

# **Appendix A**

**Stafford Borough Council Landscape Sensitivity Study;**

**Landscape Sensitivity Criteria**

<b>Criteria</b>	<b>High susceptibility indicators</b>	<b>Medium susceptibility Indicators</b>	<b>Low susceptibility indicators</b>
Scale	Small scale field and landscape pattern	Medium scale fields and field pattern	Large scale field and landscape pattern
Landform	Steep or complex landform, and / or distinctive landform features.	Gentle to moderate slopes and modest topographic features	Gently sloping and uniform landforms. Lack of topographic features
Landcover	Natural and semi natural landcover. High proportion of trees. Parkland landscapes. Rich variety of landcover	Mix of land cover, could be improved pasture and arable land, with higher proportion of hedges and trees, or with patches of land with some conservation interest.	Previously developed land, or mostly arable and improved pasture farmland.
Biodiversity	Designated ecological areas within or very close to the site	Designated ecological areas reasonably close to the site	Absence of any designated ecological areas in the vicinity of the site
Man-made influences	Absence of modern built development or infrastructure. Influence of historic buildings or settlements	Some influence of modern development, or infrastructure. Limited influence of historic buildings or settlements	Strong influence of modern built development or infrastructure. Lack of historic buildings or settlements
Scenic Quality and Character	High scenic quality and strong sense of place	Medium scenic quality and some sense of place.	Low scenic quality and lacking sense of place
Relationship with existing settlement form	Would be incongruous with existing settlement form	Potential to complement settlement form, perhaps by development of part of the site only	Would be complementary to existing settlement form
Skylines and settings	Would have a negative visual effect on an important skyline, or important setting of the settlement	Limited effect on the skyline and limited role in the setting of the settlement.	Little effect on important skylines and sites that have a minimal role in providing an attractive settlement setting
Movement	Little movement in the landscape. Tranquil landscapes	Medium levels of movement from transport or other activity from facilities	High levels of movement from transport or other facilities
Visibility, Key views, Vistas	Clear or extensive views towards the landscape unit from public vantage points, or views from important locations	Some partial views from public vantage points or views from more everyday locations.	Limited or restricted views towards the unit from public vantage points, or more open views from less important locations
Views to and from important Landscape and Cultural Heritage Features (both within and outside of each assessment unit)	Views to important heritage features such as church spires are likely to be blocked or the context adversely affected.	Limited views to heritage features, and context less likely to be affected	Lack of views to heritage features, or the context unlikely to be adversely affected.
Relationship with the wider landscape	A strong relationship with the wider landscape or countryside	A relationship with the wider countryside and the existing settlement.	A weaker relationship with the wider countryside and greater affinity with the existing settlement.
Landscape Value	High value landscape based on factors including, landscape condition, scenic quality rarity, representativeness conservation value recreational value perceptual aspects and associations	Medium value landscape based on factors including, landscape condition, scenic quality rarity, representativeness conservation value recreational value perceptual aspects and associations	Low value landscape based on factors including, landscape condition, scenic quality rarity, representativeness conservation value recreational value perceptual aspects and associations

# **Appendix B**

**Stafford Borough Council Landscape Sensitivity Study;**

**Site Assessment Sheets**

# Landscape Assessment Site BER02

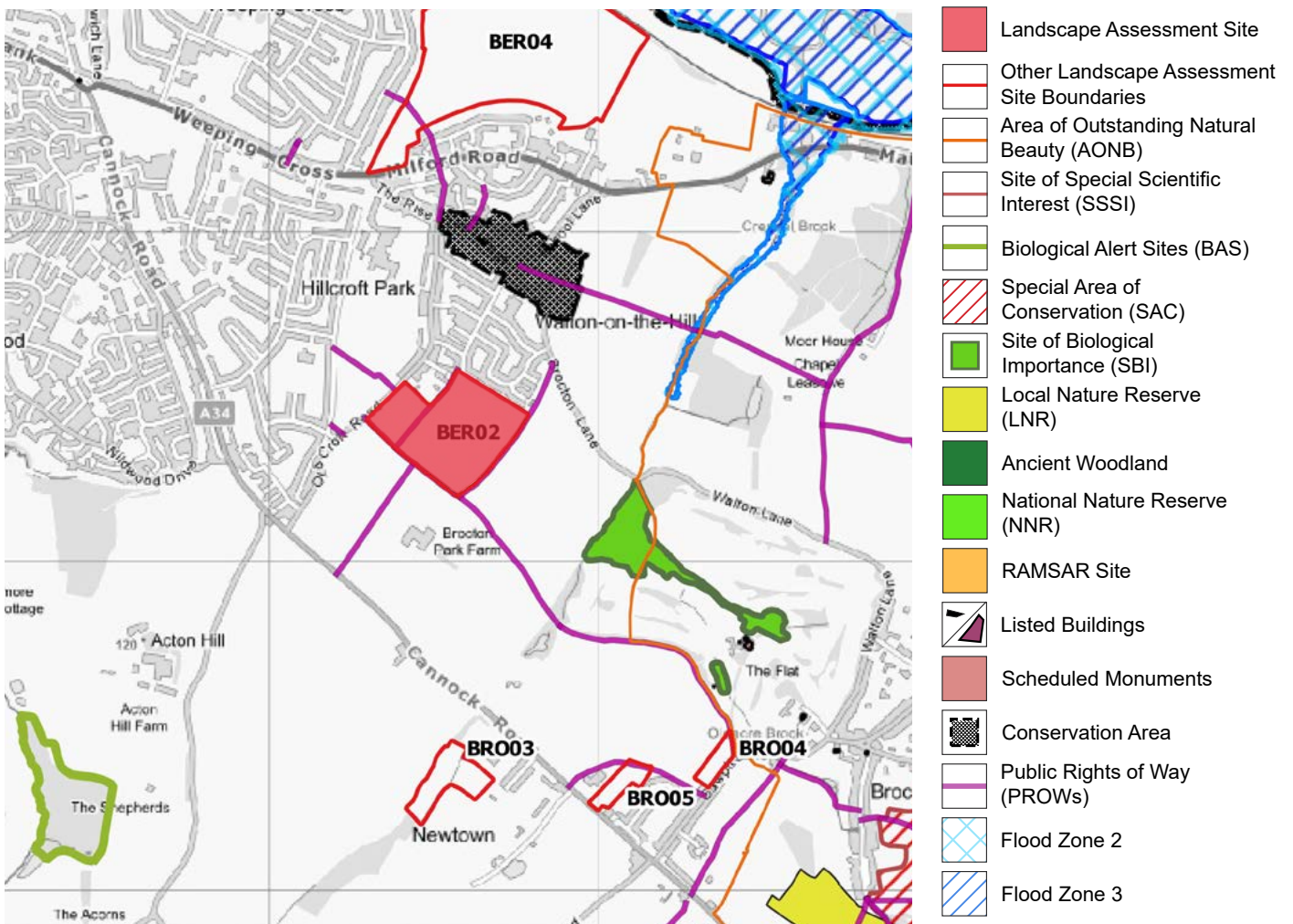
Three fields located off Old Croft Road on the south eastern extent of Walton-on-the-Hill. The settlement edge adjoins the site to the north and Public Rights of Way cross the site and run adjacent to its eastern and southern boundaries.

