

Site Appraisal Photographs (A-AC)



SITE APPRAISAL PHOTOGRAPH A



SITE APPRAISAL PHOTOGRAPH B



SITE APPRAISAL PHOTOGRAPH C

LAND AT BLEAK HOUSE,
CANNOCK CHASE

SITE APPRAISAL
PHOTOGRAPHS: A - C

RECOMMENDED VIEWING
DISTANCE: 20CM @A1

DATE TAKEN: DEC 2014

PROJECT NUMBER: 20485





SITE APPRAISAL PHOTOGRAPH D



SITE APPRAISAL PHOTOGRAPH E



SITE APPRAISAL PHOTOGRAPH F

LAND AT BLEAK HOUSE,
CANNOCK CHASE

SITE APPRAISAL
PHOTOGRAPHS: D - F

RECOMMENDED VIEWING
DISTANCE: 20CM @A1

DATE TAKEN: DEC 2014

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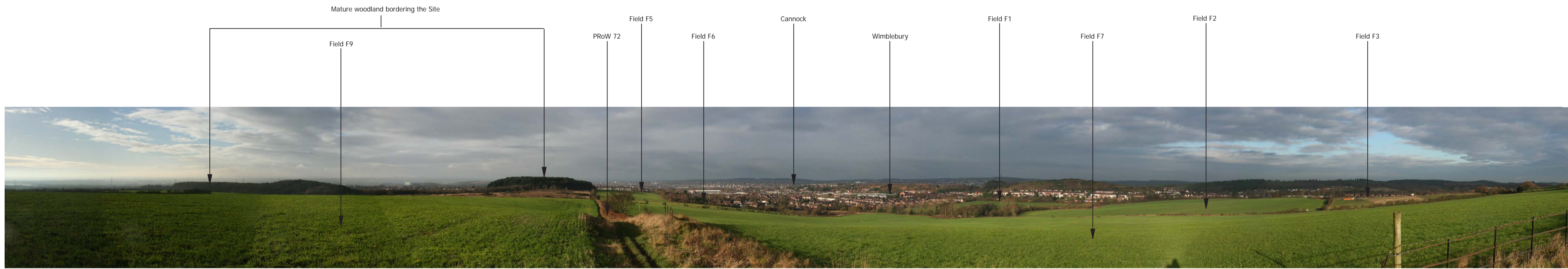
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SITE APPRAISAL PHOTOGRAPH G



SITE APPRAISAL PHOTOGRAPH H



SITE APPRAISAL PHOTOGRAPH I

LAND AT BLEAK HOUSE,
CANNOCK CHASE

SITE APPRAISAL
PHOTOGRAPHS: G - I

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SITE APPRAISAL PHOTOGRAPH J



SITE APPRAISAL PHOTOGRAPH K



SITE APPRAISAL PHOTOGRAPH L

LAND AT BLEAK HOUSE,
CANNOCK CHASE

SITE APPRAISAL
PHOTOGRAPHS: J - L

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SITE APPRAISAL PHOTOGRAPH M



SITE APPRAISAL PHOTOGRAPH N



SITE APPRAISAL PHOTOGRAPH O

LAND AT BLEAK HOUSE,
CANNOCK CHASE

SITE APPRAISAL
PHOTOGRAPHS: M - O

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SITE APPRAISAL PHOTOGRAPH P



SITE APPRAISAL PHOTOGRAPH Q



SITE APPRAISAL PHOTOGRAPH R

LAND AT BLEAK HOUSE,
CANNOCK CHASE

SITE APPRAISAL
PHOTOGRAPHS: P - R

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Residential properties adjacent to Cannock Wood Road

Field F27

Residential properties in Hayfield Hill

Gentleshaw Hill (AONB)

Pylons to the north of Burntwood



SITE APPRAISAL PHOTOGRAPH S

Field F26

Cuckoo Bank

Ridge line across the eastern part of the Site

Field F25

Residential properties adjacent to Sevens Road



SITE APPRAISAL PHOTOGRAPH T

Prospect Village

Boundary vegetation adjacent to Sevens Road

Castle Ring

Field F29

Residential properties in Hayfield Hill



SITE APPRAISAL PHOTOGRAPH U

LAND AT BLEAK HOUSE,
CANNOCK CHASE

SITE APPRAISAL
PHOTOGRAPHS: S - U

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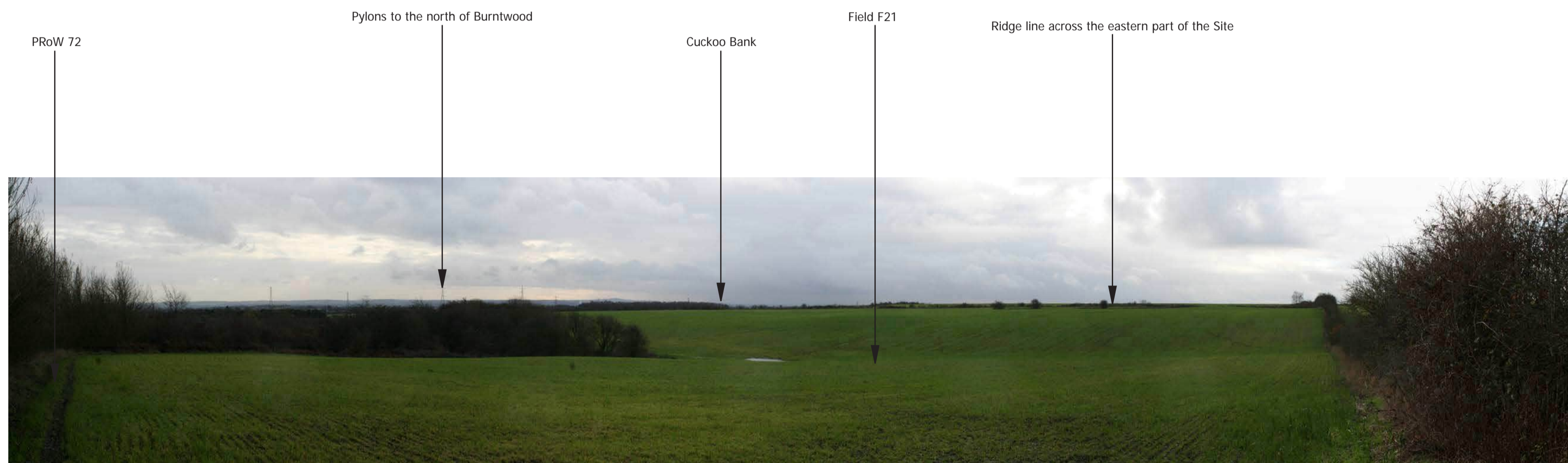
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SITE APPRAISAL PHOTOGRAPH V



SITE APPRAISAL PHOTOGRAPH W



SITE APPRAISAL PHOTOGRAPH X

LAND AT BLEAK HOUSE,
CANNOCK CHASE

SITE APPRAISAL
PHOTOGRAPHS: V - X

RECOMMENDED VIEWING
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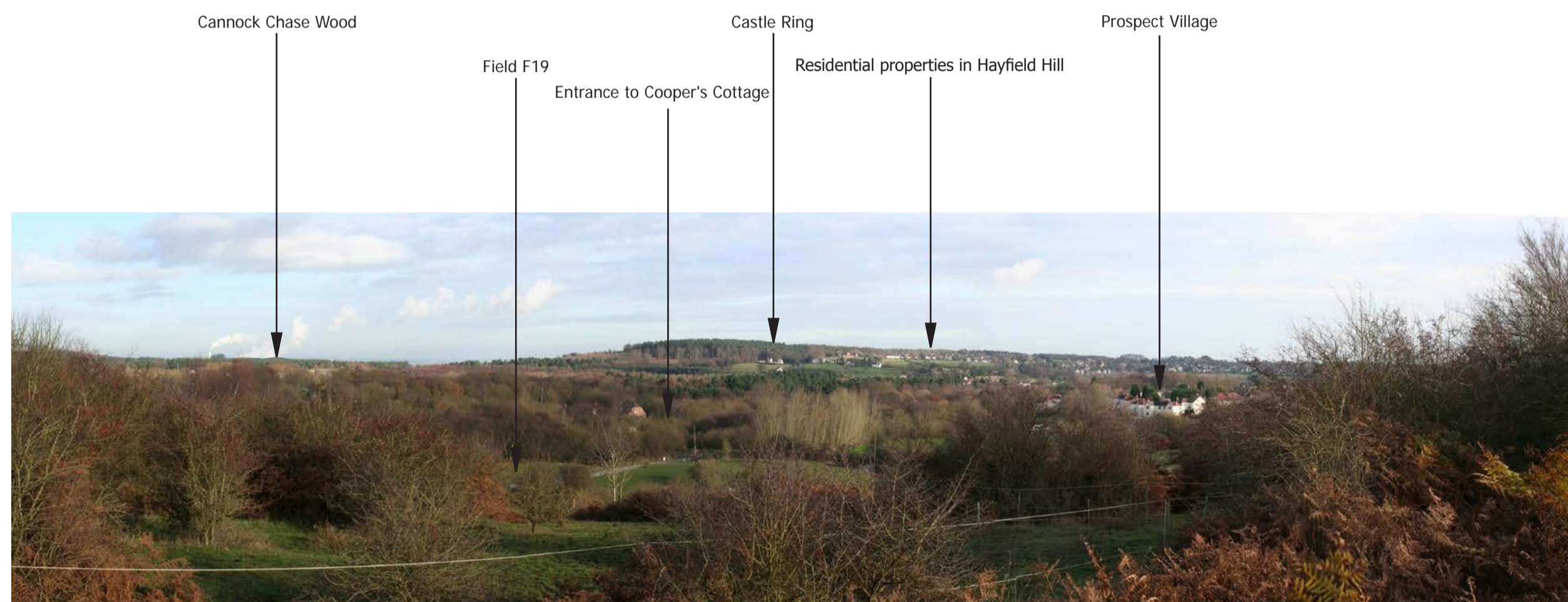
DATE TAKEN: DEC 2014

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SITE APPRAISAL PHOTOGRAPH Y



SITE APPRAISAL PHOTOGRAPH Z



SITE APPRAISAL PHOTOGRAPH AA

LAND AT BLEAK HOUSE,
CANNOCK CHASE

SITE APPRAISAL
PHOTOGRAPHS: Y - AA

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PRoW 0.327/0.328/0.332

Field F30

Electrical pylons to the north of Burntwood



SITE APPRAISAL PHOTOGRAPH AB

Field F31



SITE APPRAISAL PHOTOGRAPH AC

LAND AT BLEAK HOUSE,
CANNOCK CHASE

SITE APPRAISAL
PHOTOGRAPHS: AB - AC

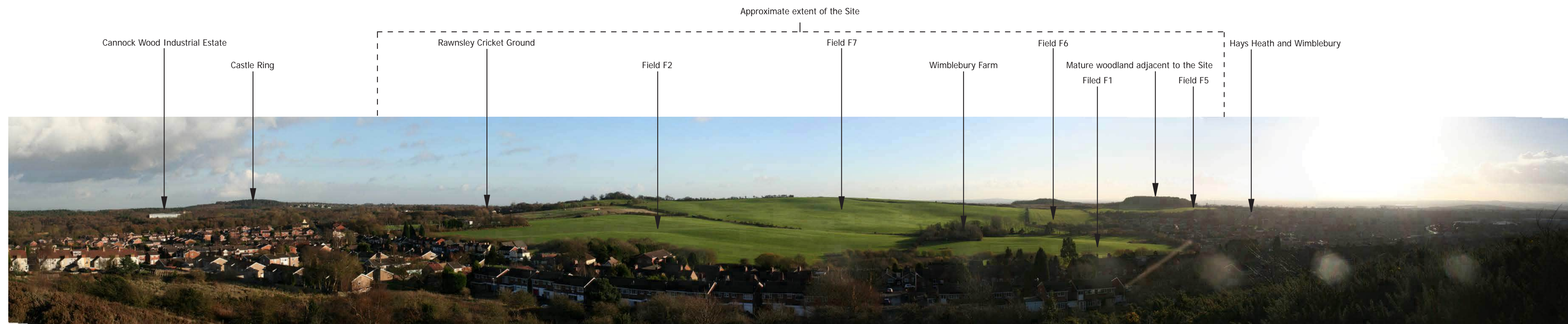
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Site Context Photographs (1-25)



