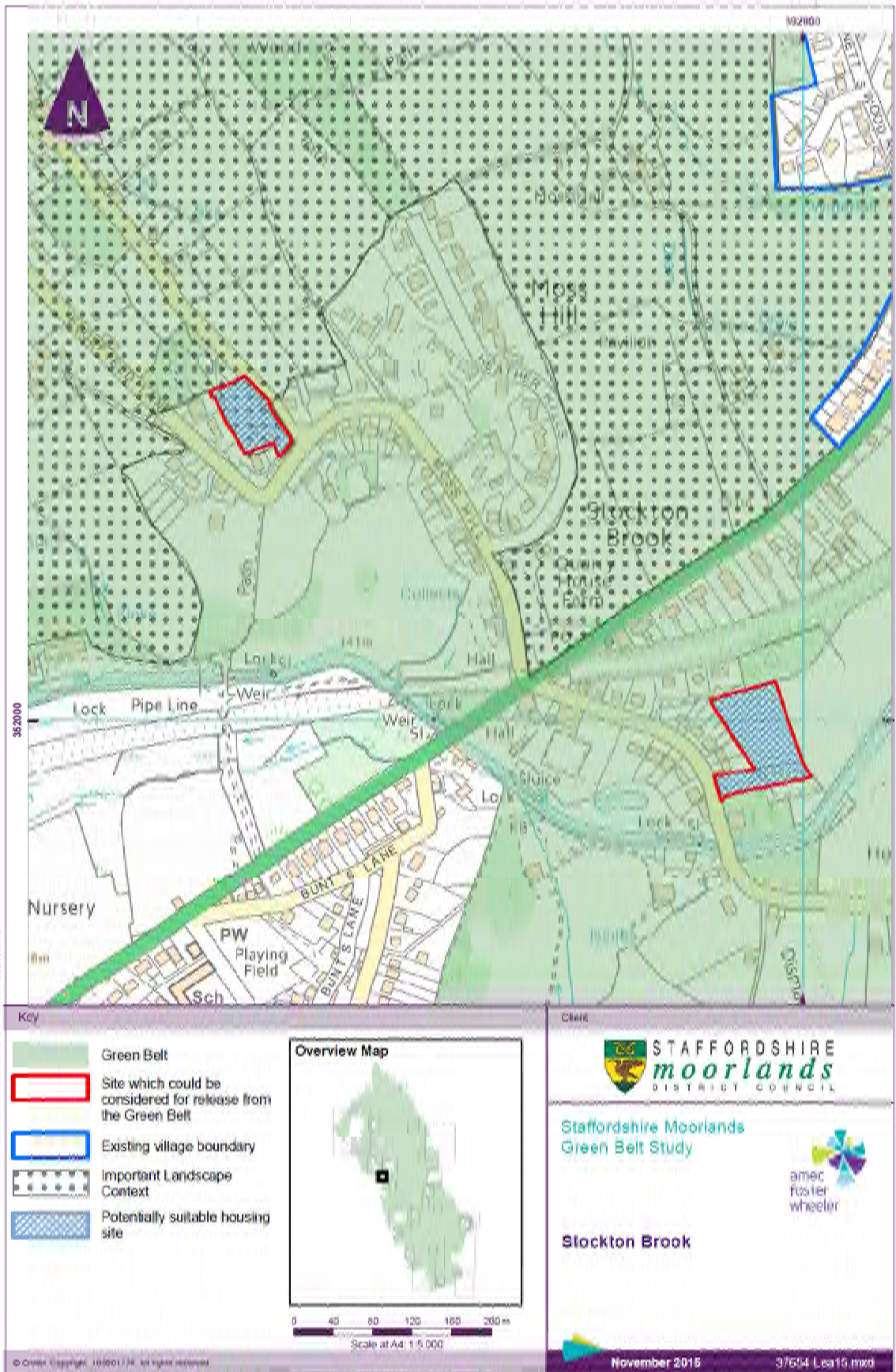


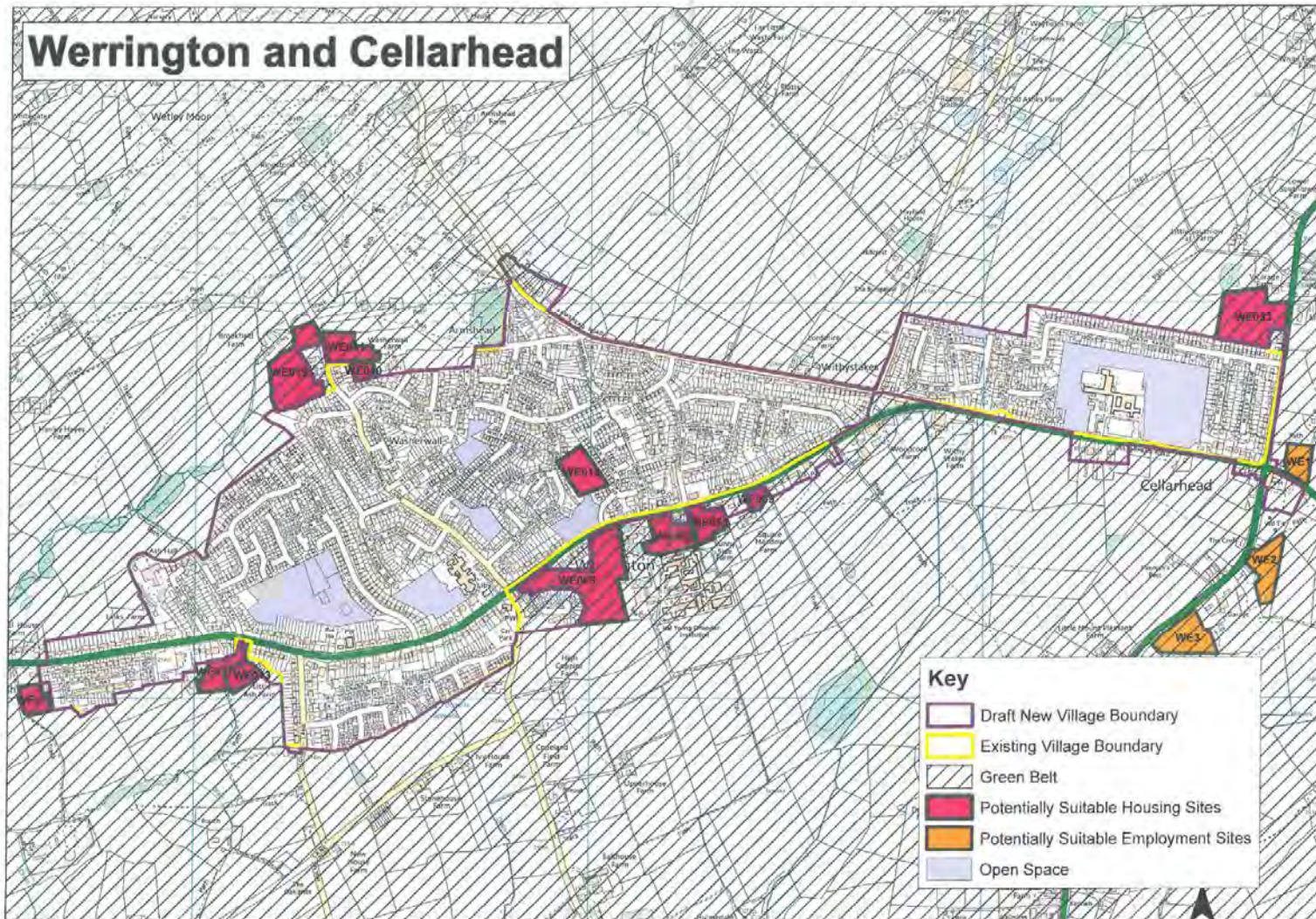
Stockton Brook Appraisal Matrix

| Green Belt Purpose | SB014 | SB016 |
|---|---|--|
| Check Sprawl | Limited Contribution | Contribution |
| Maintain Separation | Limited Contribution | Limited Contribution |
| Prevent Encroachment | Limited Contribution | Contribution |
| Preserve Setting | Limited Contribution | Limited Contribution |
| Overall impact of the development on Green Belt purposes | <p>Limited</p> <p>This site is exceptionally well contained by roads and existing development, thereby presenting no impact on the Green Belt in the locality.</p> | <p>Moderate</p> <p>Whilst development would represent a modest incursion into Green Belt between the A53 and the Caldon Canal, the relative degree of visual enclosure of the site would not damage the overall openness of the Green Belt in this location. There is logic to the westerly extension of this clear infill plot (immediately adjacent to Stanley Road).</p> |
| Recommendation for Green Belt boundary revision/development | <p>Consider for Release</p> | <p>Consider for Release</p> <p>Strengthening of the easterly boundary would be necessary to properly contain any development along with the establishment of an infill boundary to limit any further westerly intrusion, along with the settlement remaining washed-over by Green Belt.</p> |