**Settlement: Stafford**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium scale fields divided by vegetation.
Landform				✓		Relatively gentle slope to the east.
Landcover			✓			Hedgerows and trees to field boundaries.
Biodiversity				✓		Nearest designated site is at the golf course to the east.
Man-made Influences			✓			Adjoins the settlement edge in part.
Scenic Quality and Character			✓			The site displays some scenic qualities but is also influenced by development. Some distant views from the site and paths towards Cannock Chase.
Relationship with Existing Settlement Form			✓			Northern and south western fields in particular relate to the settlement edge.
Skylines and Settings		✓				Forms skylines on views from the east due to the elevated nature of the site. Falls within Setting Area I within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			A34 audible as well as sandblasting business at Brocton Park Farm.
Visibility, Key Views, Vistas		✓				Views from Public Rights of Way within the site and wider views from landscape to the east. The south western field is more visually enclosed due to tall boundary vegetation.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)				✓		Brocton Hall is located to the east, separated by extensive tree planting within Brocton Golf Course.
Relationship with Wider Landscape		✓				Wide views across the landscape to the east from the two eastern most fields. Views towards Cannock Chase
Landscape Value		✓				

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Set development close to the existing settlement edge and establish a landscape buffer to the east and south. Existing vegetation and Rights of Way should be incorporated into any development layout.

# Landscape Assessment Site BER04

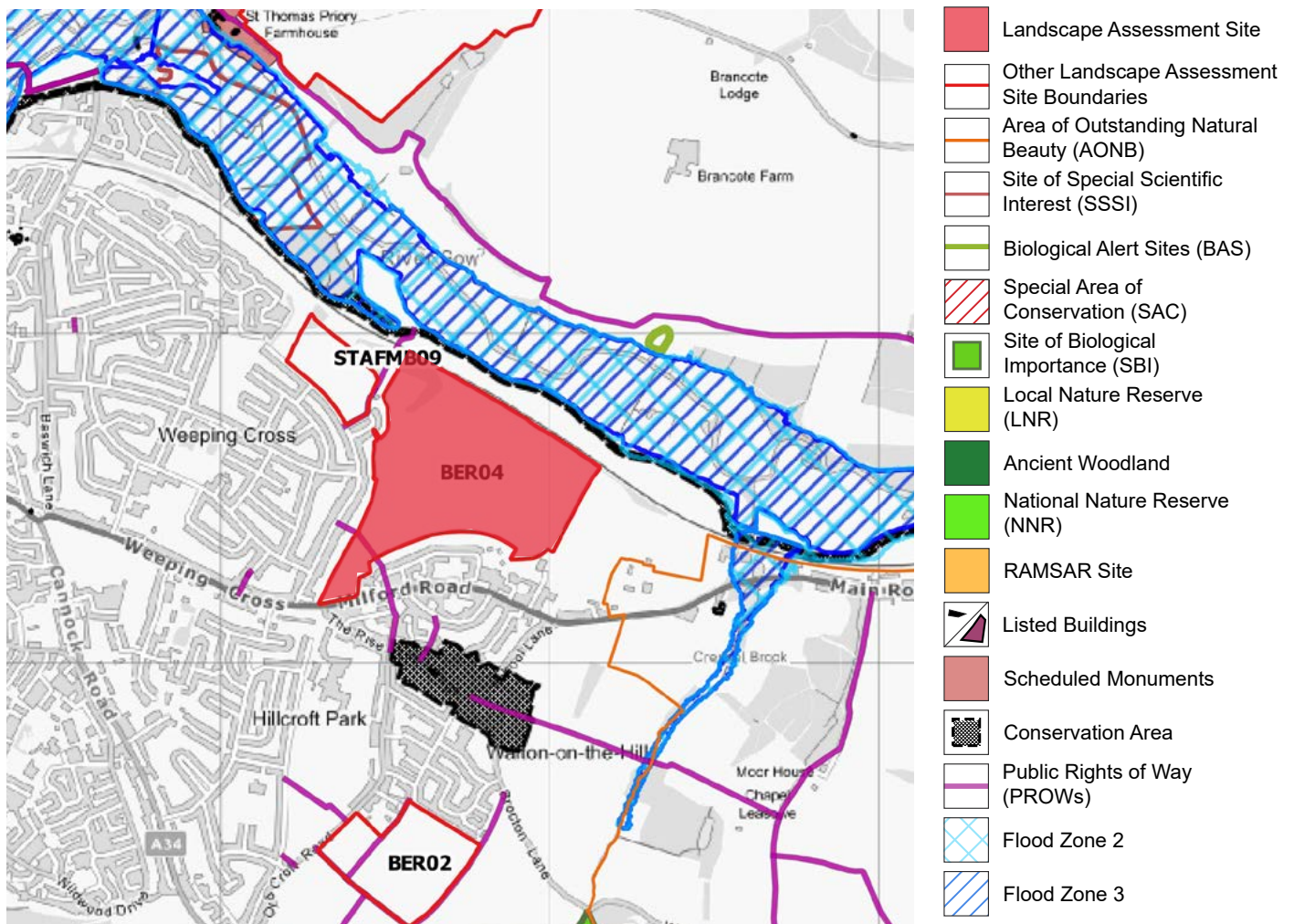
Land located between the A513 and the Trent Mersey Canal on the eastern extent of Stafford. Existing properties adjoin the site to the south and west. To the east runs Green Gore Lane and to the north the railway line runs adjacent to the site boundary. A Public Right of Way crosses through the south of the site.

**Settlement: Stafford**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale				✓		The southern portion has a larger, more open landscape while vegetation in the north results in a more medium scale appearance.
Landform			✓			The central area of the site occupies a plateau which falls away to the north and north west towards the canal and to the south east towards the A513.
Landcover			✓			The majority of the site is grass/pasture though a mix of grassland and tree planting occupies the northern parcel of land. Boundary hedgerows and vegetation are also present.
Biodiversity					✓	No nearby designated sites.
Man-made Influences			✓			Residential edge to the west, south and south east and distant views of turbines to the north west. The northern portion of the site is influenced by the adjacent electric railway line. Parts of the site towards the rail line have less influence from settlement.
Scenic Quality and Character			✓			The wide views to the north provide a sense of scenic quality though the site is also influenced by adjacent development.
Relationship with Existing Settlement Form			✓			The south of the site sits adjacent to the settlement edge on three sides. Though the north is less connected to the existing settlement, so the relationship varies across the site.
Skylines and Settings		✓				The site's position occupying an elevated plateau means it may form the skyline on views from the landscape to the north as well as from development to the south and south east. Development to the west is similarly elevated. Falls within Setting Area I within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			Adjacent settlement edge provides movement and the A513 is audible in the south of the site. An electric railway runs immediately adjacent to the north of the site.
Visibility, Key Views, Vistas		✓				The elevated nature of the site extends its visibility particularly to landscape to the north. Parts of the site are visible from Tixall Road to the north. Inter-visibility with rising land in the AONB.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)			✓			Views are available from the conservation area along the canal to the rising land in the north of the site, these are seen beyond the railway line to the north of the site. A listed bridge is located within the conservation area to the north east of the site. Views towards the AONB to the east.
Relationship with Wider Landscape		✓				Long views provide a sense of relationship with the landscape to the north.
Landscape Value			✓			

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Restrict development to the south of the site, in line with existing surrounding development and away from the conservation area to the north. A landscape buffer should be provided on the northern edge of any built development to visually enclose the settlement edge. Existing habitats in the north of the site and the Public Right of Way in the south should be retained.