SITE CONTEXT PHOTOGRAPH 1: VIEW FROM HEDNESFORD HILL TO THE NORTH OF THE SITE, LOOKING SOUTH



SITE CONTEXT PHOTOGRAPH 2: VIEW FROM RAWNSLEY TO THE NORTH OF THE SITE



SITE CONTEXT PHOTOGRAPH 3: VIEW FROM HAZELSLADE TO THE NORTH OF THE SITE

LAND AT BLEAK HOUSE,
CANNOCK CHASE

SITE CONTEXT
PHOTOGRAPHS: 1 - 3

RECOMMENDED VIEWING
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SITE CONTEXT PHOTOGRAPH 4: VIEW FROM CANNOCK ROAD, RAWNSLEY, TO THE NORTH-EAST OF THE SITE



SITE CONTEXT PHOTOGRAPH 5: VIEW FROM RESIDENTIAL PROPERTIES TO THE NORTH-EAST OF THE SITE, ADJACENT TO CANNOCK WOOD ROAD



SITE CONTEXT PHOTOGRAPH 6: VIEW FROM CANNOCK WOOD ROAD TO THE NORTH-EAST OF THE SITE

LAND AT BLEAK HOUSE,
CANNOCK CHASE

SITE CONTEXT
PHOTOGRAPHS: 4 - 6

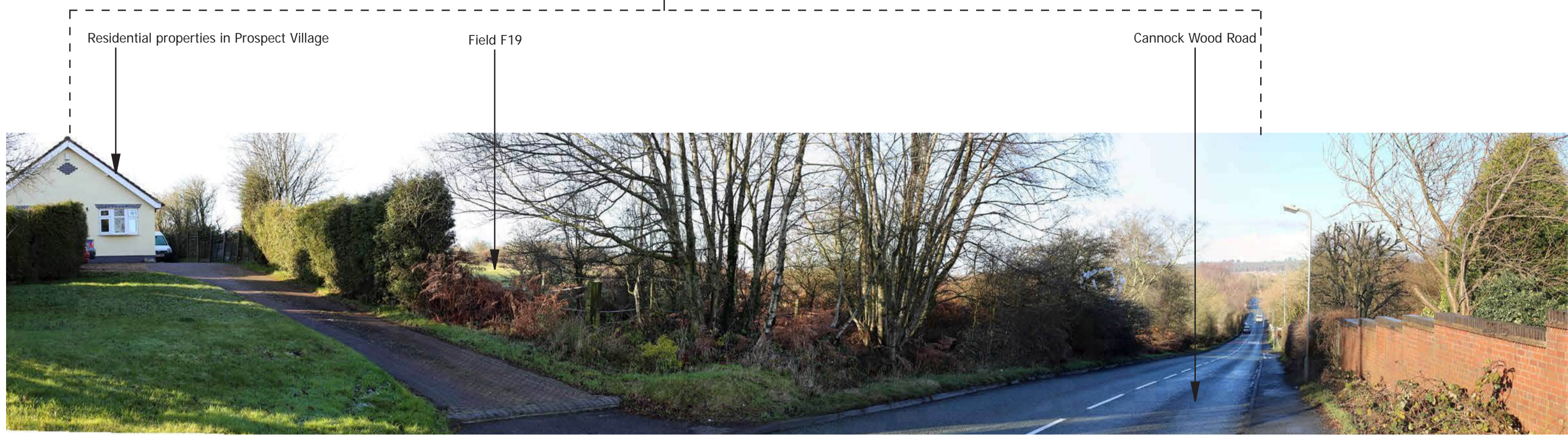
RECOMMENDED VIEWING
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Approximate extent of the Site



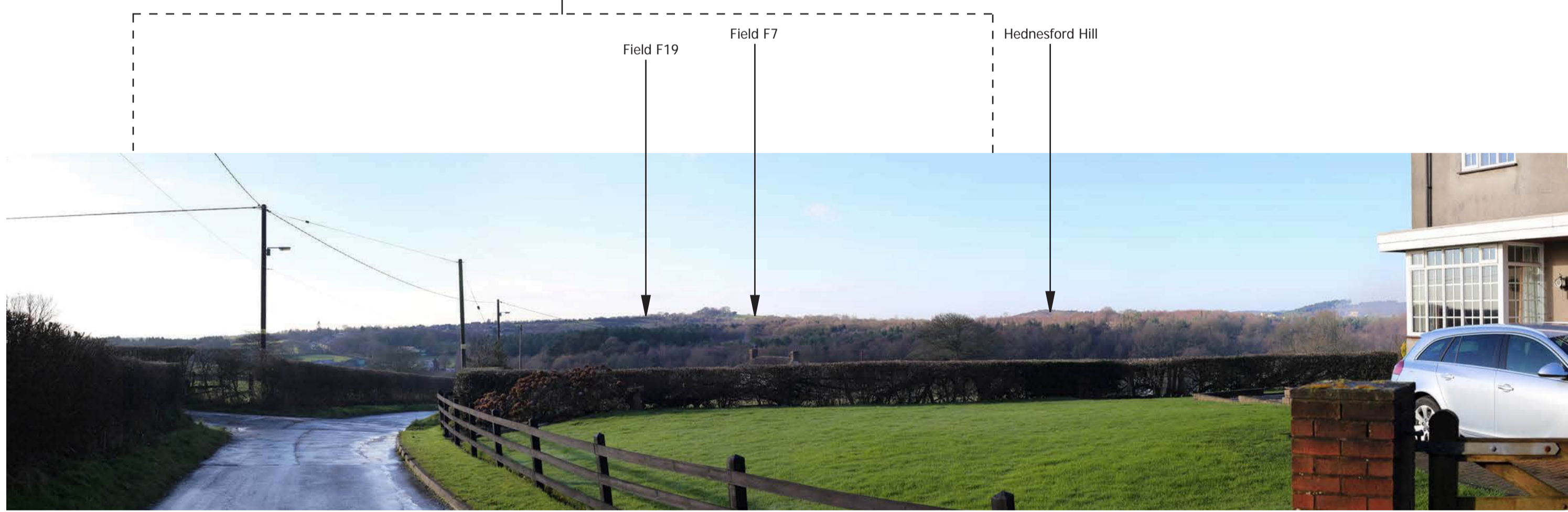
SITE CONTEXT PHOTOGRAPH 7: VIEW FROM PROSPECT VILLAGE

Approximate extent of the Site



SITE CONTEXT PHOTOGRAPH 8: VIEW FROM SEVENS ROAD

Approximate extent of the Site



SITE CONTEXT PHOTOGRAPH 9: VIEW FROM HOLLY HILL ROAD

LAND AT BLEAK HOUSE,
CANNOCK CHASE

SITE CONTEXT
PHOTOGRAPHS: 7 - 9

RECOMMENDED VIEWING
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Approximate extent of the Site

Field F16

Field F19

Field F7

Castle Ring



SITE CONTEXT PHOTOGRAPH 10: VIEW FROM PARK GATE ROAD

Approximate extent of the Site

Field F27

Field F26

Ridge line

Hayfield Hill



SITE CONTEXT PHOTOGRAPH 11: VIEW FROM GENTLESHAW HILL (AONB) TO THE EAST OF THE SITE

Field F31

Field F30

Fair Lady Drive



SITE CONTEXT PHOTOGRAPH 12: VIEW FROM ADJACENT TO FAIR LADY DRIVE

LAND AT BLEAK HOUSE,
CANNOCK CHASE

SITE CONTEXT
PHOTOGRAPHS:

RECOMMENDED VIEWING
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DATE TAKEN: DEC 2014

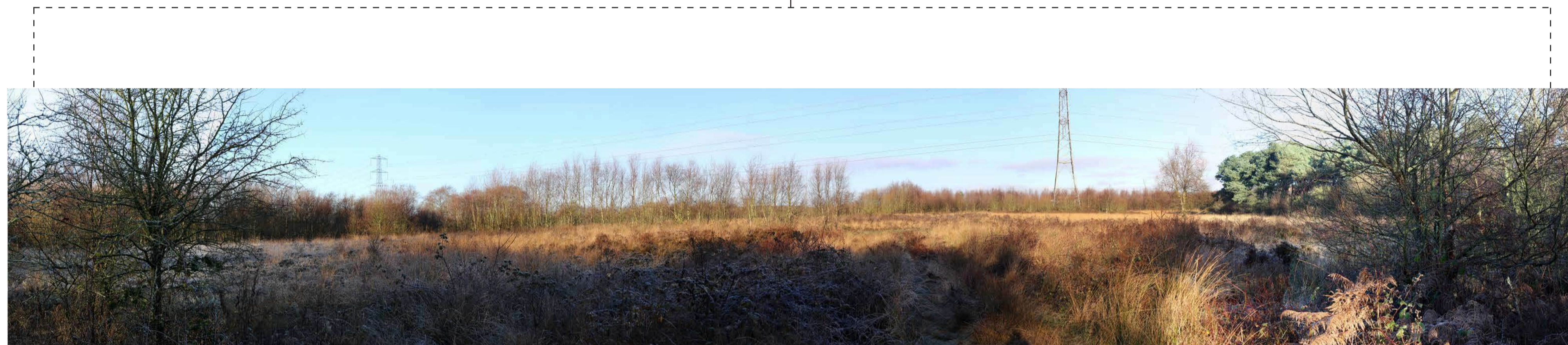
PROJECT NUMBER: 20485

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SITE CONTEXT PHOTOGRAPH 13: VIEW FROM ATTWOOD ROAD, SOUTH EAST OF THE SITE

Approximate extent of the Site



SITE CONTEXT PHOTOGRAPH 14: VIEW TO THE SOUTH OF THE SITE WITHIN CUCKOO WOOD

Approximate extent of the Site



SITE CONTEXT PHOTOGRAPH 15: VIEW FROM CUCKOO WOOD TO THE SOUTH OF THE SITE

LAND AT BLEAK HOUSE,
CANNOCK CHASE

SITE CONTEXT
PHOTOGRAPHS: 13 - 15

RECOMMENDED VIEWING
DISTANCE: 20CM @A1

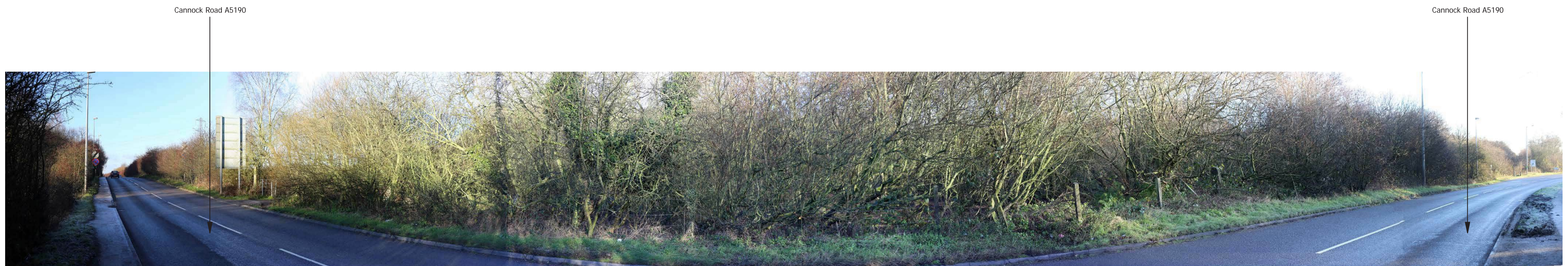
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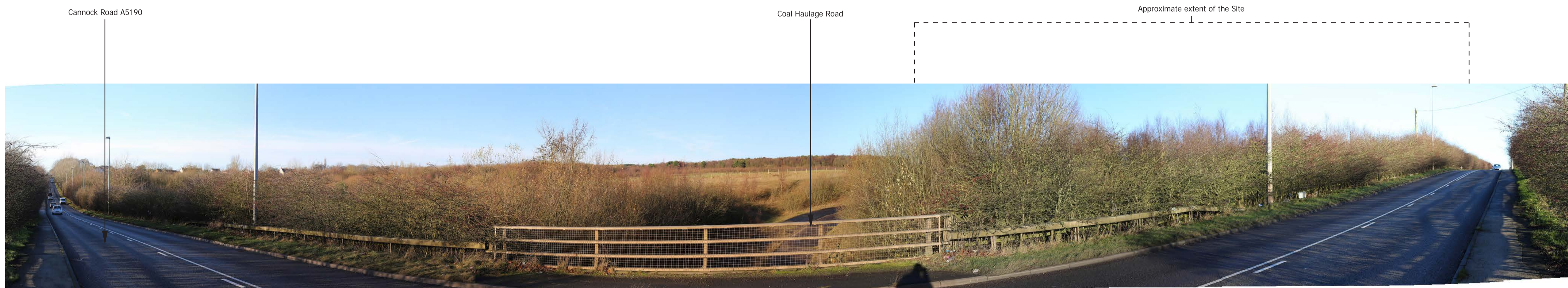
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SITE CONTEXT PHOTOGRAPH 16: VIEW FROM PUBLIC RIGHT OF WAY 65 TO THE SOUTH OF THE SITE, LOOKING NORTH



