

Hagley

Character Description: A residential suburban area to the south-west of Rugeley town centre of inter-war, post-war and modern character types of houses with associated community facilities e.g. schools, health centre, reaching out to the urban-rural fringe.

Key features are:

- Evidence of early settlement in Bronze Age burnt mounds. Archaeological potential in area though largely overlaid by 20th century development. Burnthill/Sandy Lanes are historic routes dating to 16th-17th century.
- Lies on sloping land falling from the Chase towards Trent valley to north - topography creates key view northwards overlooking large parts of AONB and urban Rugeley. Key view from Dinah's Knob overlooking Stile Cop.
- Surrounded by landscape character areas of Wooded Estatelands and Heathland. AONB and Green Belt to the south/west demonstrates sensitivity of the rural landscape and area acts as key gateway helping define rural-urban fringe.
- 2 storey inter-war properties to the north along Burnthill Lane are semi-detached and short terraces in pebble dash and render however area dominated by post-war residential development. To east, Pear Tree estate is distinct area of early post-war Coal Board housing, largely 2 storey semi/detached houses of render and pebbledash, very plain in style, with the few trees mainly on small areas of open space amongst the housing, but having extensive views over Rugeley town. Modern late 20th century development at Burnthill to the west comprises larger detached and semi-detached houses on smaller plots, often 3 storey including dormers, 'traditional' developers house types with elaborate detailing, in red and yellow brick, often with garages. Similar at Lower Birches with less ornamentation.
- Primary routes e.g. Sandy Lane/Hednesford Road lined with trees and landscaped frontages creating an attractive green entrance to Rugeley from Cannock and the Chase.
- Hagley High School and Rugeley Leisure Centre occupy valley historically associated with 18th century Hagley Hall and associated playing fields and Hagley Park create an important 'green wedge' between the built-up areas of Hagley and Western Springs. Leisure Centre locally considered a good example of attractive contemporary design.
- Neighbourhood centre at Queensway and community facilities along Sandy Lane e.g. Lea Hall Miners Club, Health Centre, and Rugeley Town railway station give sense of 'active' community and local focal points.

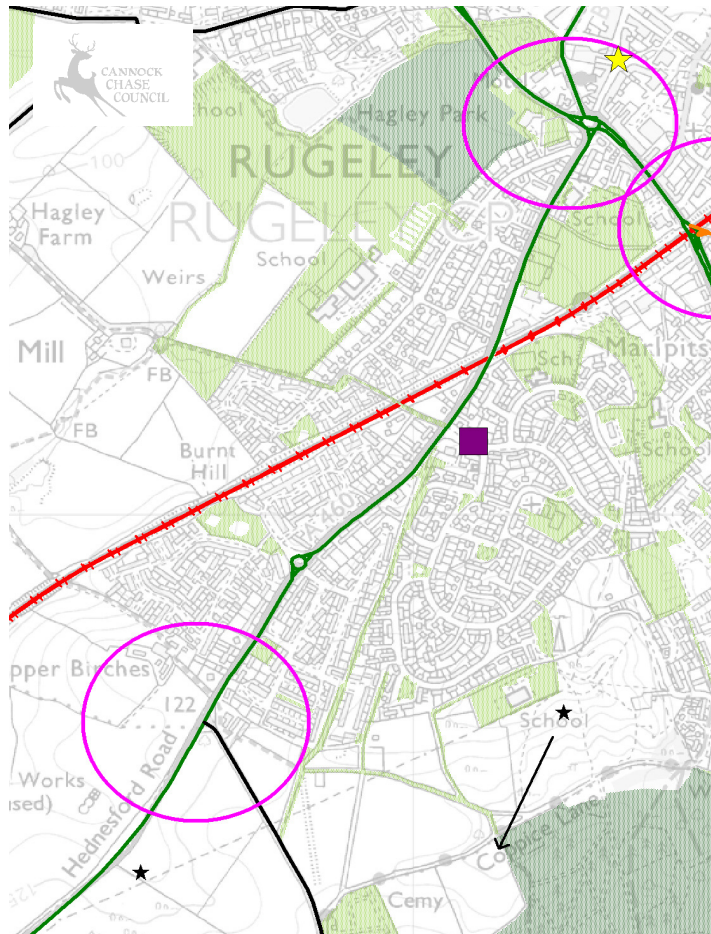
Key Local Design Principles or 'New development should':

- Reinforce gateway role of primary historic route to Rugeley using high quality design and soft landscaping appropriate to urban-rural fringe.
- Recognise scope for variety of good quality design and materials throughout area whilst respecting scale and density of existing development, however area characterised by housing estates of homogenous design types which are each more sensitive to introduction of innovation.
- Promote the permeability of cul-de-sac developments and links between key facilities via improved green links where appropriate.
- Consider visual impact of development on local views from nearby high ground.
- Buffer impact of the urban edges with planting relating to local landscape character.
- Respect and enhance the forms of historic farmsteads in their landscape context.

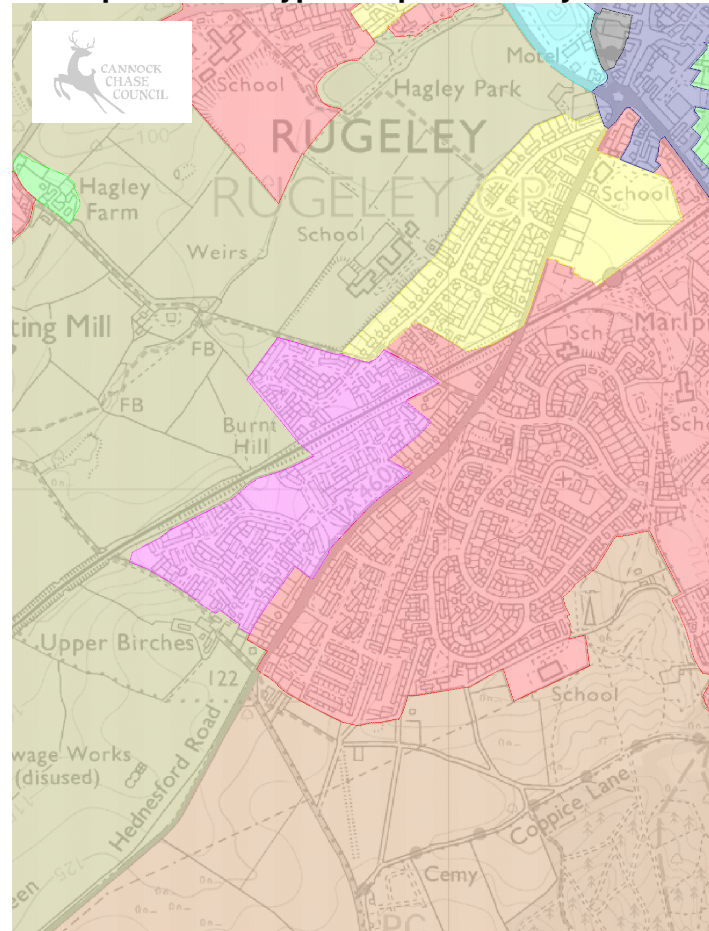
Further Information:

- See character types descriptions for further information on the built character and detailing.
- Landscape Character Assessment (2008)- Wooded Estatelands and Heathland
- Rugeley EUS (2009/10) - HUCA 21
- Cannock Chase Local List

Key Features Map



Character and Landscape Types (period/type of development and type of open countryside nearby)



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