# Landscape Assessment Site BRA01

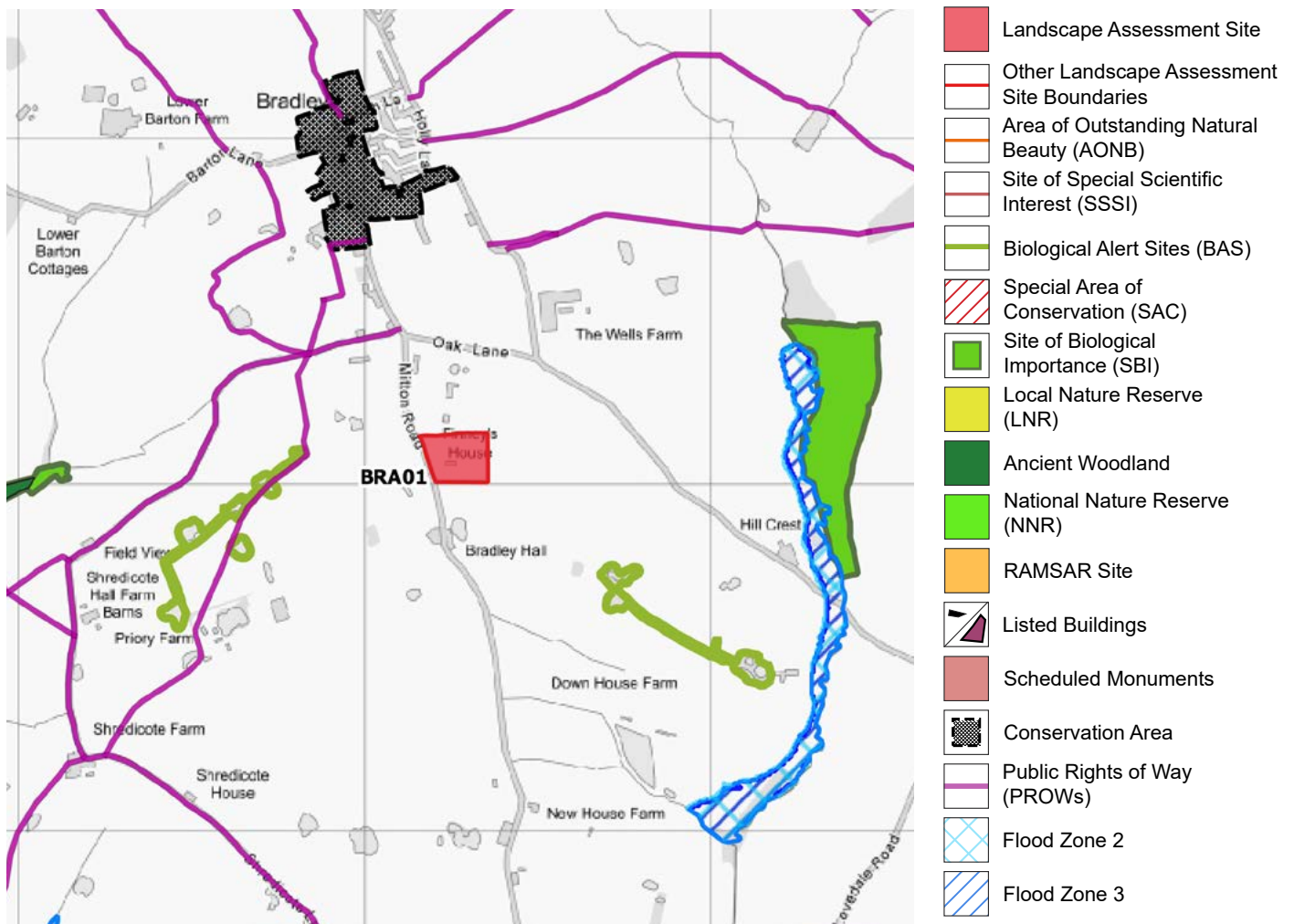
Two rectangular field parcels, one currently occupied by a large greenhouse and associated car parking and services. Located to the south of Bradley and immediately south of industrial units, predominately greenhouses. To the west the site is bound by Mitton Road. To the east and south lies surrounding farmland.

**Settlement: Bradley**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium sized rectangular field parcels.
Landform			✓			Land very gradually slopes to the east.
Landcover				✓		Typical pastoral field and field currently occupied by greenhouse and hardstanding for access and parking.
Biodiversity					✓	No designations within close proximity.
Man-made Influences			✓			Fairly remote in nature although industrial units located to the north. Mitton Road is a minor road located to the west.
Scenic Quality and Character			✓			Some scenic quality of surrounding landscape although site is rather derelict in appearance.
Relationship with Existing Settlement Form	✓					Little to no relationship to existing settlement.
Skylines and Settings			✓			There may be some impact to the skyline to the east due to the rising land however this plays a minimal role in the landscape. Falls within Setting Area H within the Cannock Chase AONB Views and Setting Guide.
Movement		✓				Some sense of tranquillity however this is largely disturbed by existing work on site and industrial units to the north. More scenic views to the east and south.
Visibility, Key Views, Vistas			✓			Some views to the east and south. There are some views to the west beyond Mitton Road but hedgerows and intervening vegetation do largely screen these.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No heritage features within close proximity.
Relationship with Wider Landscape		✓				Some relationship to the wider landscape to the east and south. Potential views to the north too.
Landscape Value				✓		Typical pastoral farmland and areas of derelict industrial land.

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Lack of connection to existing settlement is difficult to mitigate. Retain boundary vegetation and trees along Mitton Road. Consider skyline to the east and views to the east, south and west.