SITE CONTEXT PHOTOGRAPH 17: VIEW FROM THE A5190 TO THE SOUTH OF THE SITE



SITE CONTEXT PHOTOGRAPH 18: VIEW FROM THE A5190, LOOKING NORTH-EAST

LAND AT BLEAK HOUSE,
CANNOCK CHASE

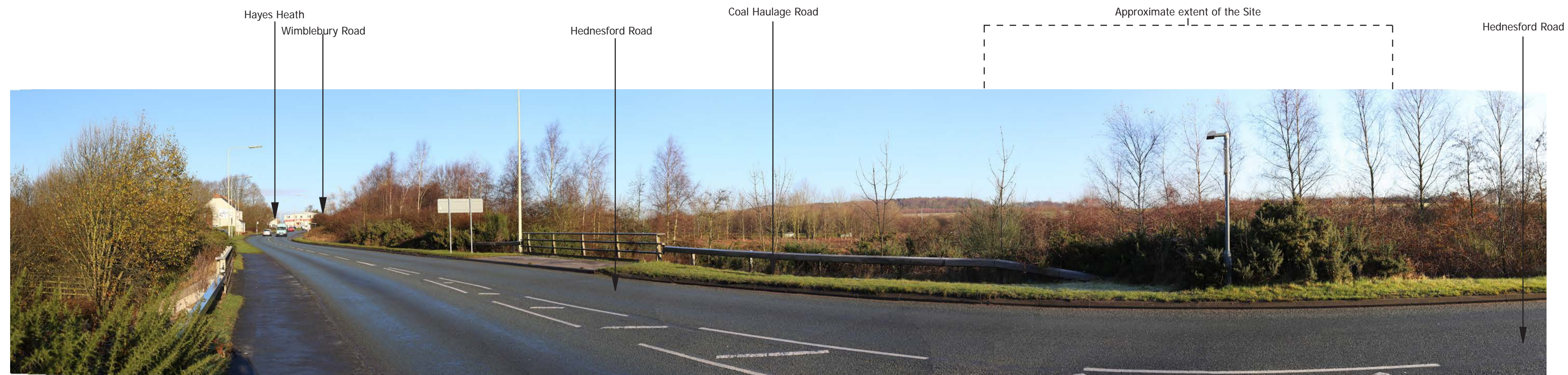
SITE CONTEXT
PHOTOGRAPHS: 16 - 18

RECOMMENDED VIEWING
DISTANCE: 20CM @A1

DATE TAKEN: DEC 2014

PROJECT NUMBER: 20485

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SITE CONTEXT PHOTOGRAPH 19: VIEW FROM HEDNESFORD ROAD, LOOKING NORTH-EAST



SITE CONTEXT PHOTOGRAPH 20: VIEW FROM ROUNDABOUT AT THE SOUTH OF HAYES HEATH AT THE JUNCTION OF WIMBLEBURY ROAD AND THE A5190



SITE CONTEXT PHOTOGRAPH 21: VIEW FROM AMENITY SPACE IN HAYES HEATH LOOKING NORTH-WEST TO THE SITE

LAND AT BLEAK HOUSE,
CANNOCK CHASE

SITE CONTEXT
PHOTOGRAPHS: 19 - 21

RECOMMENDED VIEWING
DISTANCE: 20CM @A1

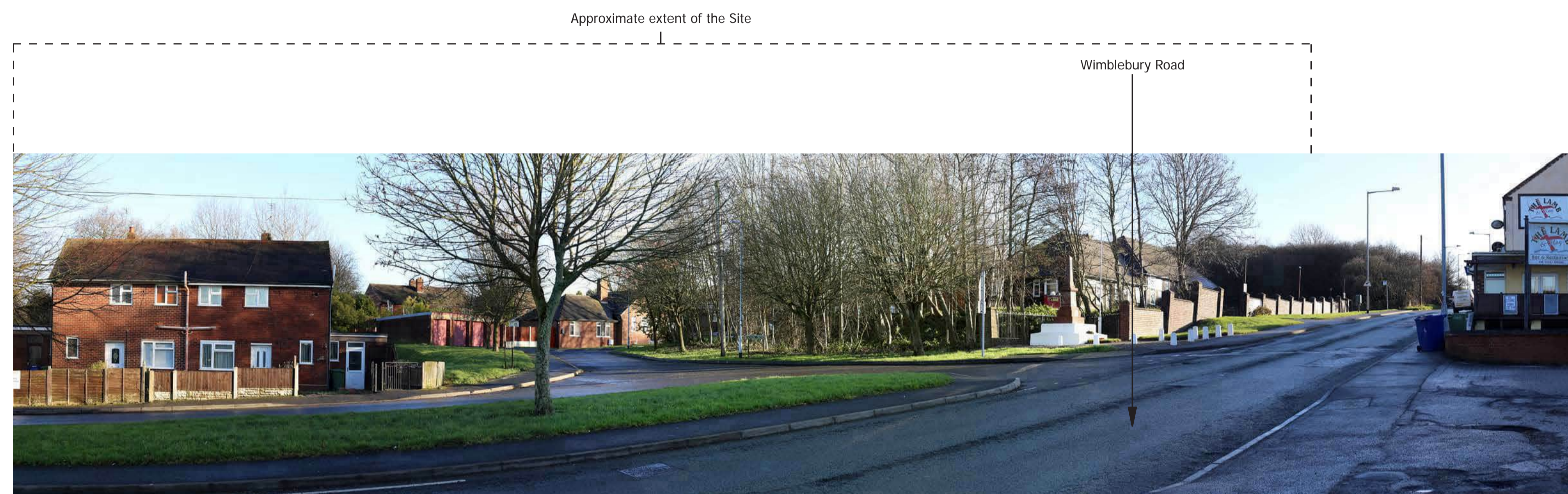
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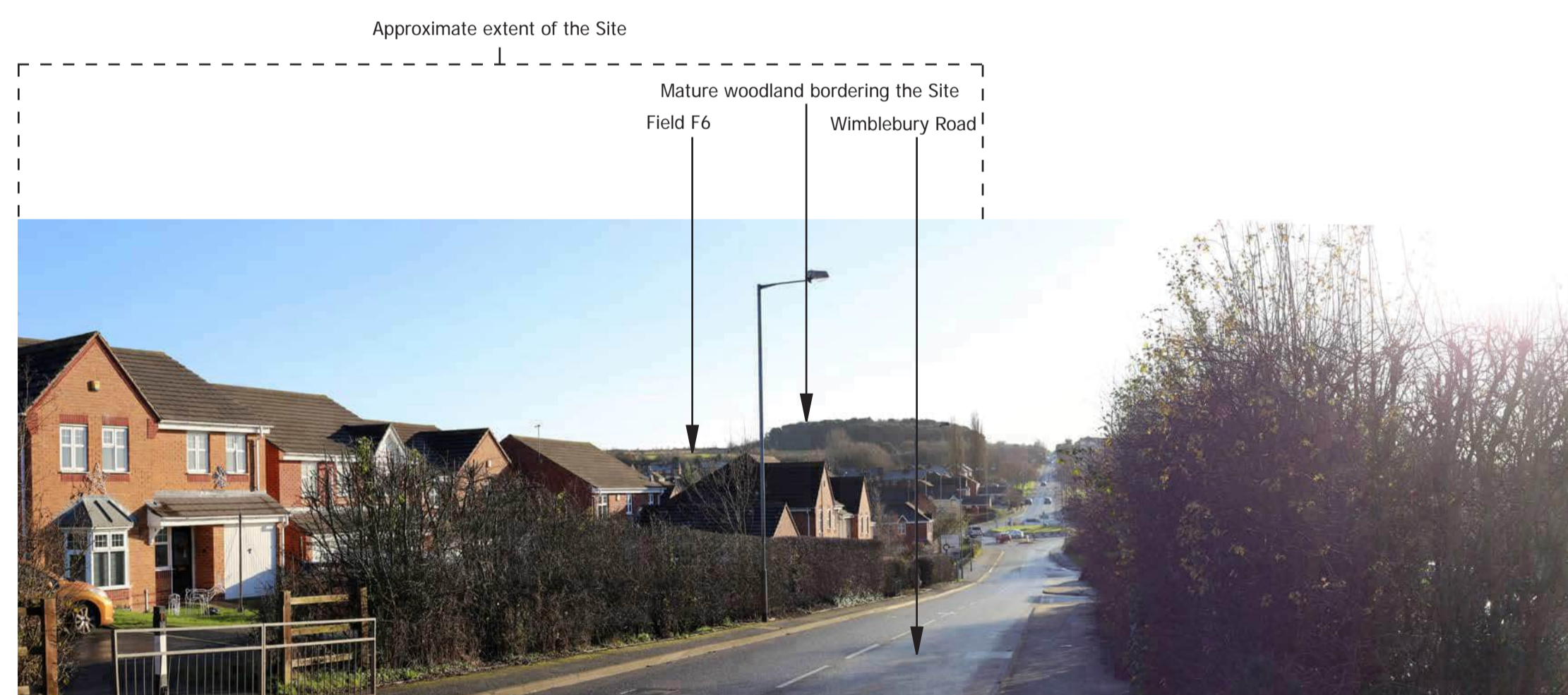
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SITE CONTEXT PHOTOGRAPH 22: VIEW FROM WIMBLEBURY ROAD LOOKING NORTH-EAST TO THE SITE



SITE CONTEXT PHOTOGRAPH 23: VIEW FROM WIMBLEBURY ROAD LOOKING SOUTH-EAST TO THE SITE



SITE CONTEXT PHOTOGRAPH 24: VIEW FROM WIMBLEBURY ROAD LOOKING SOUTH-EAST TO THE SITE

LAND AT BLEAK HOUSE,
CANNOCK CHASE

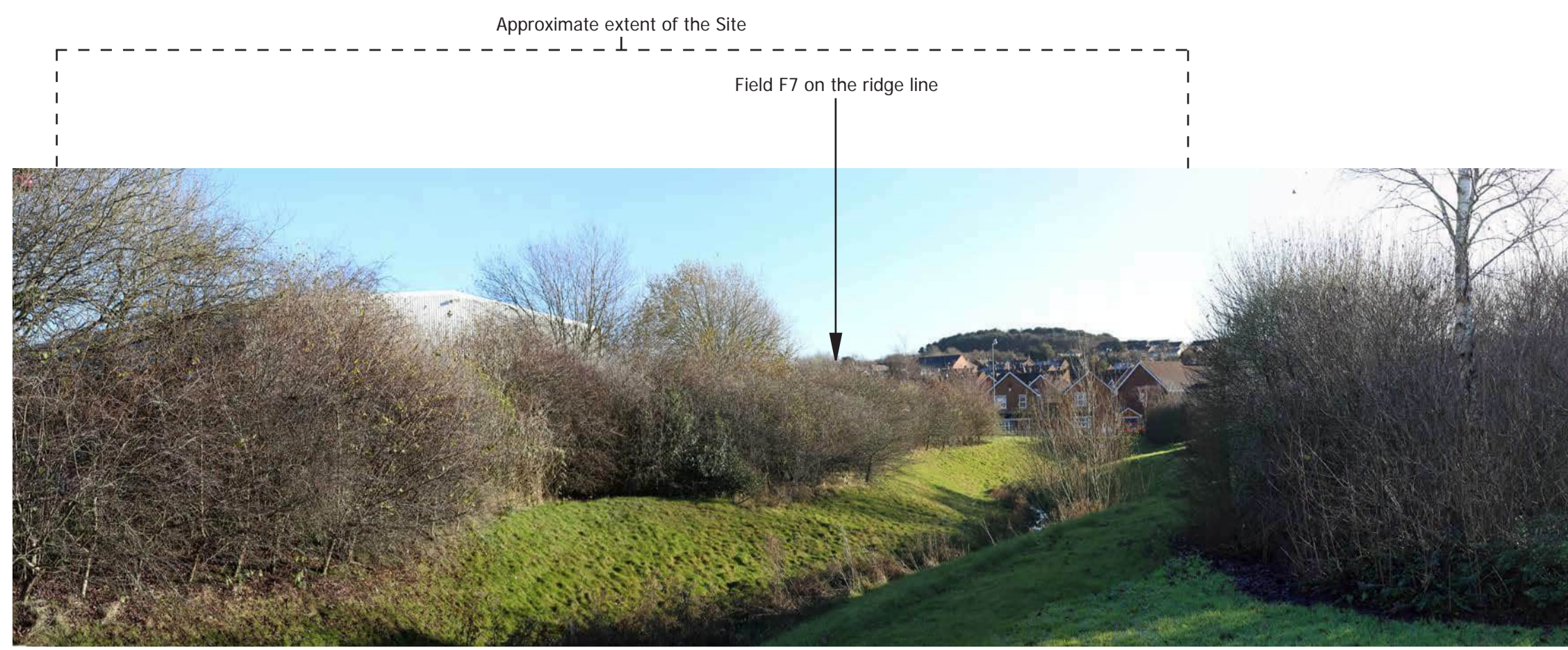
SITE CONTEXT
PHOTOGRAPHS: 22 - 24

RECOMMENDED VIEWING
DISTANCE: 20CM @A1

DATE TAKEN: DEC 2014

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SITE CONTEXT PHOTOGRAPH 25: VIEW FROM HAYES HEATH

LAND AT BLEAK HOUSE,
CANNOCK CHASE

SITE CONTEXT
PHOTOGRAPHS: 25

RECOMMENDED VIEWING
DISTANCE: 20CM @A1

DATE TAKEN: DEC 2014

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APPENDICES

Appendix 1: Landscape Character Extracts

Landscape Character Assessment of Cannock Chase District



A report produced by Ashmead Price and Steven Warnock
on behalf of
Cannock Chase Council