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



Werrington



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Werrington Appraisal Matrix

| Green Belt Purpose | WE003 | WE013, WE027 | WE019 | WE033 | WE040 | WE041 |
|---|---|---|---|---|---|---|
| Check Sprawl | Contribution | Limited Contribution | Contribution | Contribution | Limited Contribution | Contribution |
| Maintain Separation | Limited Contribution | Limited Contribution | Limited Contribution | Limited Contribution | Limited Contribution | Limited Contribution |
| Prevent Encroachment | Limited Contribution | Contribution | Significant Contribution | Significant Contribution | Limited Contribution | Significant Contribution |
| Preserve Setting | Significant Contribution | Contribution | Contribution | Significant Contribution | Limited Contribution | Contribution |
| Overall impact of development on the purposes of the Green Belt | <p>Moderate</p> <p>A substantial infill parcel between Ash Bank Road and HMYOI. The difficulty with this site is the long distance view from Ash Bank Road, through what is the one of the few remaining gaps in almost continuous sprawl along the A52.</p> <p>Development on the top third of the site would remove a significant gap entirely, and therefore retention of open space on this part of the site is recommended.</p> | <p>Limited</p> <p>Two parcels which are part of the southern extent of Werrington, and development of which would be part of the visual envelope of the settlement. The southern boundary of the sites is weak, being a discontinuous tree belt, but development would not create a significant intrusion into open countryside. Part of the land identified in the LCA as making a contribution to the setting of the settlement.</p> | <p>Moderate</p> <p>A collection of fields which have no particular coherence or substantial outer boundaries, the development of which would compromise the openness of the countryside in this location and bring the built edge of Werrington closer to Wetley Moor. Part of the land identified in the LCA as making a contribution to the setting of the settlement.</p> | <p>Significant</p> <p>Whilst there is a reasonable degree of enclosure, development would represent a northward expansion of the built-up area into open countryside which strategically is vulnerable to urban encroachment. The site also forms part of the setting of Cellarhead when approached from the north via the A420.</p> | <p>Limited</p> <p>A well enclosed site which would create a rounding-off of built form in this location and not compromised. Part of the land identified in the LCA as making a contribution to the setting of the settlement.</p> | <p>Moderate</p> <p>Development would extend into the open countryside of Wetley Moor. Notwithstanding substantial hedgerow boundaries which limit visual intrusion, the overall limits to development through strong boundaries are not discernible. Part of the land identified in the LCA as making a contribution to the setting of the settlement.</p> |
| Recommendation for Green Belt boundary revision | <p>Consider for Release (with caveat on development footprint)</p> <p>Release under Exceptional Circumstances should be accompanied by extension of the Village Boundary.</p> | <p>Consider for Release.</p> <p>Release under Exceptional Circumstances should be accompanied by extension of Village Boundary.</p> | <p>Not Recommended for Release</p> | <p>Not Recommended for Release</p> | <p>Consider for Release.</p> <p>Release under Exceptional Circumstances should be accompanied by extension of the Village Boundary.</p> | <p>Not Recommended for Release</p> |