## Landscape Assessment Site BRO03

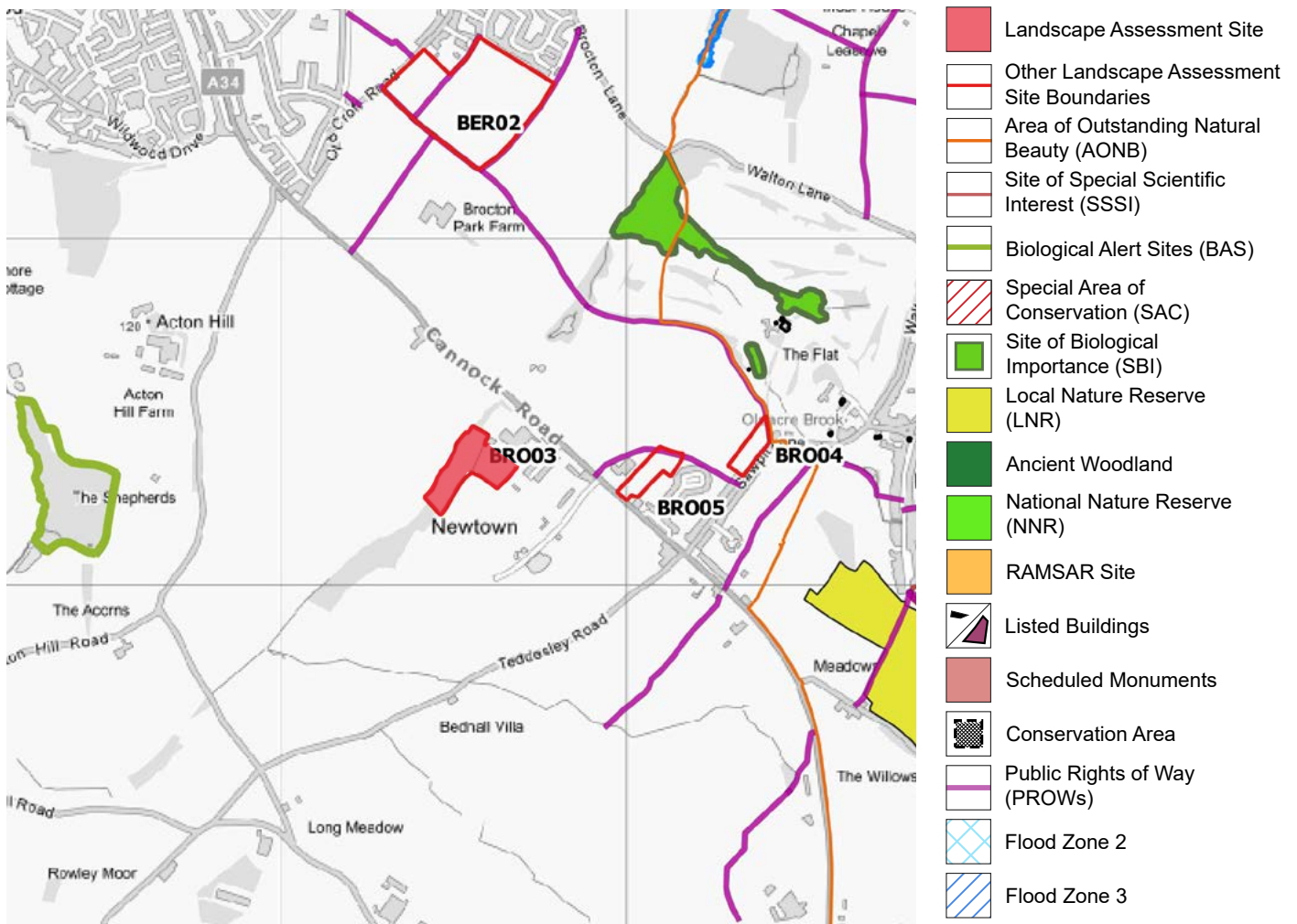
Rectangular field plus part of two further fields located to the south of the Brocton Business Park off Cannock Road. Established vegetation divides the fields within the site and run along its southern and northern boundaries. To the east and west the site boundaries are open and adjoin adjacent agricultural land. Properties off Brocton Crescent lie to the north east.

**Settlement: Brocton**

**Designations: None**

**Landscape Character Area: Settled Farmlands and Sandstone Estatelands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium scale landscape.
Landform					✓	Relatively flat site.
Landcover			✓			Overgrown/ longer grass present on the site. The field boundary between the western field and those to the east is particularly well vegetated.
Biodiversity					✓	No nearby designated sites.
Man-made Influences				✓		Adjacent to the industrial estate to the north and housing off Brocton Crescent to the north east.
Scenic Quality and Character			✓			Some scenic quality owing to established vegetation.
Relationship with Existing Settlement Form		✓				Extends south from existing settlement edge. Some residential development present to the north east but development closest to the site is the business park to the north. Would protrude into countryside, establishing an incongruous urban form.
Skylines and Settings				✓		Relatively low-lying site with limited effects. Falls within Setting Areas I and J within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			Cannock Road to the north and adjacent to industrial area.
Visibility, Key Views, Vistas			✓			The site is open to the east and west though there are relatively limited visual receptors in these locations.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No designated features in close proximity.
Relationship with Wider Landscape			✓			Some views of landscape to the east and west.
Landscape Value			✓			

**Overall Landscape Sensitivity of the Site:**

**Medium**

**Mitigation:**

Locate development closest to the settlement edge. Retain existing established vegetation and establish landscaped edges to the east and west.