March 2009

PLANNED COALFIELD FARMLANDS

Overall character

This landscape, although related to the Coalfield Farmlands type, is one in which recent extensive landscape changes have resulted in the creation of a new locally distinctive character. The area north of the A5 and M6 Toll Road, as far as Prospect village and Wimblebury, has undergone a complete transformation due to recent opencast coal mining activities. The original landscape has been largely destroyed and a new planned landscape superimposed. There are however important areas of heathland habitat remaining and in some places these have been re-created as a reminder of the original ecological character of the area prior to mineral working.

Where older mining activity has taken place and has had time to re-vegetate, secondary birch and willow woodland and scrub are the typical land cover. In other places, the land has been restored to intensive agriculture with a planned field pattern defined by hawthorn hedges or wire fences.

In the areas where more recent large scale opencast extraction has taken place, such as Kingswood, the landform has been smoothed off and occasional original features, such as hedgerows, lines of trees, or the wooded spoil tips at Cuckoo Bank, have been retained. The lack of dwellings and settlement creates a rather vacant landscape with few people evident. In many cases the road network has been re-aligned to create more direct, wider roads, which contrast with the narrow winding lanes of the original Coalfield Farmlands.

The presence of pylons, large distribution warehouses, landfill sites and the open exposed landform emphasises the large scale industrial character of the landscape, in contrast to the area to the south of the A5.

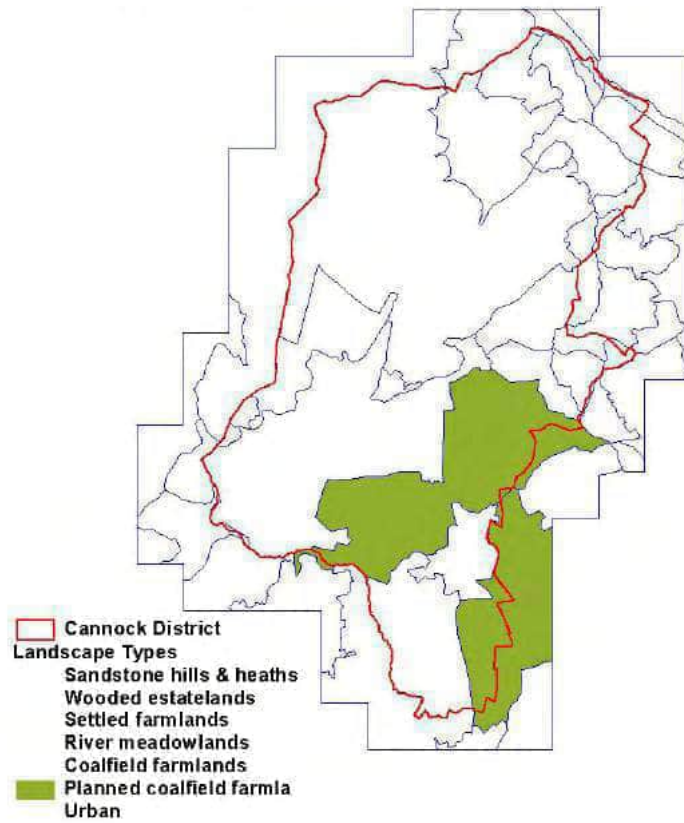
The land around Chasewater is more typically characterised by the presence of deep mine workings with re-shaped colliery spoil tips. The underlying landscape has a planned character defined by the regular pattern of hedged fields, which reflect the fact that these were enclosed from heathland at a later date than the Coalfield Farmlands. The presence of commons at Brownhills and the highly disturbed Wyrley Common further reinforces this heathy character. There are small fragments, or remnants of the traditional farming pattern in this area at Common Side, where a brick built cottages and smallholdings survive close to the encroaching urban edges.

Key Characteristics

- Restored opencast landscapes with immature landscape features
- Smooth topography and simple landforms
- Patches of secondary woodland on older restored sites
- A vacant landscape lacking in settlement
- Wet heathland character in less disturbed areas
- Well defined urban edges in sharp contrast to Green Belt land
- Large scale urban elements including pylons major roads and distribution warehouses.



Cannock District - Landscape Types key plan



Strength of Character

Natural: weak Cultural: weak **Overall:** weak

The rolling plateau landform in the Planned Coalfield Farmlands is not particularly prominent and although there are occasional patches of relic heathland and other semi-natural vegetation, these only contribute to a weak strength of character for the natural dimension of the landscape. The cultural dimension of this recent landscape is also weak, giving an overall weak strength of character.

Summary of Condition

Overall: moderate

CP21; A landscape in overall moderate to good condition with two parcels in poor condition and eight parcels in good condition. The visual impact of recent change following restoration is generally low, and the functional integrity of the landscape is typically weak as this is a planned immature landscape. The historic cultural pattern has largely been lost.

CP22: This landscape is in good condition, and the visual impact of change is low, or very low in the former heathland areas. The habitat network is either strong, where areas of heathland have survived, or declining due to arable intensification. Significant areas of land are managed for amenity purposes around Chasewater.

Landscape Condition Table

LDU Ref	Extent of change	Magnitude of change	Visual impact	Habitat network	Cultural pattern	Functional integrity	OVERALL CONDITION
CF21a	Insignificant	Low	Low	Weak	Declining	Weak	Moderate
CF21b	Insignificant	Low	Low	Weak	Declining	Weak	Moderate
CF21c	Insignificant	Low	Low	Declining	Intact	Moderate	Good
CF21d	Widespread	Low	Low	Weak	Declining	Weak	Moderate
CF21e	Widespread	Low	Low	Strong	Intact	Strong	Good
CF21f	Widespread	Low	Low	Declining	Declining	Moderate	Good
CF21g	Insignificant	Low	Low	Declining	Declining	Moderate	Good
CF21h	Insignificant	Low	Low	Strong	Intact	Strong	Good
CF21i	Widespread	Low	Low	Strong	Declining	Moderate	Good
CF21j	Insignificant	Low	Low	Declining	Declining	Moderate	Good
CF21k	Insignificant	Low	Low	Declining	Declining	Moderate	Good
CF21l	Widespread	Low	Low	Weak	Declining	Weak	Moderate
CF21m	Widespread	High	High	Weak	Relic	Weak	Poor
CF21n	Widespread	Moderate	Moderate	Weak	Relic	Weak	Poor
CF21o	Insignificant	Low	Low	Declining	Declining	Moderate	Good
CF22a	Insignificant	Low	Low	Declining	Declining	Moderate	Good
CF22b	Widespread	Low	Low	Declining	Intact	Moderate	Good
CF22c	Insignificant	Low	Low	Strong	Intact	Strong	Good
CF22d	Insignificant	Low	Low	Strong	Intact	Strong	Good
CF22e	Insignificant	Low	Low	Strong	Declining	Strong	Good
CF22f	Insignificant	Low	Low	Strong	Intact	Strong	Good
CF22g	Insignificant	Low	Low	Strong	Intact	Moderate	Good
CF22h	Insignificant	Moderate	Low	Declining	Declining	Moderate	Good
CF22i	Localised	Moderate	Low	Declining	Declining	Moderate	Good
CF22j	Localised	Moderate	Low	Declining	Declining	Moderate	Good
CF22k	Localised	Moderate	Low	Declining	Declining	Moderate	Good

Vision Statement

Overall strategy: strengthen and enhance

CP21: Strengthen and enhance the Planned Coalfields landscape and in particular seek opportunities for further heathland creation linked to the Biological Enhancement Area. A precedent has been set for heathland creation on land adjacent to Cuckoo Bank and where practical this could be extended northwards to link with Hednesford Hills and Cannock Chase, and southwards to link with Chasewater, Brownhills Common and beyond. Plantation style shelter belt woodlands are also a feature of this otherwise open landscape, and woodland planting could be used to provide a buffer to future housing development on the edges of Heath Hayes. In addition to woodland and heathland creation, opportunities for improved recreational access for example at Fair Lady Coppice and off Wimblebury Road would take the pressure off more protected landscapes on Cannock Chase.

Future applications for sustainable energy production from wind turbines could be the catalyst for some of the more ambitious landscape enhancement initiatives described above.

CP22: Conserve and strengthen the underlying heathy character of the landscape and seek opportunities for appropriate restoration of land required for mineral extraction adjacent to Wyrley Common. Conserve fragments of the former pastoral landscape at Common side. Any expansion of the industrial land south of the A5 should be accompanied by appropriate woodland planting to contain the development and to strengthen the heathy character of the area. A matrix of mixed woodlands, wet grassland, secondary woodland and heathland would unify this area and would contribute to the Biological Enhancement Area initiative. In addition to landscape enhancement, opportunities for improved short to medium distance recreational links should be explored to connect the urban communities of Norton Canes, Burntwood, Brownhills and Pelsall. Beacon Way could be a starting point for these linkages, as well as the established recreational hub at Chasewater South Shore. Local recreational opportunities would take the pressure off the more protected landscapes of Cannock Chase, and could also link to the Chase.

Sensitivity

The Planned Coalfield Farmlands is a recent landscape and thus has a low inherent sensitivity, although the remnant patches of heathland that still survive are more sensitive to change. Visual sensitivity is moderate due to the generally open nature of this rolling landscape.

LDU Ref.	Ecological integrity	Land use	Field pattern	Impact of built development	Overall Condition	Notes
CP21A Ironstone Road	Patches of heathy vegetation on steep slopes and verges	Grazing; intensive	Planned pattern of large fields bounded by gappy thorn hedges.	Hard urban edge to southern boundary localised moderate impact. Pylons visible. Realigned roads following opencast operations	Moderate	An intensively farmed planned landscape with evidence of restoration from opencast operations. Opportunity to soften the urban edge with appropriate tree planting .
CP21B Old Lodge Hill	Patches of heathy vegetation on steep slopes and verges	Pasture	Planned pattern of large fields bounded by gappy thorn hedges.	Insignificant impact of urban development	Moderate	An planned landscape with evidence of restoration from opencast operations.
CP21C Prospect village	Secondary woodland. Patches of gorse and scrub regeneration. Older permanent pasture	Pasture	Fragmented pattern of fields following opencast operations. Plantation woodland belts.	Low impact of the urban edge of Prospect Village	Good	A modified coalfield landscape with the self contained settlement of Prospect Village at its centre. The old mineral line is a feature in the landscape
CP21D Opencast area	Recent planting	Arable	Planned pattern of regular large fields, narrow shelterbelts and fences	Localised moderate impact of Wimblebury in long views	Moderate	A highly modified restored opencast landscape with an open aspect and long views over Wimblebury. Any development would be highly visible, however the landscape is vacant due to lack of settlement. Heathland restoration would be appropriate in the medium term.