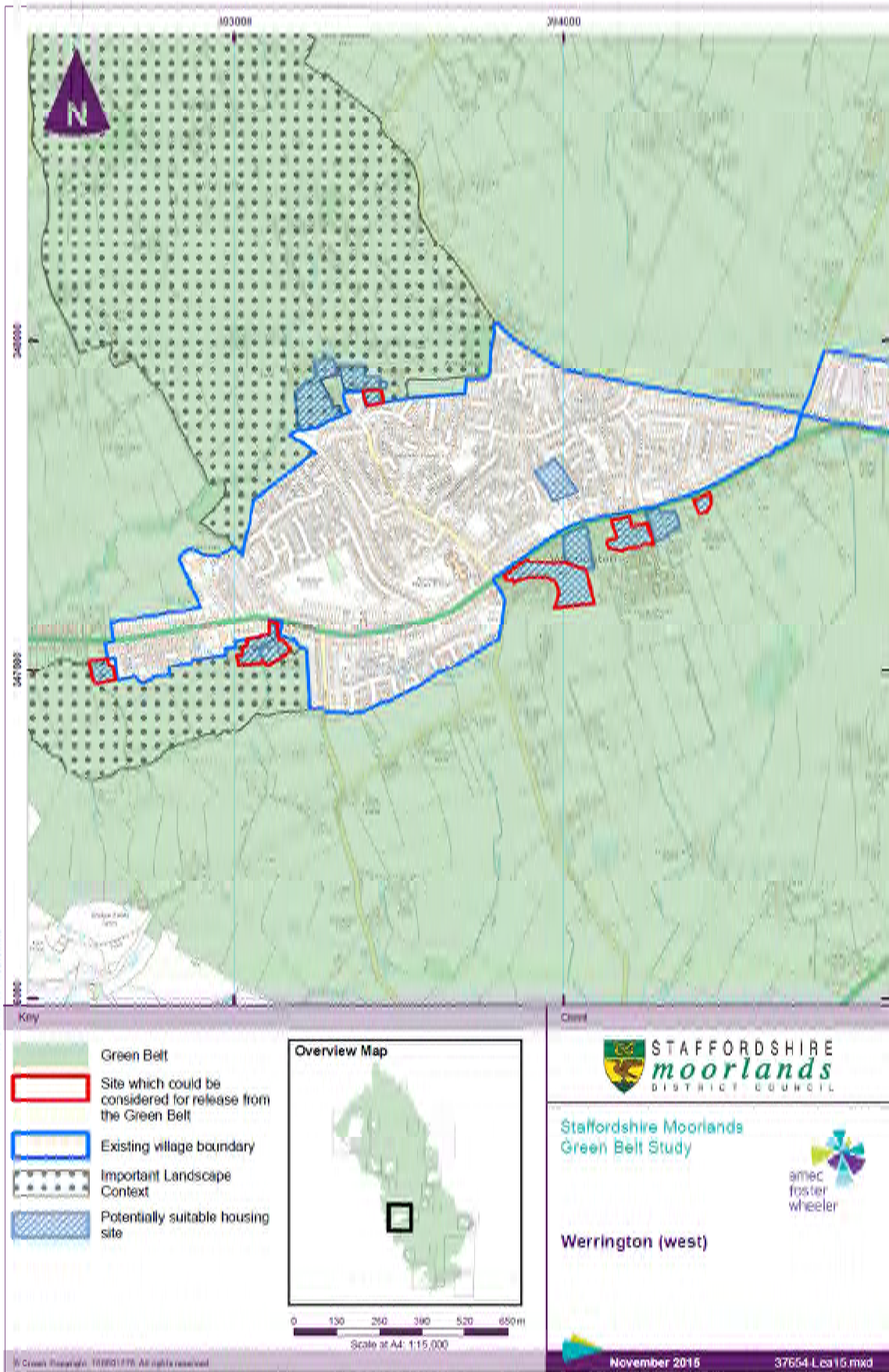
Note that the purpose of regeneration is not evaluated as it is not appropriate to this scale of analysis