# Landscape Assessment Site BRO04

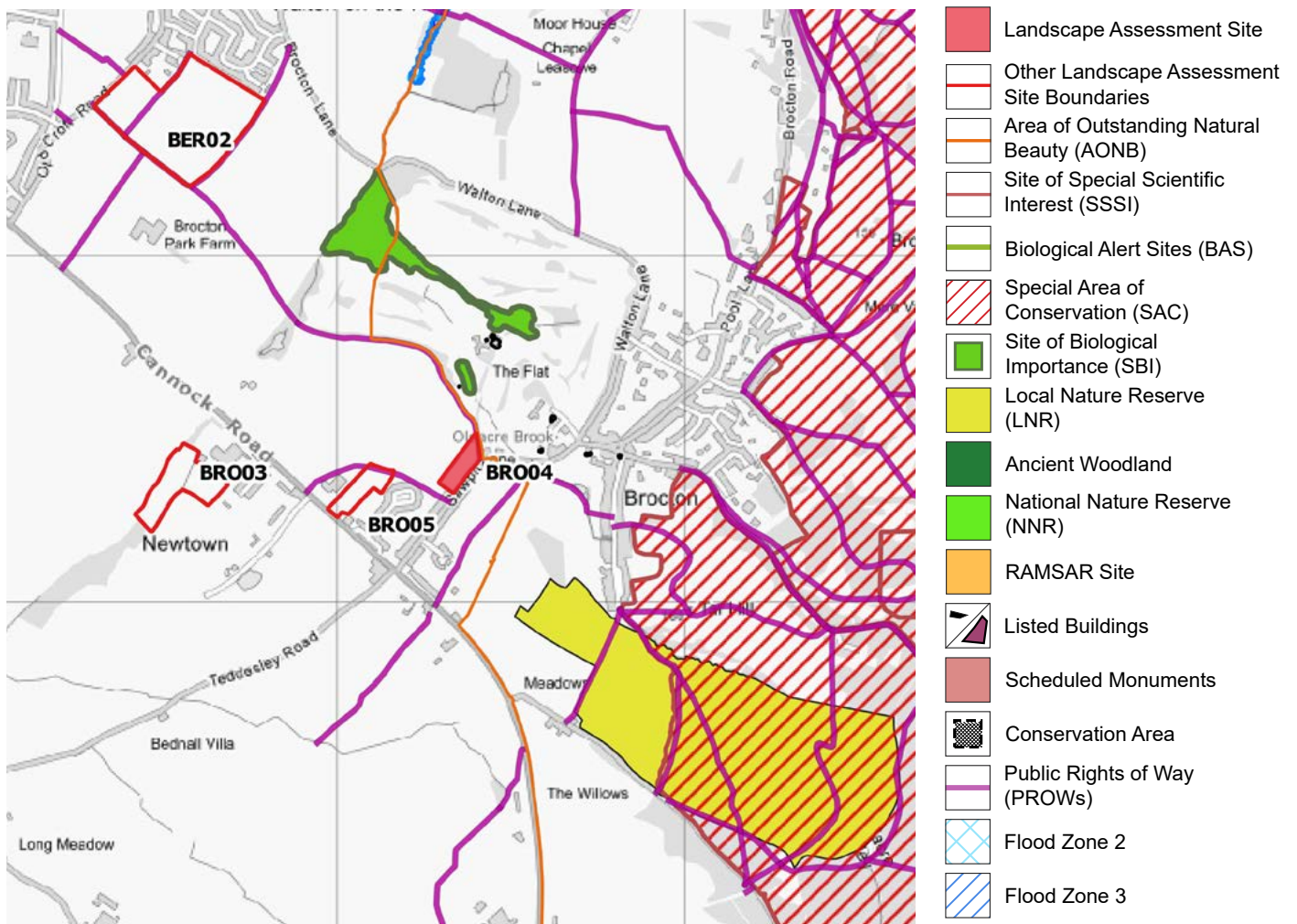
Part of an agricultural field located to the west of Sawpit Lane. A property off Sawpit Lane adjoins the site to the south and the driveway to Brocton Hall and a Public Right of Way run adjacent to the north. The edge of the Cannock Chase AONB also lies immediately to the north. To the west the site adjoins further agricultural land.

**Settlement: Brocton**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			The site forms part of two medium scale fields.
Landform					✓	Relatively flat site.
Landcover					✓	Pasture land with boundary vegetation to the north east and south.
Biodiversity			✓			A Site of Biological Importance is located within Brocton Hall grounds to the north west.
Man-made Influences			✓			Views to the settlement edge to the south.
Scenic Quality and Character			✓			Some scenic qualities but also some detracting factors such as adjacent development and road.
Relationship with Existing Settlement Form			✓			Follows pattern of development along Sawpit Lane though would extend beyond the existing edge of development and towards development within Brocton to the north east.
Skylines and Settings					✓	Relatively flat site occupying similar contours to the adjacent landscape and settlement. Falls within Setting Area I within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			Adjacent to Sawpit Lane.
Visibility, Key Views, Vistas			✓			Views from the Public Right of Way and edge of AONB to the north though tall vegetation along the Right of Way also helps to enclose the site to the north. Views from the Public Right of Way which runs to the south of the site.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)			✓			Brocton Hall and grounds which are used as a golf course are located to the north west, intervening vegetation limits intervisibility.
Relationship with Wider Landscape			✓			Some views to immediate landscape to the west.
Landscape Value			✓			

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Establish a landscaped edge to the north and west and ensure an attractive frontage is provided to Sawpit Lane. Existing vegetation should be retained where possible.

# Landscape Assessment Site BRO05

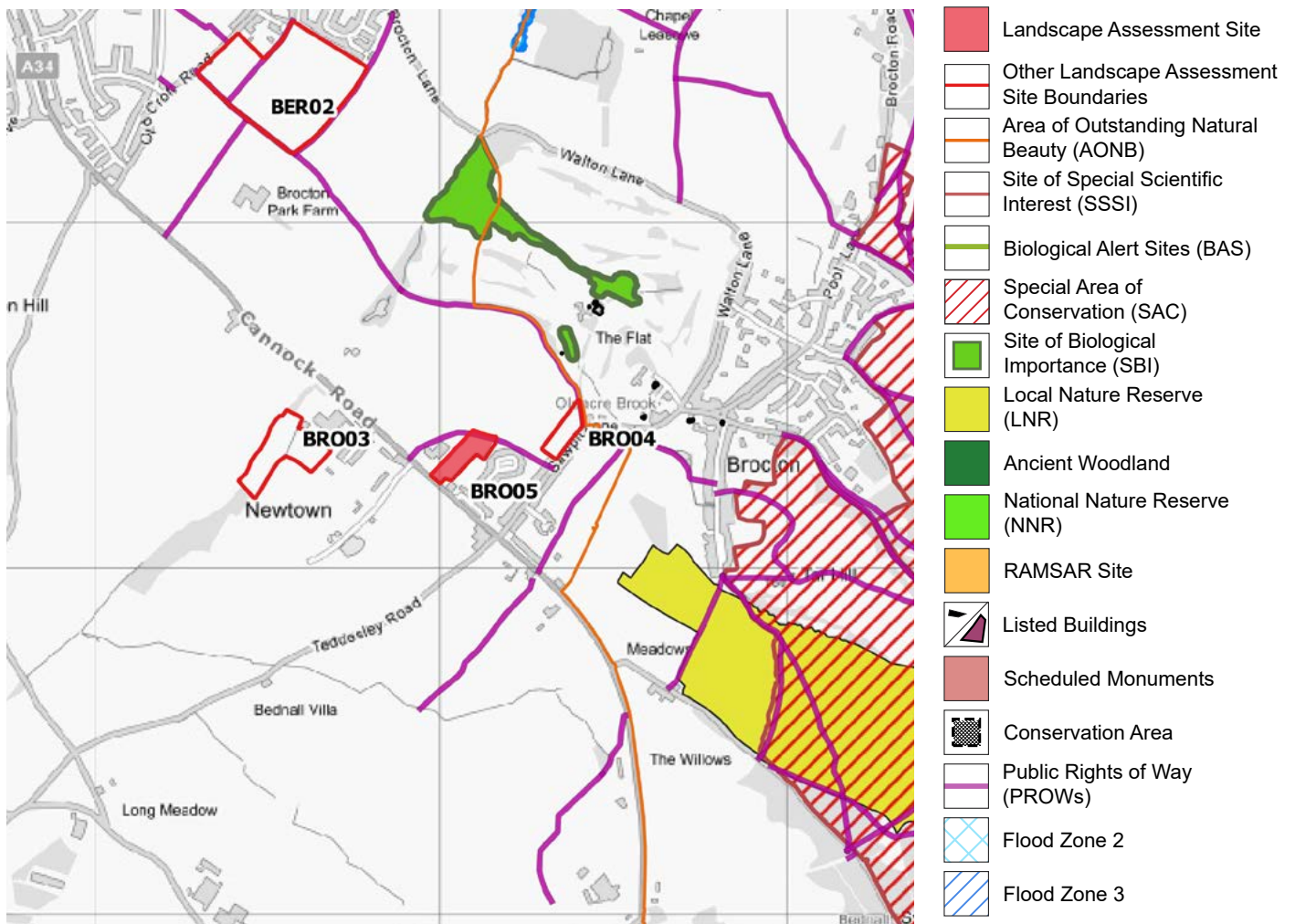
Two fields located between Manor Farm and properties off Sherbrook Close to the north east of the A34. The site is enclosed by a combination of hedgerows and trees. A Public Right of Way runs through the northern portion of the site.