LDU Ref.	Ecological integrity	Land use	Field pattern	Impact of built development	Overall Condition	Notes
CP21E Cuckoo Bank	Secondary birch woodland	Birch woodland over colliery tip	No field pattern. Secondary woodland	No impact of built development. Pylons visible	Good	Established vegetation on the former tip is in contrast to the open recently restored adjacent landscape. Heathland regeneration would be appropriate
CP21F Opencast area	Heathland and open water. Secondary woodland	Restored heathland and plantation woodland	No field pattern	No impact of built development. Pylons visible	Good	Heathland restoration could be extended to other areas
CP21G Wimblebury Road	Plantation woodlands and secondary woodland	Mixed arable land, pasture and woodland. Amenity land and allotments	Regular large scale fields bounded by thorn hedges. Plantation woodlands	Localised low impact of development west of Wimblebury Road. Pylons	Good	Woodland belts screen the edge of Heath Hayes from the wider restored landscape. Amenity land is a feature of the area including allotments. Opportunity for well sited development with links to a well planned open space and access network
CP21H No Man's Bank	Heathy vegetation character in rough grassland	Rough pasture and secondary woodland	A regular pattern of large fields bounded by thorn hedges. Secondary birch woodland	Localised low impact of the built edge to Norton Canes. View of pylons	Good	A neglected landscape with a degraded appearance exacerbated by the presence of pylons. A valuable buffer to the edge of Norton Canes
CP21I Coppice Colliery	Developing woodland on former mining sites	Rough land and secondary woodland	No field pattern. Birch secondary woodland	Localised low impact of built development. Pylons	Good	A disturbed former industrial landscape, partly restored and allowed to regenerate with secondary birch

LDU Ref.	Ecological integrity	Land use	Field pattern	Impact of built development	Overall Condition	Notes
						woodland. A valuable buffer to development between Norton Canes and Heath Hayes
CP21J Newlands Lane	Hedgerows and trees. Wet pasture	Pasture	Regular pattern of small fields bounded by mixed species hedges. Scattered trees	Localised moderate impact of development along the skyline to the north	Good	A poorly managed run down landscape but with a well treed appearance. Development could be accommodated providing that a new landscape framework is formed. Access to the old Newlands lane is valued.
CP21K Newlands Brook	Hedgerows and trees. Wet pasture adjacent to the brook	Pasture and some arable fields	Regular pattern of small fields bounded by mixed species hedges. Scattered trees	Localised moderate impact of development along the skyline to the north. Pylons visible	Good	A poorly managed run down landscape but with a well treed appearance. Access to the old Newlands lane is valued.
CP21L Newlands lane north	Plantation woodland. Newlands lane corridor	Arable	Regular pattern of medium to large fields bounded by thorn hedges	Localised moderate impact of development along the skyline to the north. Pylons visible	Moderate	Arable intensification has removed hedges and results in an open featureless landscape compared with the adjacent areas. Development could be accommodated providing that a new landscape framework is created with access to Newlands Lane

LDU Ref.	Ecological integrity	Land use	Field pattern	Impact of built development	Overall Condition	Notes
CP21M Poplars site	None evident	Landfill tip and associated land	No field pattern	Widespread high impact of the development of the landfill site	Poor	A prominent site close to the edge of Cannock and Hawkes Green. Restoration proposals and new mineral prospects require careful monitoring
CP21N Kingswood Lakeside	Recent planting and open water balancing ponds	Grazing and development land	Planned arrangement of large enclosures, new roads and shelterbelts	Large distribution sheds have high widespread impact. M6 toll road	Poor	A large scale restored opencast landscape containing modern distribution sheds and development infrastructure. This is a vacant landscape with no settlement
CP21O Long Lane	Hedgerows and trees	Pasture	Regular small to medium sized fields bounded by mixed species hedges typically on low banks. Scattered trees in hedgerows	Localised moderate impact of development on the eastern edge of the area	Good	An area of intact landscape with mature trees and mixed species hedgerows. The green lane of Long Lane is a valuable landscape feature. Development would not be appropriate in this area.
CP22A Southacres Farm	Trees along stream corridor	Pasture (horse grazing)	Mainly wire fences. Scattered mixed age trees along stream corridor	Localised moderate impact of development. Views of pylons, horse paddock sheds and sheds	Good	An urban fringe degraded landscape. Could accommodate development providing that the stream corridor is protected and a new landscape framework is established

LDU Ref.	Ecological integrity	Land use	Field pattern	Impact of built development	Overall Condition	Notes
CP22B Chasewater Country Park	Heathy vegetation, secondary woodland, waterside vegetation	Country park open space and heathland	No field pattern. Secondary and planted woodland, mainly birch and willow	Localised low impact of development. Burntwood by pass and recreation/ sports facilities have a localised moderate impact	Good	A locally valued country park landscape with diverse recreation facilities. Habitat management and heathland creation should be a priority
CP22C Chasewater	Open water and margins	Reservoir	Open water	M6 toll and Burntwood by pass localised moderate impact	Good	A locally valued recreation resource close to large urban population
CP22D Chasewater south & west	Secondary birch woodland	Amenity land and remnants of grazing land	No field pattern . Wire fences	South shore development and innovation centre. Pylons and M6 toll structures	Good	A highly modified landscape severed by the M6 Toll road. Opportunities for innovative development relating to recreation area
CP22E Common side	Permanent pasture, wet flashes, overgrown hedges	Pasture and industrial estate	A fragmented pattern of small to medium sized regular fields bounded by thorn hedges. Scattered oak and overgrown thorn trees	Localised moderate impact of industrial estate, A5 corridor, M6 toll, power lines	Good	A relic of traditional small holding land with grazing animals and brick built cottage. Elsewhere, a modified landscape with extensive urban influences and pressure for additional new development.
CP22F East of Yorks Bridge	Hedgerows, secondary woodland, heathy verges	Arable	Large regular field pattern bounded by thorn hedges	Localised insignificant impact of industrial estate off A5	Good	Monitor impact of expansion to industrial area and mitigate with woodland planting.

LDU Ref.	Ecological integrity	Land use	Field pattern	Impact of built development	Overall Condition	Notes
CP22G Wyrley Common	Secondary woodland	Former colliery tip	No field pattern. Secondary birch and oak woodland	No impact of built development evident	Good	A regenerated colliery spoil tip with no public access. Provides a valuable buffer to the adjacent proposed mineral prospect. Positive management and access would be beneficial
CP22H Engine Lane	Hedgerows and woodland	Mixed arable	Large regular field pattern bounded by thorn hedges. Field corner spinneys.	Localised moderate impact of industrial development at Clayhanger	Good	A landscape in transition from pasture to arable. An open landscape with long views out. Engine lane is a feature in the landscape with evidence of informal recreation
CP22I Lime Lane	Secondary birch woodlands, hedgerow trees. Heathy vegetation on verges	Mixed pastoral	Large regular field pattern bounded by thorn hedges. Some secondary birch woodland and oak hedgerow trees	No impact of built development	Good	A planned landscape of former heathland. Some arable intensification.
CP22J The Slough	Hedgerows and woodland	Mixed arable	Large regular field pattern bounded by thorn hedges. Field corner spinneys.	Localised moderate impact of industrial development at Clayhanger	Good	A mainly arable landscape with urban influences adjacent to the canal.
CP22K High Bridge	Hedgerows	Arable	Large regular field pattern bounded by thorn hedges	Localised moderate impact of urban edge and busy road to south	Good	An arable landscape in sharp contrast to the urban edge to the south. Protect from development as a buffer. Woodland planting would reinforce the urban boundary.

Appendix 2: Cannock Chase Green Belt Review Method



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Cannock Chase Green Belt Review

Method Statement

Prepared by LUC
November 2014

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Project Title: Cannock Chase Green Belt Review: Method Statement

Client: Cannock Chase Council

Version	Date	Version Details	Prepared by	Checked by	Approved by Principal
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Appendix 1: Examples of one detailed assessment and one broad area assessment

Introduction and purpose of this statement

- 1.1 LUC has been appointed by Cannock Chase Council (CCC) to undertake a comprehensive review of the Green Belt within the District. The review will assess the performance of the Green Belt against the five purposes of Green Belt designation set out in national planning policy. It will be for the development plan, in the light of the review, to change the Green Belt boundary and allocate any of that land for development. In setting a revised Green Belt boundary it will be important that it is clearly defined using recognisable features, to provide a robust and defensible boundary for the long term.
- 1.2 This statement sets out the context and proposed methodology for completing the Green Belt review.
- 1.3 Its purpose is to secure the support of key stakeholders, including the relevant Duty to Cooperate stakeholders, for the methodology and project outputs. In addition to this method statement, stakeholders will be provided with a series of detailed maps illustrating the parcels of land proposed Green Belt for review. As well as providing feedback on these maps, stakeholders are requested to highlight any:
 - Significant brownfield sites within one kilometre of the boundary of Cannock Chase District, and/or
 - Potential urban extensions being considered by neighbouring authorities that could narrow the gap between the boundary of **Cannock's** built-up area and neighbouring authority settlements.
- 1.4 This information will help with the judgements associated with Green Belt **purpose 5, 'To assist in urban regeneration, by encouraging the recycling of derelict and other urban land'**.
- 1.5 Written feedback is requested from all consultees on the Method Statement by the date specified in the covering message. Following the deadline, the feedback will be reviewed and interested **stakeholders will be invited to attend a workshop to discuss their views 'in the round'**. The most useful stage at which to hold this workshop will be decided once written feedback has been received and analysed.
- 1.6 The final project report will include a summary of the consultation process, the representations received and how these were taken into account in the review.

Overall approach

- 1.7 This Green Belt review methodology draws on good practice across **England and LUC's experience**. The method seeks to be:
 - **Objective** – assessment criteria are based on national planning policy and the performance of parcels of land against these criteria is objectively assessed, ensuring that the justification of each score is clear and as free from value judgements as possible.
 - **Simple** – no Green Belt purpose is considered more important than any other in the NPPF so no weighting has been applied in the method.
 - **Flexible** – the same method of detailed assessment is applied to: existing Green Belt land, land outside the Green Belt, land adjacent to large settlements, strategic employment sites and gypsy and traveller sites.
 - **Focussed** – on the purposes of Green Belt and does not consider the relative values of parcels of land as ecological or landscape assets. While it is important to consider the wider benefits of Green Belt as countryside, these benefits are not an explicit policy objective of Green Belt designation and should only be considered once Green Belt has been defined¹.
- 1.8 The method of assessing land parcels for their value as Green Belt consists of the five tasks described below, the first three of which have already been completed.

¹ However, the method does examine evidence of countryside access/recreational use in relation to Purpose 3 'To assist in safeguarding the countryside from encroachment'.

Task 1: Setting the context for the review (completed)

- 1.9 National planning policy on Green Belt and planning policy in Cannock Chase District provide important context for the proposed Green Belt review methodology; this section provides a brief overview.

Green Belt

- 1.10 The National Planning Policy Framework (NPPF) takes forward the previous national Green Belt policy set out in PPG2, stating that Green Belt should serve the following five purposes (paragraph 80):
- To check the unrestricted sprawl of large built-up areas.
 - To prevent neighbouring towns merging into one another.
 - To assist in safeguarding the countryside from encroachment.
 - To preserve the setting and special character of historic towns.
 - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 1.11 It states that existing Green Belt boundaries should only be altered in exceptional circumstances and as part of the preparation or review of a Local Plan. Local Planning Authorities should **therefore, where necessary, identify areas of 'safeguarded land' between the urban area and the Green Belt** to accommodate long-term development needs well beyond the plan period. New boundaries must have regard for the permanence of the designation by redefining boundaries which endure beyond the Local Plan period. New boundaries should therefore be defined clearly, using readily recognisable, permanent physical features.
- 1.12 Paragraph 82 of the NPPF states that new Green Belt should only be established in exceptional circumstances where there is a clear need for the Green Belt, the normal planning and development management policies would not be adequate, the implications for the sustainable development would be acceptable meeting the other strategic objectives of the NPPF, and the new Green Belt is consistent with Local Plans for neighbouring authorities.

Cannock Chase

- 1.13 Sixty per cent of Cannock Chase District is part of the West Midlands Metropolitan Green Belt; 30% of the District is within an Area of Outstanding Natural Beauty (AONB). Together, these designations have been relatively successful in checking the sprawl of Birmingham, The Black Country and Coventry, preventing the merging of settlements and encroachment into the surrounding countryside, and helping to preserve the setting and special character of the satellite settlements within the District.
- 1.14 CCC is preparing a new Local Plan for the District for the period 2006-2028. The plan is being prepared in two parts. Part 1 includes the Core Strategy, which sets out the strategic policies, and a Rugeley Town Centre Area Action Plan. Part 2 is currently being prepared and will include site specific allocations, site safeguarding and any land requirement to help Birmingham in meeting its housing needs. Part 1 was adopted in June 2014 and has replaced the Cannock Chase Local Plan adopted in 1997.
- 1.15 The Core Strategy focuses development in the District's settlements, broadly in proportion to their existing scale (Rugeley and Brereton 26%, Norton Canes 6% and Cannock, Hednesford and Heath Hayes 68%). It also seeks to develop service provision to meet the distribution of housing across the District. Suitable development in villages identified on the Policies Map will be limited to infill sites only. The extent of the urban areas will be constrained by the Green Belt Boundary as defined on the Policies Map.