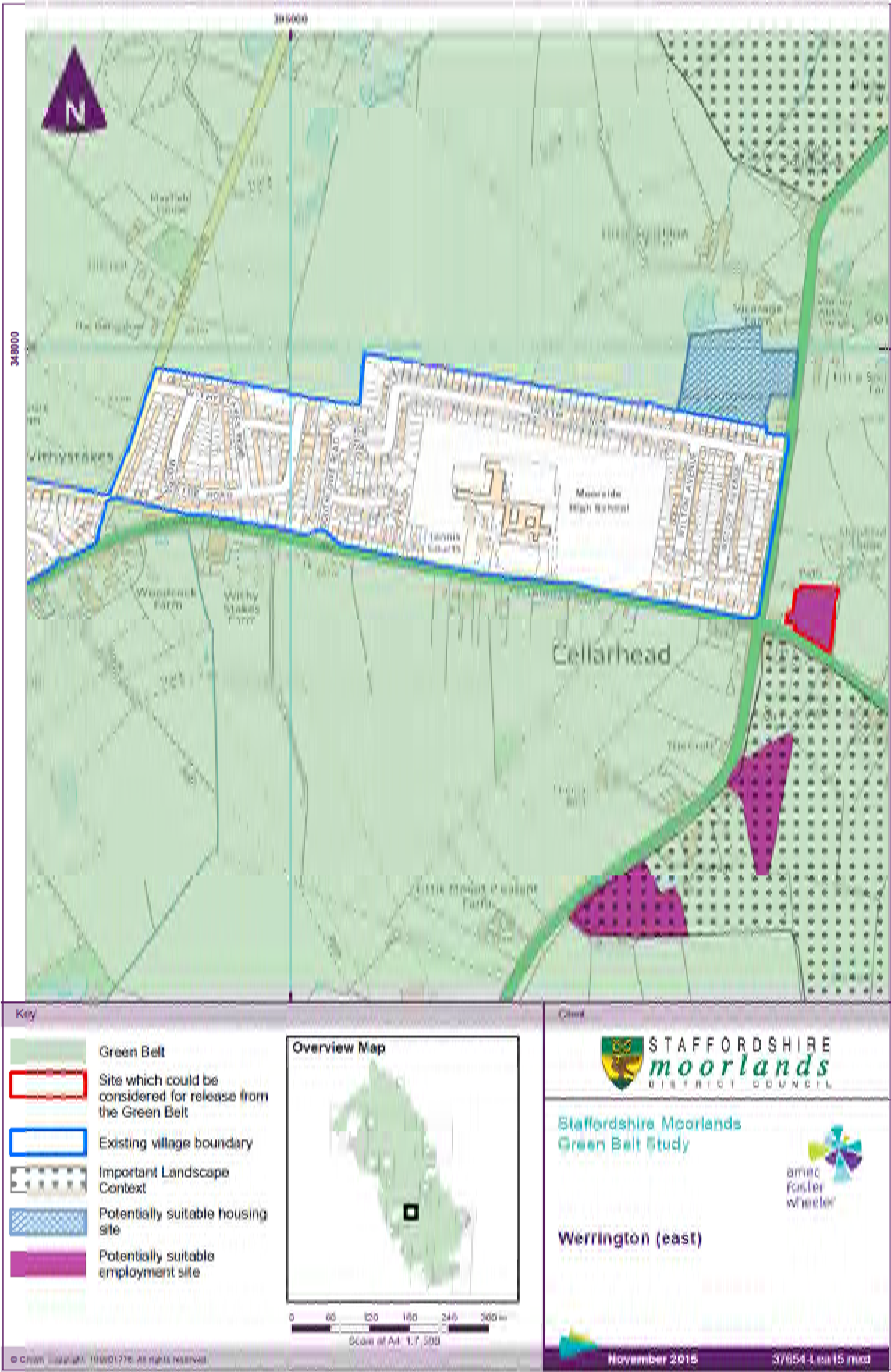
Werrington Appraisal Matrix continued

| Green Belt Purpose | WE052 | WE053 | WE069 | WE70 | WE1 | WE2 & WE3 |
|---|---|---|---|--|--|---|
| Check Sprawl | Contribution | Contribution | Contribution | Contribution | Contribution | Contribution |
| Maintain Separation | Limited Contribution | Limited Contribution | Limited Contribution | Limited Contribution | Limited Contribution | Limited Contribution |
| Prevent Encroachment | Limited Contribution | Limited Contribution | Limited Contribution | Limited Contribution | Contribution | Significant Contribution |
| Preserve Setting | Contribution | Contribution | Contribution | Contribution | Contribution | Contribution |
| Overall impact of development on the purposes of the Green Belt | <p>Limited</p> <p>A site immediately adjacent to the Ash Bank Road which are 'remnant' spaces which have escaped the wider expansion of the settlement, including linear sprawl from Werrington into the Stoke conurbation.</p> <p>Long-distance views are severely compromised by the HMYOI immediately to the south of the site.</p> | <p>Moderate</p> <p>A site immediately adjacent to the Ash Bank Road which are 'remnant' spaces which have escaped the wider expansion of the settlement, including linear sprawl into the Stoke conurbation. The difficulty with site WE053 is the long distance view from Ash Bank Road, through what is the one of the few remaining gaps in almost continuous sprawl along the A52.</p> | <p>Limited</p> <p>A well enclosed site which is a 'remnant' space which has escaped the wider expansion of the settlement, including linear sprawl from Werrington into the Stoke conurbation.</p> | <p>Moderate</p> <p>The site is enclosed to the north and east by built development and an access road to the west. The exposed southern edge has no boundary, but development would 'round-off' the built edge of Werrington. The openness of the countryside would not be compromised. Part of the land identified in the LCA as making a contribution to the setting of the settlement.