**Settlement: Brocton**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale		✓				The site is formed by small to medium scale fields.
Landform					✓	Relatively flat site.
Landcover				✓		The site is used for horse grazing with vegetation predominantly restricted to the site boundaries. Boundary vegetation includes established trees.
Biodiversity					✓	No nearby designated sites.
Man-made Influences				✓		Existing properties to the east, agricultural buildings to the west and the A34 to the south west.
Scenic Quality and Character				✓		Adjacent development detracts from scenic qualities.
Relationship with Existing Settlement Form				✓		Sits between Manor Farm and residential properties off Sherbrook Close.
Skylines and Settings				✓		Relatively flat site occupying similar contours to the surrounding landscape which limits its effects upon skylines. Falls within Setting Area I within the Cannock Chase AONB Views and Setting Guide.
Movement				✓		The A34 is located adjacent to the south west of the site.
Visibility, Key Views, Vistas				✓		A relatively enclosed site. Views available from the Public Right of Way through the site and there are glimpsed views towards rising land within the AONB to the north where vegetation on the southern boundary allows. Views from the Public Right of Way on the edge of Brocton Hall grounds / the edge of the AONB are restricted by vegetation along the northern boundary.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)			✓			Brocton Hall and its grounds are located to the north. Vegetation on the site's northern boundary and within the grounds of the hall limit views.
Relationship with Wider Landscape				✓		Limited views to wider landscape to the west. Views of land within AONB heavily restricted by vegetation to the northern site boundary.
Landscape Value				✓		

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

### Mitigation:

Retain existing boundary vegetation and reinforce the northern site boundary with further planting. Retain the Public Right of Way through the site.

# Landscape Assessment Site CHE01

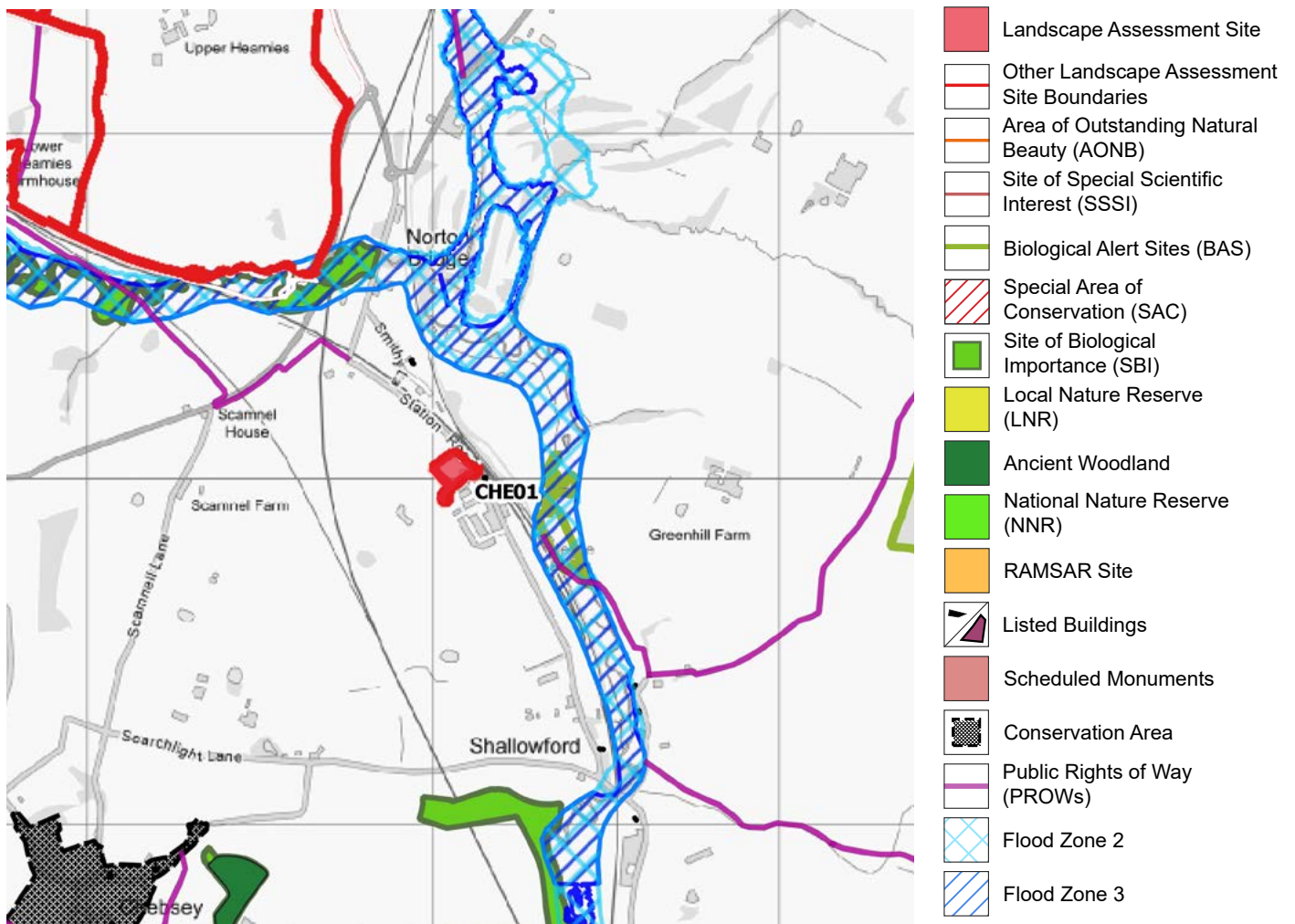
Derelict pub with associated hardscaping and garden and irregular field parcel to rear of pub. Located to the north of Norton Bridge. The site is bound by Station Road and rail line to the east. To the south and south east lies existing properties and to the north and west surrounding farmland.