Housing

- 1.16 A joint housing strategy for south-east Staffordshire orchestrates provision of housing in Tamworth Borough, Lichfield District and Cannock Chase District. Under this strategy the three Councils have a combined housing requirement of 900 homes per annum (19,800 homes from 2006 to 2028). The strategy provides for 5,300 (net) new homes to be delivered within Cannock

Chase District in the plan period. 1,625 new homes have been completed in Cannock Chase District in the first six years since 2006, reducing the District requirement to 3,675 in the remaining 16 years to 2028, an annual delivery rate of 230 homes.

Gypsy and travellers

- 1.17 Core Policy CP7 plans for an additional 41 residential pitches and four Travelling Showpeople plots over the plan period. A broad area of search for these additional pitches and plots has been identified along the A5 road corridor.

Employment land delivery

- 1.18 Cannock Chase needs 88 ha of new and redeveloped employment land over the plan period and the Core Strategy identifies 91 ha as being available: 62 ha (68%) in Cannock/ Hednesford/ Heath Hayes; 26 ha (29%) in Rugeley and Brereton and 3 ha (3%) in Norton Canes². 34 ha of this available employment land had already been developed by 1 April 2012.

Safeguarding land beyond the plan period

- 1.19 The Core Strategy can be delivered without any further development within the Green Belt; however, the provision of adequate amounts of safeguarded land suitable for longer term housing, gypsy and traveller and employment development beyond the plan period is likely to require release of Green Belt land. This will be addressed within the Local Plan Part 2.

The District's 'duty to co-operate'

- 1.20 Section 110 of the Localism Act describes English Local Authorities' **'duty to co-operate'**. The duty:
- Relates to sustainable development or use of land that would have a significant impact on at least two local planning areas.
 - Requires that councils and public bodies **'engage constructively, actively and on an on-going basis'** to develop strategic policies to address such issues.
 - Requires councils to consider joint approaches to plan making.
- 1.21 Paragraph 156 of the NPPF sets out the strategic issues where co-operation might be appropriate. Through its objective and robust review of Green Belt, CCC will determine whether they will be in a position to help Birmingham meet any shortfalls in objectively assessed housing needs.

Task 2: Defining the study area (completed)

- 1.22 The review will cover all Green Belt in the District. CCC also identified discrete areas of two other categories of land for inclusion in the study:
- Selected areas of land outside the Green Belt for possible future inclusion in the Green Belt.
 - Selected areas of land straddling the boundary between Cannock Chase District and neighbouring districts.
- 1.23 A constraints mapping exercise has been carried out using GIS data supplied by CCC. This identified locations where environmental constraints would render any development proposal inappropriate and these locations were eliminated from the study area. Land within the District was assumed to be unsuitable for any development if it was subject to one or more of the following constraints:
- Internationally designated wildlife sites: Special Areas of Conservation, Special Protection Areas, Ramsar sites, Sites of Community Importance.
 - Nationally designated wildlife sites: Sites of Special Scientific Interest (SSSIs) or National Nature Reserves (NNRs).
 - Scheduled Monuments.

² Cannock Chase Local Plan Part 1, proposed submission (2013).

- Areas at high risk of flooding (Flood Zone 3).
- 1.24 While this list of constraints is not exhaustive, it served to reduce the area of land requiring assessment in the remainder of the study. The Cannock Chase AONB was not included in the list as it is not considered an absolute constraint to development. Instead, it is recognised as an important designation, informing judgements against each of the five purposes of Green Belt and influencing the size and shape of Green Belt parcels.

Task 3: Land parcel identification (completed)

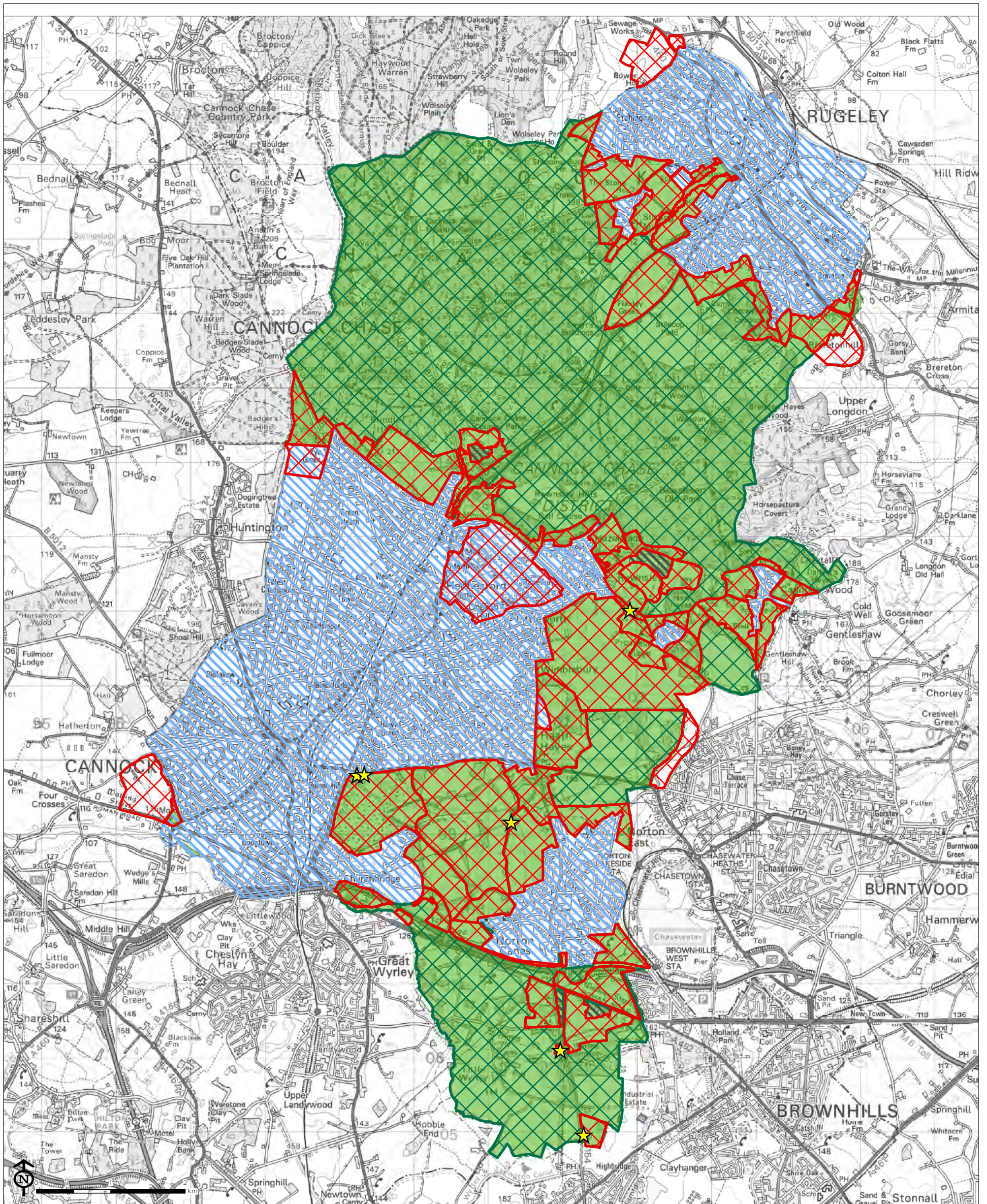
- 1.25 Following the constraints mapping, the remaining areas of the Green Belt in the District, selected areas of land outside the Green Belt, and selected areas straddling the boundary with neighbouring authorities were parcelled up for assessment against the Green Belt purposes. The land parcels provide a structure for the assessment of the relative value of land as Green Belt against the Green Belt purposes. The land parcels identified by Task 3 are illustrated on the overview map in **Figure 1**.

Green Belt adjacent to large settlements

- 1.26 With the exception of land affected by the constraints outlined under Task 2, all Green Belt land adjacent to large built-up areas will be subject to assessment following the method described under Task 4 below. The Green Belt review focuses on the land that adjoins the large built-up areas of the District, including large settlements, strategic employment sites and gypsy and traveller sites, because these locations are likely to offer the most sustainable locations for new **development, in line with the spatial strategy set out in CCC's Core Strategy**. CCC has assisted LUC in identifying additional areas for detailed assessment, including:
- Areas currently outside the Green Belt which may be suitable for inclusion within Green Belt.
 - Areas of Green Belt straddling the boundary with neighbouring local authorities.
 - Areas that are known by CCC to be the subject of developer interest (**e.g. from the 'call for sites' exercise**).
- 1.27 **Paragraph 85 of the NPPF states 'When defining boundaries, local planning authorities should...define boundaries clearly, using physical features that are readily recognisable and likely to be permanent'.**
- 1.28 Land parcels were defined by referring to the Local Plan Policies Map, OS maps and aerial images to identify clear, robust boundaries around areas of the same or very similar land use or character. Where relevant, parcel boundaries were drawn so that parcels covered sites likely to be subject to development pressure. The following physical features were considered defensible and relatively permanent and therefore potentially suitable for delineating Green Belt boundaries:
- Significant natural features – for example, substantial watercourses, water bodies and floodplains.
 - Significant man-made features – for example, motorways, A and B roads and railway lines, and established infrastructure and utilities such as sewage treatment works.
 - Woodland, hedgerows and tree lines were considered to be recognisable but less permanent boundaries; streams and ditches are considered to be both recognisable and permanent but less significant boundaries than those above. However, where appropriate, both were used to define land parcel boundaries.
- 1.29 Land parcel sizes were guided by the relative size of adjacent developed areas and by the surrounding natural and man-made features.

Broad areas of Green Belt remote from settlements

- 1.30 **Following the identification of parcels of land adjacent to the District's large built-up areas**, the remaining areas of Green Belt in the District (Green Belt land not adjacent to large built-up areas) were identified. These broad areas of Green Belt lie towards the centre of the open land separating settlements. For the reasons outlined above, it was not deemed necessary to carry



- ★ Gypsy and Traveller Sites (6)
- ▨ Employment Site Boundaries (4)
- ▧ Settlement Urban Boundaries (6)
- Green Belt
- ▤ Parcels defined for detailed assessment
- ▦ Broad areas of Green Belt defined for descriptive assessment

Cannock Chase Green Belt Review

Figure 1: Overview map



Map Scale @ A3: 1:50,000

out a detailed review of these areas, as will be done for the Green Belt land adjacent to built-up areas. Instead, a broader descriptive approach to assessment will be followed.

- 1.31 Within these broad areas there are small developed areas – villages, gypsy and traveller sites and strategic employment sites – that have been washed over by the Green Belt and which may have been the subject of landowner representations. Where CCC identified such developed areas as requiring more detailed assessment, the same approach as described above for Green Belt parcels adjoining settlements was used.
- 1.32 The review will also cover some land parcels that straddle the boundary with neighbouring authorities. These parcels will be assessed in detail where the required digital data can readily be obtained from neighbouring authorities as part of the consultation process.
- 1.33 At this stage, comments on the methodology for the Green Belt Review are being invited from developers/agents/local landowners; local councils including parish councils; and CCC's Duty to Co-operate consultees. The consultation will also be publicised in the local press.

Task 4: Detailed assessment of land parcels adjacent to large built-up areas (to be completed)

- 1.34 Once the land parcels adjacent to built-up areas have been finalised, they can be assessed against the purposes of Green Belt, as set out in the first column of **Table 1.1**.
- 1.35 It is considered that the Green Belt makes a strategic contribution to Purpose 5 '*assisting in urban regeneration by encouraging the recycling of derelict and other urban land*'. It is therefore not considered appropriate to distinguish between the contribution of individual parcels to this purpose. This is further explained in **Table 1.1**.

Assessment criteria

- 1.36 **Table 1.1** outlines the proposed criteria for assessing the performance of parcels of land which are adjacent to large built-up areas, including settlements and strategic employment sites, against the purposes of Green Belt. The criteria are tailored to the District of Cannock Chase to **ensure that the Green Belt review judgements are appropriate and valuable to the District's** priorities whilst remaining true to the five purposes of Green Belt.