</p> | <p>Moderate</p> <p>A site which is reasonably well-contained by the A52 and a track to west. Although a 'gateway site' to the settlement, development would not be overly intrusive provided there were careful site design (e.g. set-back distances). Green Belt could remain washed over the site to control future change.</p> | <p>Significant</p> <p>Open countryside which is sensitive to urbanisation, particularly given its location immediately adjacent to the A520. Outer boundaries are not substantial. Part of the land identified in the LCA as making a contribution to the setting of the settlement.</p> |
| Recommendation for Green Belt boundary revision | <p>Consider for Release.</p> <p>Release under Exceptional Circumstances should be accompanied by extension of the Village Boundary.</p> | <p>Not Recommended for Release</p> | <p>Consider for Release.</p> <p>Release under Exceptional Circumstances should be accompanied by extension of the Village Boundary.</p> | <p>Consider for Release.</p> <p>Release under Exceptional Circumstances should be accompanied by extension of the Village Boundary to this site and that immediately to the north.</p> | <p>Consider for Release.</p> <p>Release under Very Special Circumstances.</p> | <p>Not Recommended for Release</p> |

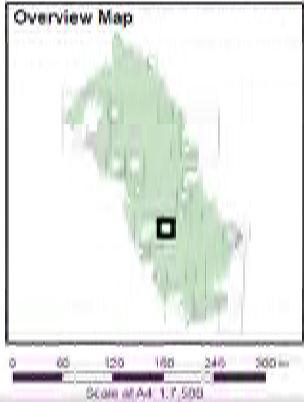
Note that the purpose of regeneration is not evaluated as it is not appropriate to this scale of analysis.

Note: should HMYOI Werrington be released for re-development, then more comprehensive revision of Green Belt boundaries and extension of the village boundary in this location could be considered. Should redevelopment occur, a suggested new Green Belt boundary is illustrated below.





- Key**
- Green Belt
 - Site which could be considered for release from the Green Belt
 - Existing village boundary
 - Important Landscape Context
 - Potentially suitable housing site
 - Potentially suitable employment site