**Settlement: Norton Bridge**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**





Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium sized field parcel and derelict pub.
Landform				✓		Flat hardscaping and pub to the north of the site. Field parcel also flat with very localised slight undulations.
Landcover			✓			Typical farmland currently grazed by horses. Hedgerows are overgrown at boundaries with areas of scrub developing. A small brook runs along the western boundary.
Biodiversity					✓	No designations in close proximity.
Man-made Influences				✓		Located adjacent to existing settlement of Norton Bridge and rail line. Power lines run across the site.
Scenic Quality and Character				✓		Limited scenic quality due to rail line and existing settlement. Pub site is derelict and field parcel is overgrown and unkept.
Relationship with Existing Settlement Form				✓		This would be a logical extension to Norton Bridge to the north.
Skylines and Settings				✓		Overgrown hedges, existing settlement and rail line limit views of the skyline. It does not play an important role.
Movement				✓		Rail line causes main disruption.
Visibility, Key Views, Vistas				✓		Limited views out to surrounding countryside due to overgrown hedgerows at the boundaries. Some views to north and west may be afforded if brought back under management, these will be short distant however due to rail line also to west.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)				✓		Listed building to the south east.
Relationship with Wider Landscape				✓		Limited due to rail lines and existing settlement. Overgrown vegetation currently limits views.
Landscape Value				✓		Derelict pub and overgrown field parcel.

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

#### Mitigation:

Bring boundary vegetation back under management, provide landscape buffer to north. Consider listed building.

## Landscape Assessment Site CHE03

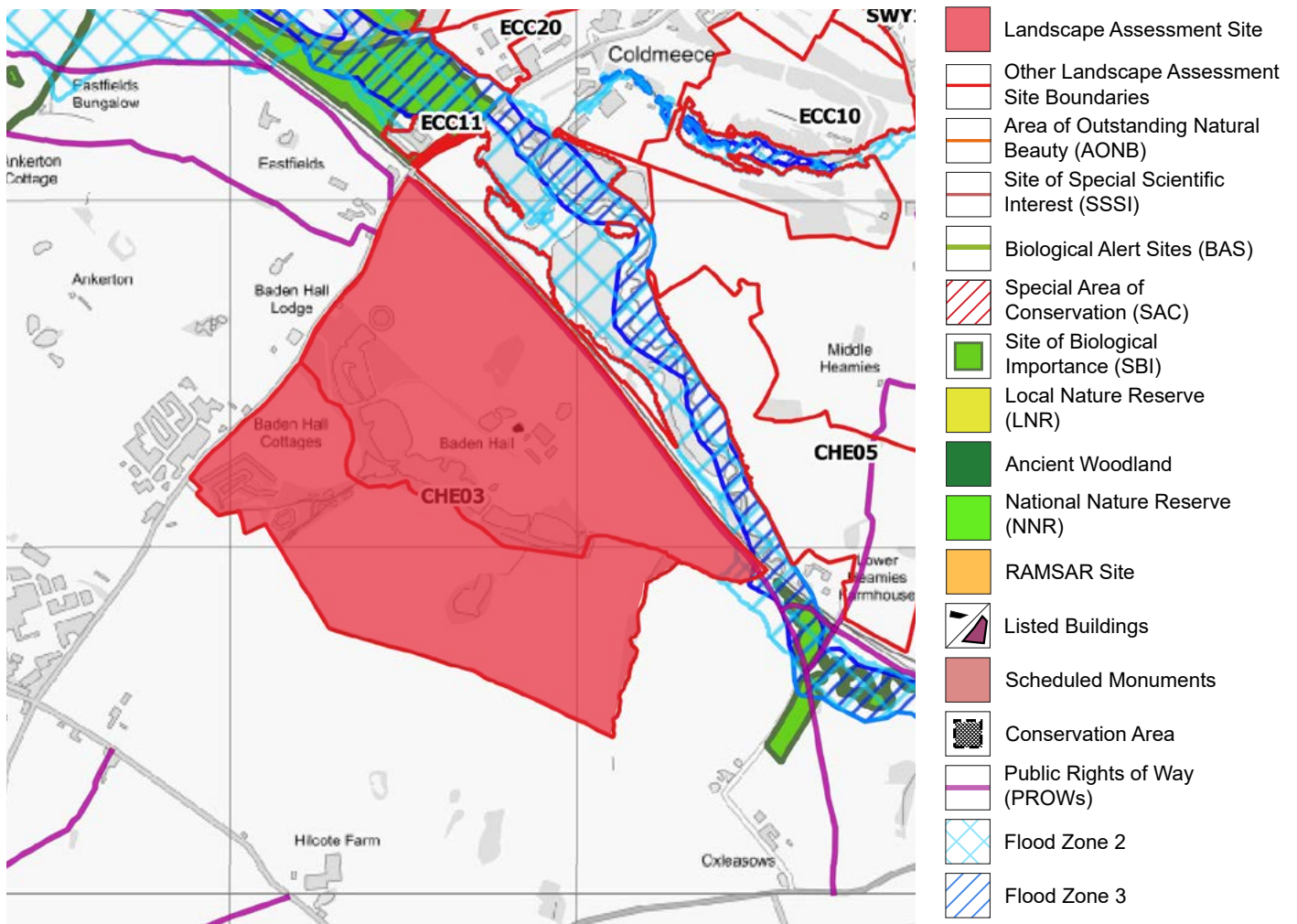
Large area of land comprising several large field parcels, farm and associated buildings, Baden Hall associated land and fisheries. A rail line bounds the north eastern boundary and beyond that lies further fishing ponds and Cold Meece. HMP Drake Hall Prison lies to the west adjacent to Swynnerton Road which runs along the north western boundary. To the south the site is bound by existing farmland.

**Settlement: Cold Meece**

**Designations: Listed Building**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: Yes**



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Field parcels are medium-large in size. There are smaller parcels of land and fishing ponds within the site. Land is generally subdivided by hedgerows and areas of woodland.
Landform		✓				Greatest landform changes occur to the north of the site, which gently undulates east-west across the existing field parcels. Land rises to a ridge east-west to the central north area of the site. Land generally falls away from this ridge to the south. Field parcels to the south of the site and generally flat.
Landcover			✓			Varied landcover including numerous arable field parcels, fishing ponds, farm and associated buildings, Baden Hall and areas of woodland. A footpath runs alongside the rail line to the north, north east.
Biodiversity				✓		Several designations lie to the south east of the site.
Man-made Influences			✓			Greatest man-made influence is the rail line to the north, north east. Swynnerton Road also lies to the north, north west.
Scenic Quality and Character			✓			Some scenic quality with some views of surrounding landscape. Mainly disrupted by rail line, and prison to the edge.
Relationship with Existing Settlement Form		✓				Does not lie on settlement edge. Industrial units lie adjacent to northern corner of the site only. If part of a wider new Garden Village would have a better relationship.
Skylines and Settings		✓				Small ridgeline within the site to the north would affect views and the skyline with new development. Skyline less sensitive to south of the site beyond the existing farmland.
Movement			✓			Tranquility most affected by the rail line to the north, north east. Beyond the farm to south is most tranquil but still has disruption from Prison and Swynnerton Road.
Visibility, Key Views, Vistas		✓				Views out to surrounding countryside to north beyond rail line, south and west. Topography does limit views within northern part of the site and existing vegetation limits views within southern part.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)	✓					Grade II listed Baden Hall within the site.
Relationship with Wider Landscape		✓				Surrounded by landscape on most boundaries, views are limited in some locations due to existing vegetation and topography.
Landscape Value			✓			Varied landscape comprising typical arable farmland, woodland blocks, ponds and ornamental gardens as part of the Hall.