Table 1.1: Green Belt review criteria

NPPF Green Belt Purposes		Issues for consideration		Criteria	Value
1	To check the unrestricted sprawl of large built-up areas.	a	Ribbon development.	Does the parcel play a role in preventing ribbon development?	If strong role (i.e. it lies either side of a road corridor), ++ If no role, +
		b	Openness.	Does the parcel protect an open area of countryside free from development?	If land parcel contains no development and is open, +++ If land parcel contains limited development and is relatively open, ++ If land parcel already contains development compromising openness, +
2	To prevent neighbouring towns merging into one another.	a	Location of parcel and distance between neighbouring settlements.	What is the width of the gap between the settlements in which the parcel is located?	If <1km, +++ If between 1 km and 2 km, ++ If more than 2 km, +
		b	Type and location of physical boundaries bordering/separating parcels: motorways, railways, rivers or	Are there existing natural or man-made features / boundaries that would prevent settlements from merging with one another in the long term? (These could	If there is no significant boundary between the parcel and the neighbouring settlement, +++ If there is a less significant boundary, ++ If there is a significant boundary(s) between the parcel and the neighbouring settlement, +

NPPF Green Belt Purposes	Issues for consideration	Criteria	Value
	woods.	be outside the parcel).	
3 To assist in safeguarding the countryside ³ from encroachment.	a	Significance of existing urbanising influences. ⁴	Has the parcel already been affected by encroachment of urbanising built development, not including agricultural and forestry related development, within the parcel? If land parcel contains no urbanising development and is open, +++ If land parcel contains limited urbanising development and is relatively open, ++ If land parcel already contains urbanising development compromising openness, +
	b	Significance and permanence of boundaries / features to contain development and prevent encroachment.	Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel). If no significant boundary between the parcel and the neighbouring settlement, +++ If less significant boundary between the parcel and the neighbouring settlement, ++ If significant boundary(s) between the parcel and the neighbouring settlement, +
	c	Countryside access / recreation.	Is there evidence of positive use of the countryside in this location (e.g. footpaths, bridleways, formal or informal sport and recreation)? ⁵ (Accessible countryside on the doorstep.) If recreational facilities adjoin the parcel, ++ If recreational facilities do not adjoin the parcel, or no +
4 To preserve the setting and special character of historic towns.	a	Contribution of parcel to setting and special character of settlement.	Are there features of historic significance (see definition below) in the parcel or visible from the parcel? If yes and in/adjoining the parcel, +++ If yes but not adjoining the parcel, ++ If no, +
5 To assist in urban regeneration by encouraging the recycling of derelict and other urban land.	a	The need to incentivise development on brownfield land within settlements	All Green Belt makes a strategic contribution to assisting in urban regeneration by encouraging the recycling of derelict and other urban land. Therefore, all parcels make a significant contribution (+++) to this purpose. All purposes of Green Belt are of equal importance and are given equal weighting in the overall value of parcels of Green Belt. However, in order to highlight the spatial differences in the performance of parcels of Green Belt against the other four purposes, the considerable contribution of Green Belt against Purpose 5 is not reflected in the overall judged value of the parcel.

2 As stated under Task 2, some of the land parcels to be assessed are areas of land outside the Green Belt for possible future inclusion in the Green Belt.

2.1 The same criteria will be used to assess land parcels of existing Green Belt and non-Green Belt land adjacent to large built-up areas, such as settlements and strategic employment sites. Gypsy and traveller sites in the District sit within the Green Belt but their semi-permanent nature is unlikely to make them strong candidates for removal from the designation. Nevertheless, the review of land parcels adjacent to Gypsy and traveller sites will provide a good indication of the most appropriate areas for site expansion beyond the plan period. LUC will work closely with CCC to identify parcels of non-Green Belt land where development pressures are relatively high and **new Green Belt designations are likely to meet the NPPF's 'exceptional circumstances'**.

2.2 Using the above framework, an overall judgment will be reached on the extent to which each land parcel adjacent to large built-up areas serves the purposes of Green Belt. This overall judgement

³ Paragraph 81 of the NPPF requires local planning authorities to plan positively to enhance the beneficial use of Green Belt land. While the wider benefits of Green Belt as countryside are not an explicit purpose of the Green Belt designation, in scoring land parcels against purpose 3, this study considers the land parcel's recreational value as countryside (see criteria 3c).

⁴ The significance of existing urbanising influences has a direct influence over the relative openness of green belt parcels. We have therefore used the presence of urbanising influences as a proxy for assessing the degree of openness within the parcel.

⁵ 'Cannock Chase is an important recreation area, both as traditional Midlands daytrip country and for the growing population on its immediate fringe'. Natural England website: <http://www.naturalengland.org.uk/ourwork/conservation/designations/aonb/cannock.aspx>

will be reached by reviewing the individual judgements made in relation to how each land parcel scores against each criterion: if a parcel achieves a triple plus score (+++) against a single purpose, it will be judged to make a 'considerable contribution' to the purposes of Green Belt and no further assessment of that land parcel will be required. However, for land parcels where this is not the case, we will assess performance against the full range of purposes.

- 2.3 The results would be presented graphically in maps (using three shades of green), indicating for each land parcel whether it:
- Makes a '**considerable contribution**' to Green Belt Purposes
 - Makes a '**contribution**' to Green Belt Purposes
 - Makes a '**more limited contribution**' to Green Belt Purposes
- 2.4 The following definitions will be used to help ensure consistent application of the assessment criteria:
- **Encroachment from urbanising influences:** intrusion, gradual advance of buildings and urbanised land beyond an acceptable or established limit.
 - **Features of historic significance:** Conservation Areas, Registered Parks and Gardens, Listed Buildings and Historic Landscape Areas.
 - **Merging:** the joining or blurring of boundaries between two settlements.
 - **Ribbon development:** linear development along a route ways, such roads, canals and railways.
 - **Separation:** open countryside between two detached settlements.
 - **Settlement:** village, town, strategic employment site or gypsy and traveller site.
 - **'Significant' areas of brownfield land:** vacant, developable brownfield land able to accommodate at least 5% of South East Staffordshire's housing need of 19,800 homes between 2006 and 2026 at a density of 40 dwellings per hectare (dph)⁶. This equates to brownfield sites larger than 25 hectares.⁷
 - **Sprawl:** the irregular or straggling expansion of an urban or industrial area, spreading out over a large area in an untidy and irregular way.

Testing and validation

- 2.5 Each land parcel will be assessed remotely in the first instance using the constraints and asset maps, OS maps and aerial images to gain a first impression of how each parcel performs against the five purposes, both individually and collectively. This testing and validation process ensures that the criteria can be refined and broad judgements agreed before site visits are carried out.

Task 6: Interim report and progress meeting (to be completed)

- 2.6 Following the desk-based assessment of Green Belt parcels, an interim report will be prepared summarising all the desk-based judgements made for each land parcel and the broad areas making a more strategic contribution to the Green Belt purposes. Detailed notes on the judgements for each land parcel will be presented in assessment sheets containing commentary on the reasoning behind each judgement. Illustrative examples are provided in **Appendix 1** of:
- One detailed assessment sheet for a parcel of Green Belt adjacent to western boundary of the built-up area of Prospect village.
 - One high level assessment sheet for the broad area of Green Belt occupying the centre of the open land between Cannock and Rugeley.

⁶ This density is based on an average of the indicative densities for non-determined sites set of 50 dph for Urban Town Centres and 30 dph for Suburban Areas, as set out in Cannock Chase's Strategic Housing Land Availability Assessment 2014.

⁷ Housing need used as benchmark for defining significance of brownfield land area. However, brownfield land may be suitable for any type of development. Definition to be confirmed once a list of brownfield sites has been collated and the analysis is under way.

- 2.7 Clear, colour-coded GIS maps will accompany the interim report. The maps will illustrate the defined land parcels subjected to the detailed assessment outlined in Task 5 above, the key environmental and cultural assets and considerations around each settlement and the overall assessed value of each land parcel based on their individual performance against the five purposes of Green Belt. No recommendations for Green Belt release will be made; rather each land parcel will be assigned one of three ratings, highlighting whether the area makes a 'considerable contribution', a 'contribution' or a 'more limited contribution' to Green Belt purposes. Example maps are provided in **Appendix 1** illustrating:
- The assessment of the parcel of Green Belt adjacent to the western boundary of the built-up area of Prospect village (**Figure 2**).
 - The assessment of the broad area of Green Belt occupying the centre of the open land between Cannock and Rugeley (**Figure 3**).
- 2.8 CCC and LUC will hold a progress meeting to discuss the contents of the interim report and isolate specific land parcels, settlements and/or strategic employment/gypsy and traveller sites that require further review before the site visits.

Task 7: Site visits (to be completed)

- 2.9 With the combination of GIS constraints maps, the Policies Map, OS maps and satellite imagery providing enough information to make an informed judgement, it is likely that the majority of land parcels will not require site visits. However, following the review of the draft report and judgements, it is likely that some land parcels will be sufficiently complex and/or controversial to require a site visit. Land parcels meriting site visits will be identified at the progress meeting following the preparation of the interim report. During the site visits, judgements made remotely will be reviewed on the ground and modified or verified as required.

Task 8: Final report (to be completed)

- 2.10 Following the moderation of the desk-based judgements through targeted site visits, a final report detailing the context, method, consultation and findings of the Cannock Chase Green Belt review will be published. The report will contain the following:
- **Executive summary** of the Green Belt review from beginning to end.
 - **Geographical and Policy Context**, including a summary of the history of the West Midlands Green Belt.
 - **Methodology**, describing the process undertaken to collect, analyse and report the review's findings, including an outline of the assessment criteria.
 - **Consultation**, describing the consultation and 'duty to co-operate' activity undertaken, the representations received and how these were taken into account, including reasons for acceptance and rejection.
 - **Findings** for each parcel of land, individually in tables and collectively through colour-coded GIS maps.
 - **Overall conclusions** for each settlement, strategic employment site and gypsy and traveller site.

Appendix 1: Examples of one detailed assessment and one broad area assessment

Detailed Assessment of parcel to the west of Prospect Village (see Figure 2)

Overall Parcel Judgement⁸: Makes a considerable contribution to Green Belt Purposes.

General commentary: The parcel is largely open land and in close proximity to Rawnsley to the west. There are no significant boundaries preventing the two settlements from merging or inhibiting general encroachment of the countryside.

NPPF Green Belt Purposes		Issues for consideration	Criteria	Value ⁹	Assessment and Comments
1	To check the unrestricted sprawl of large built-up areas.	a	Ribbon development. Does the parcel play a role in preventing ribbon development?	If strong role (i.e. it lies either side of a road corridor), ++ If no role, +	++ Northern border of the parcel adjacent to Cannock Wood Road towards Rawnsley.
		b	Openness. Does the parcel protect an open area of countryside free from development?	If land parcel contains no development and is open, +++ If land parcel contains limited development and is relatively open, ++ If land parcel already contains development compromising openness, +	++ The parcel is largely open; however there is a farm complex towards the centre of the parcel.
2	To prevent neighbouring towns merging into one another.	a	Location of parcel and distance between neighbouring settlements. What is the width of the gap between the settlements in which the parcel is located?	If <1km, +++ If between 1 km and 2 km, ++ If more than 2 km, +	++ Rawnsley is less than 1 km to the west of Prospect Village.
		b	Type and location of physical boundaries bordering/separating parcels: motorways, railways, rivers or woods. Are there existing natural or man-made features / boundaries that would prevent settlements from merging with one another in the long term? (These could be outside the parcel).	If there is no significant boundary between the parcel and the neighbouring settlement, +++ If there is a less significant boundary, ++ If there is a significant boundary(s) between the parcel and the neighbouring settlement, +	+++ There are no significant boundaries between the parcel and Rawnsley.
3	To assist in safeguarding the	a	Significance of existing urbanising influences. ¹¹ Has the parcel already been affected by encroachment of urbanising built development, not including agricultural and	If land parcel contains no urbanising development and is open, +++ If land parcel contains limited urbanising	+++ The parcel is largely open and the farm complex towards the centre of the parcel does not constitute urbanising

⁸ The overall value of this Green Belt parcel is judged using the value judgements from Purposes 1-4 as all Green Belt is considered to make a considerable contribution to Purpose 5. This intended to draw out the spatial differences in the performance of individual parcels of land against the Green Belt purposes.