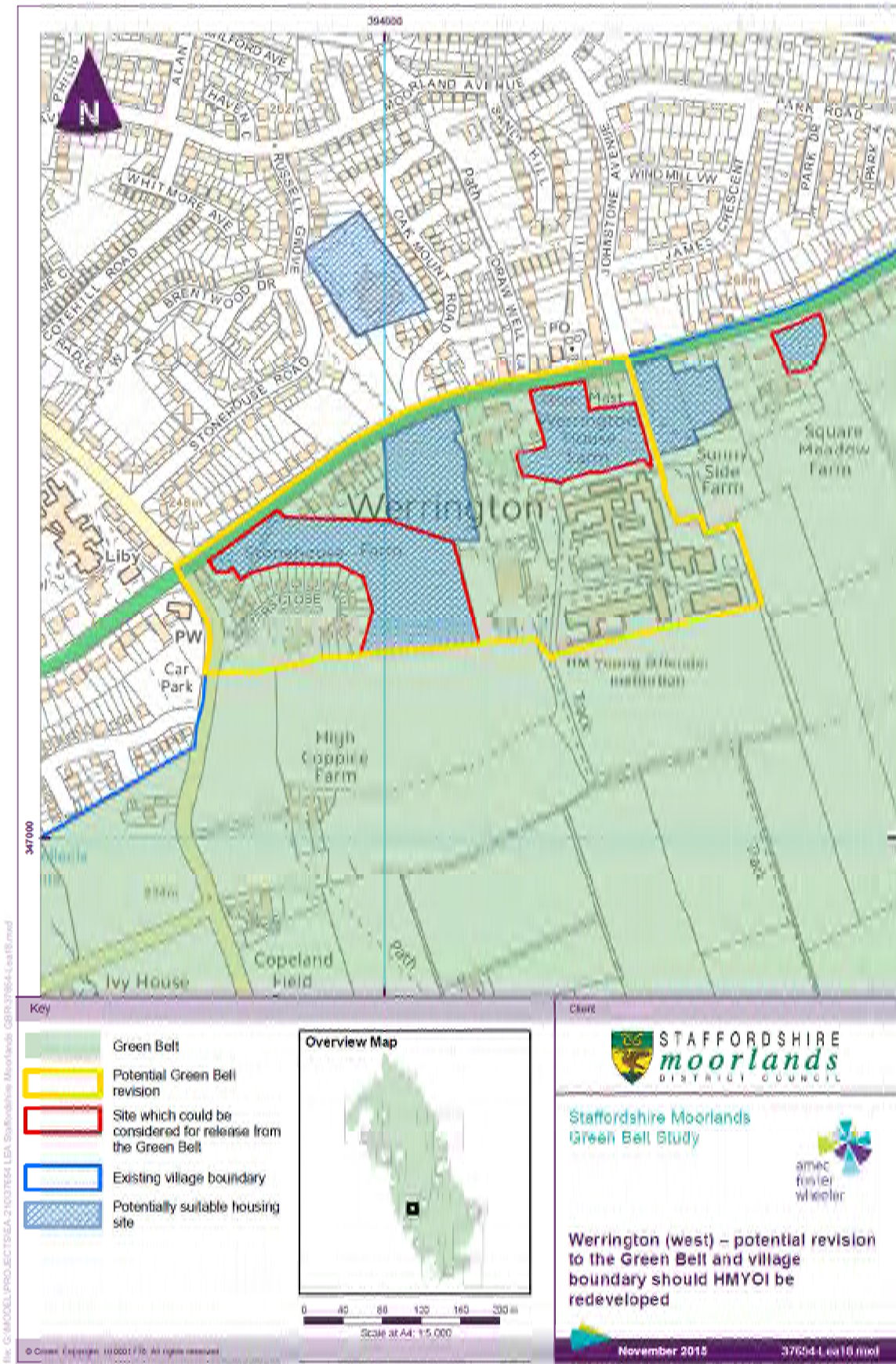
Staffordshire Moorlands
Green Belt Study



Werrington (east)

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Wetley Rocks Appraisal Matrix

| Green Belt Purpose | WR005 | WR14a | WR015 |
|--|---|--|---|
| Check Sprawl | Contribution | Significant Contribution | Contribution |
| Maintain Separation | Limited Contribution | Limited Contribution | Limited Contribution |
| Prevent Encroachment | Contribution | Significant Contribution | Limited Contribution |
| Preserve Setting | Significant Contribution | Significant Contribution | Contribution |
| Overall impact on the Green Belt purposes of development | <p>Moderate</p> <p>Whilst development on this site would constitute a rounding-off of the settlement, the visual prominence of the site is problematic, being part of rising land and thereby present a harsh edge to the settlement. Currently, whilst the relatively recent development along Randles Lane is visible, this is of single-story and maintaining the sense of openness of distant views westwards.</p> | <p>Moderate</p> <p>A prominent site on the southern gateway to Wetley Rocks, development on this site would constitute an over-extension of the settlement envelope into open countryside which extends past this site northwards into the village.</p> <p>Identified in the LCA as making a contribution to the setting of the settlement.</p> | <p>Moderate</p> <p>This location of this site, bounded by the development to east and west and Mill Lane to the north, means that it could be considered to be infill. The southern boundary is weak, being a field boundary only, but development would form a new substantial boundary and would not compromise the wider openness of the Green Belt in this location.</p> <p>Identified in the LCA as making a contribution to the setting of the settlement.</p> |
| Recommendation for Green Belt boundary revision | Not Recommended for Release | Not Recommended for Release | Consider for Release under Exceptional Circumstances along with extension of the Village Boundary. |

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