⁹ Definitions in method statement

¹¹ The significance of existing urbanising influences has a direct influence over the relative openness of green belt parcels. We have therefore used the presence of urbanising influences as a proxy for assessing the degree of openness within the parcel.

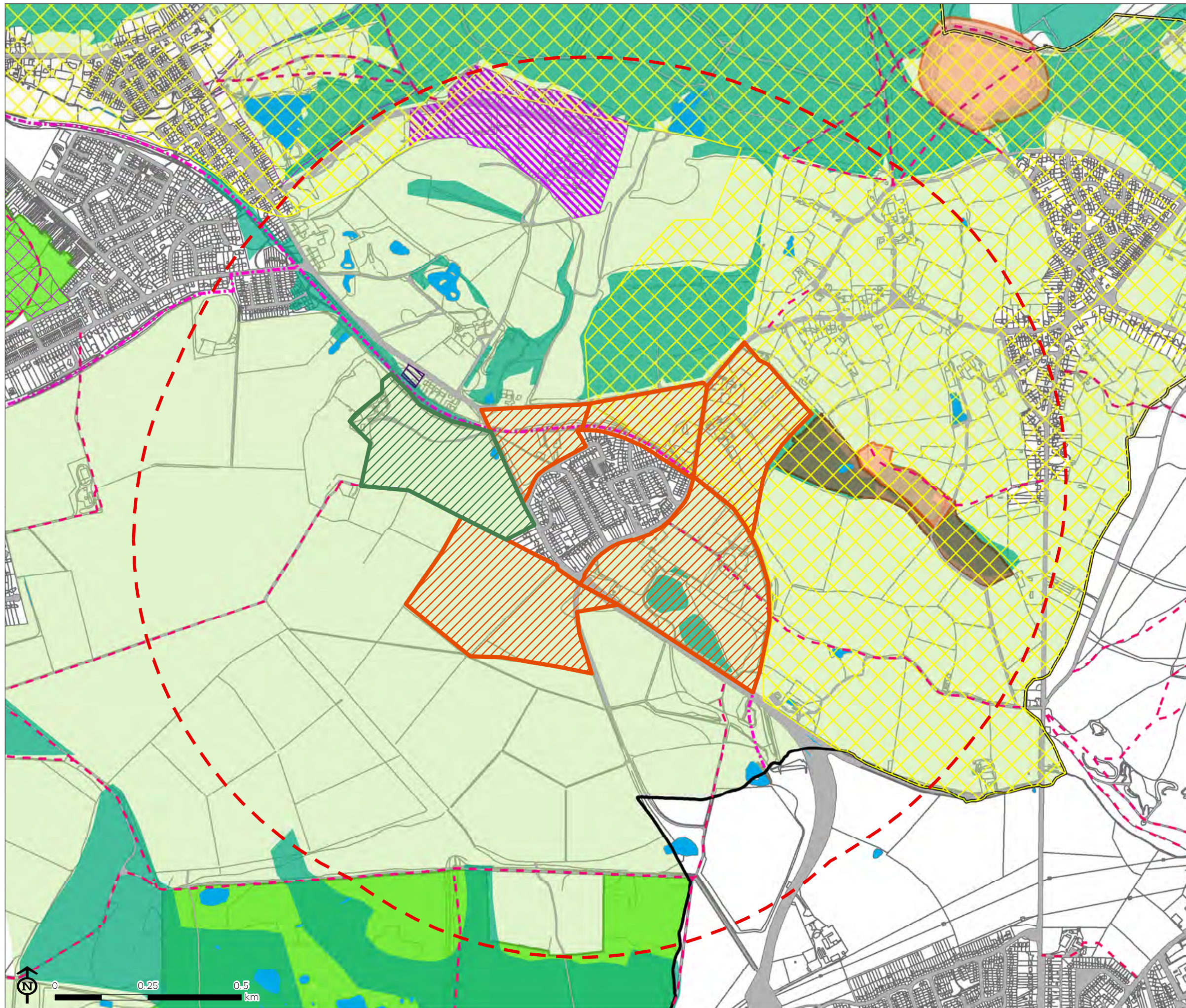
NPPF Green Belt Purposes		Issues for consideration	Criteria	Value ⁹	Assessment and Comments
	countryside ¹⁰ from encroachment.		forestry related development, within the parcel?	development and is relatively open, ++ If land parcel already contains urbanising development compromising openness, +	development.
		b	Significance and permanence of boundaries / features to contain development and prevent encroachment.	Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel). If no significant boundary between the parcel and the neighbouring settlement, +++ If less significant boundary between the parcel and the neighbouring settlement, ++ If significant boundary(s) between the parcel and the neighbouring settlement, +	+++ There are no significant boundaries.
		c	Countryside access / recreation.	Is there evidence of positive use of the countryside in this location (e.g. footpaths, bridleways, formal or informal sport and recreation)? ¹² (Accessible countryside on the doorstep.)	If recreational facilities adjoin the parcel, ++ If recreational facilities do not adjoin the parcel, or no +
4	To preserve the setting and special character of historic towns.	a	Contribution of parcel to setting and special character of settlement.	Are there features of historic significance (see definition below) in the parcel or visible from the parcel? If yes and in/adjoining the parcel, +++ If yes but not adjoining the parcel, ++ If no, +	+ Although the northern boundary of the site is bordered by a dismantled railway.
5	To assist in urban regeneration by encouraging the recycling of derelict and other urban land.	a	The need to incentivise development on brownfield land within settlements	All Green Belt makes a strategic contribution to assisting in urban regeneration by encouraging the recycling of derelict and other urban land. Therefore, all parcels make a significant contribution (+++) to this purpose. All purposes of Green Belt are of equal importance and are given equal weighting in the overall value of parcels of Green Belt. However, in order to highlight the spatial differences in the performance of parcels of Green Belt against the other four purposes, the considerable contribution of Green Belt against Purpose 5 is not reflected in the overall judged value of the parcel.	






















¹⁰ Paragraph 81 of the NPPF requires local planning authorities to plan positively to enhance the beneficial use of Green Belt land. While the wider benefits of Green Belt as countryside are not an explicit purpose of the Green Belt designation, in scoring land parcels against purpose 3, this study considers the land parcel's recreational value as countryside (see criteria 3c).

¹² 'Cannock Chase is an important recreation area, both as traditional Midlands daytrip country and for the growing population on its immediate fringe'. Natural England website: <http://www.naturalengland.org.uk/ourwork/conservation/designations/aonb/cannock.aspx>

Cannock Chase Green Belt Review

Figure 2: Assessment of Green Belt parcel to west of Prospect Village



-  1km Buffer
-  Cannock Chase District Boundary
-  Gypsy and Traveller Boundaries
-  Employment Site Boundaries
- Green Belt Parcels**
-  Makes a considerable contribution to Green Belt Purposes
-  Yet to be assessed
-  Public Rights of Way
-  Railways
-  Roads
-  Rivers/Canals and Lakes
-  Area of Outstanding Natural Beauty
-  Conservation Area
-  Special Areas of Conservation
-  Local Nature Reserves
-  Scheduled Monument
-  SSSI
-  Ancient Woodland
-  Flood Zone 3
-  Listed Buildings
-  National Inventory of Woodland and Trees 2012
-  Green Belt

Map Scale @ A3: 1:10,000



High level assessment of broad area of Green Belt between Cannock and Rugeley (see Figure 3)

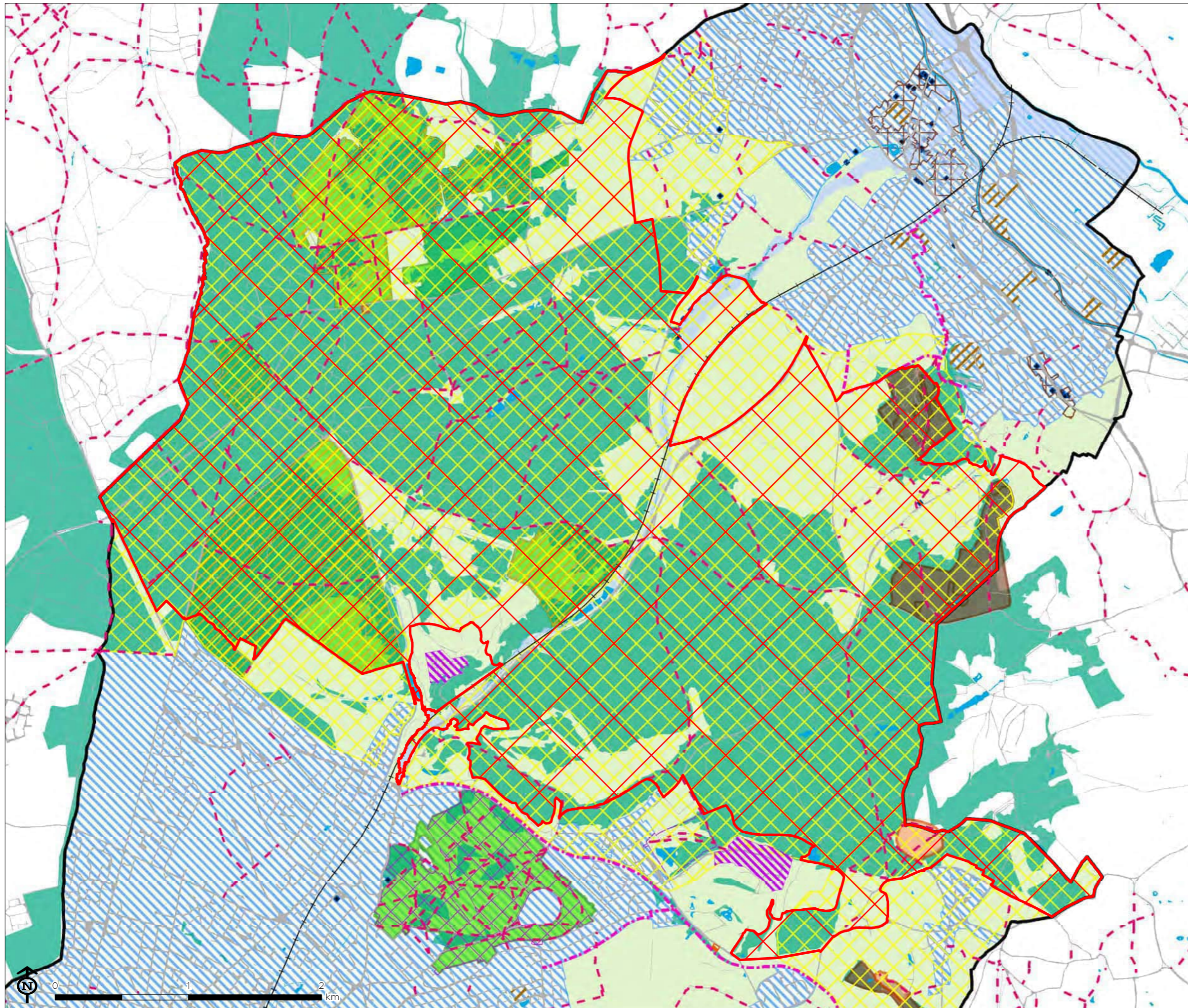
Overall Parcel Judgement: Makes a considerable contribution to Green Belt Purposes.

General commentary:

This broad area represents the largest area of open countryside in the District. Situated between Cannock to the south west and Rugeley to the north east, it is largely made up of Cannock Chase Country Park. The area contains large pockets of woodland, including Ancient Woodland.





















The entire area makes a considerable contribution to the purposes of Green Belt, most notably:

- Checking the sprawl of Cannock to the south west and Rugeley and Slitting Mill to the north east and Cannock Wood to the south east.
- Preventing the merging of these neighbouring towns in the long term.
- Safeguarding the countryside, including the Cannock Chase Country Park.



Cannock Chase Green Belt Review

Figure 3: Assessment of broad area of Green Belt between Cannock and Rugeley

-  Cannock Chase District Boundary
-  Gypsy and Traveller Boundaries
-  Employment Site Boundaries
-  Settlement Urban Boundaries
-  Broad areas of Green Belt defined for descriptive assessment
-  Public Rights of Way
-  Railways
-  Roads
-  Rivers/Canals and Lakes
-  Area of Outstanding Natural Beauty
-  Conservation Area
-  Special Areas of Conservation
-  Local Nature Reserves
-  Scheduled Monument
-  SSSI
-  Ancient Woodland
-  Flood Zone 3
-  Listed Buildings
-  National Inventory of Woodland and Trees 2012
-  Green Belt

Map Scale @ A3: 1:28,000



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