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Retain more valuable existing vegetation on site. Consider relationship with wider new Garden Village if developed. Provide landscape buffer to rail line and to the south. Would be more appropriate if this site came forward with sites CHE04, CHE05 and ECC10. Consider landform and impact of development on highest land to north and the site's relationship with Baden Hall.

## Landscape Assessment Site CHE04

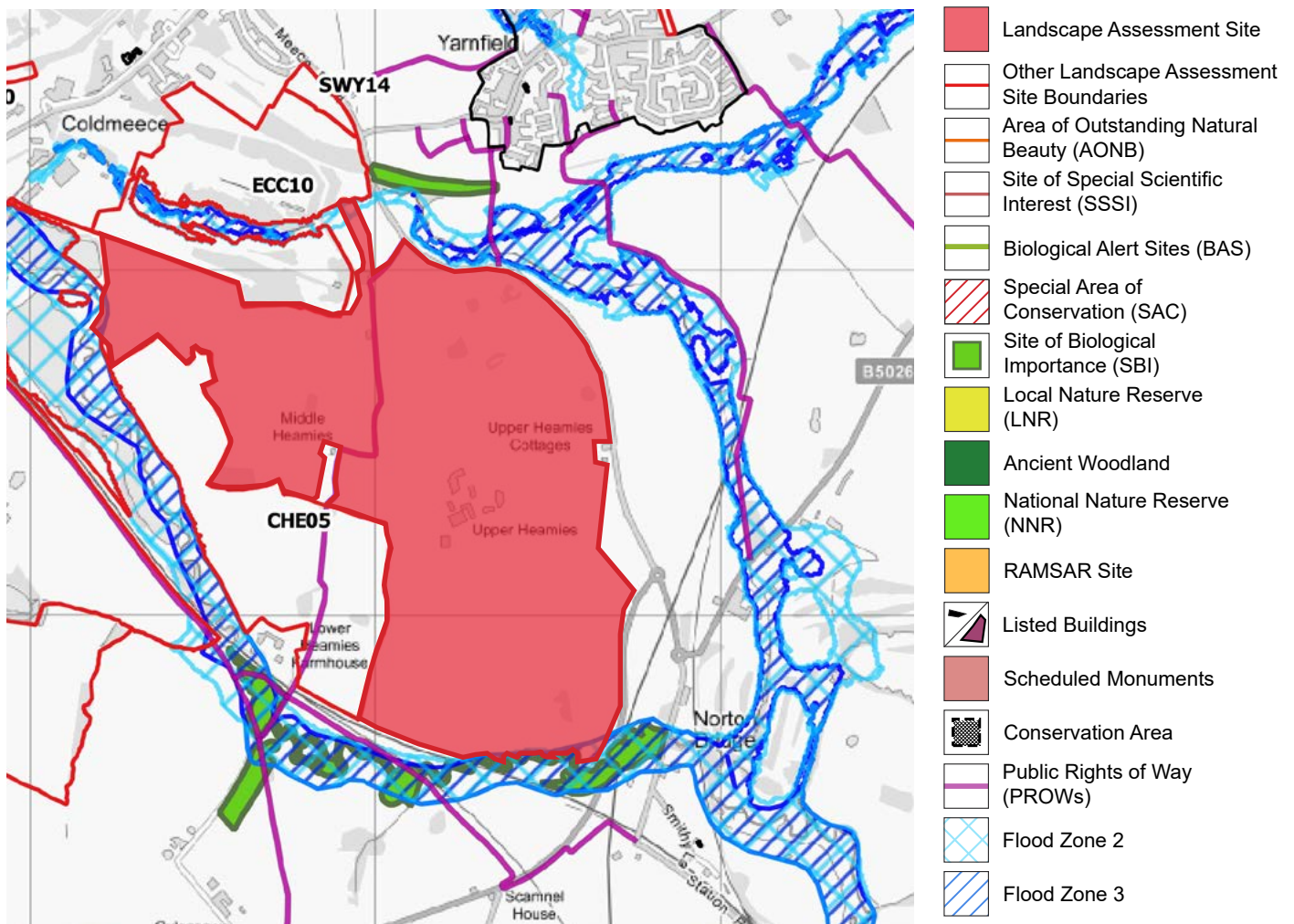
Large parcel of land comprising several field parcels and farm with associated buildings. There are numerous field trees across the field parcels and fields are generally bound by hedgerows and hedgerow trees. A footpath runs through the centre of the site along a north - south track. To the south the site is partially bound by a rail line, to the east lies the B5026 and Meece Road and beyond that surrounding farmland. To the west lies Baden Fisheries and surrounding farmland. To the north lies an area of land that forms part of site ECC10.

**Settlement: Cold Meece**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: Yes**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale				✓		Medium to large field parcels.
Landform		✓				Land forms a highpoint within the centre of the site where the existing farm and footpath are located. Land falls away to the boundaries notably to the rail line, fisheries and Meece Road.
Landcover			✓			Typical farmland with hedgerow and trees of note.
Biodiversity				✓		Several designations located along the southern boundary of the site.
Man-made Influences		✓				Limited influence, industrial noise from the industrial units to the north is audible from northern locations within the site. The site to the south is partially bound by the rail line.
Scenic Quality and Character		✓				Farmland with elevated views out to the surrounding countryside including Meece Brook and fisheries.
Relationship with Existing Settlement Form		✓				No congruent relationship with existing settlement. If considered as part of a wider new Garden Village relationship would be different.
Skylines and Settings		✓				Skyline plays a role within the landscape with numerous views out from within the site. Land to the east is most sensitive to change in skyline due to elevated nature of land.
Movement			✓			Site is generally tranquil especially land within centre of the site. Land to the north is disrupted by industry and to the south the existing rail line.
Visibility, Key Views, Vistas	✓					Many views out varying from long to short distant of surrounding countryside, particularly to the east of the site along existing footpath.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)				✓		No heritage features in close proximity, Baden Hall located approximately 0.5km to the west.
Relationship with Wider Landscape		✓				Many views out to surrounding landscape. Site is bound by surrounding landscape on all but the north western boundary. Views are possible due to elevated land and lack of woodland blocks.
Landscape Value			✓			Typical arable farmland with numerous mature trees and hedgerows.

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Retain field patterns and vegetation. Maintain views from eastern part of the site along the existing footpath. Provide buffer to rail line.

## Landscape Assessment Site CHE05

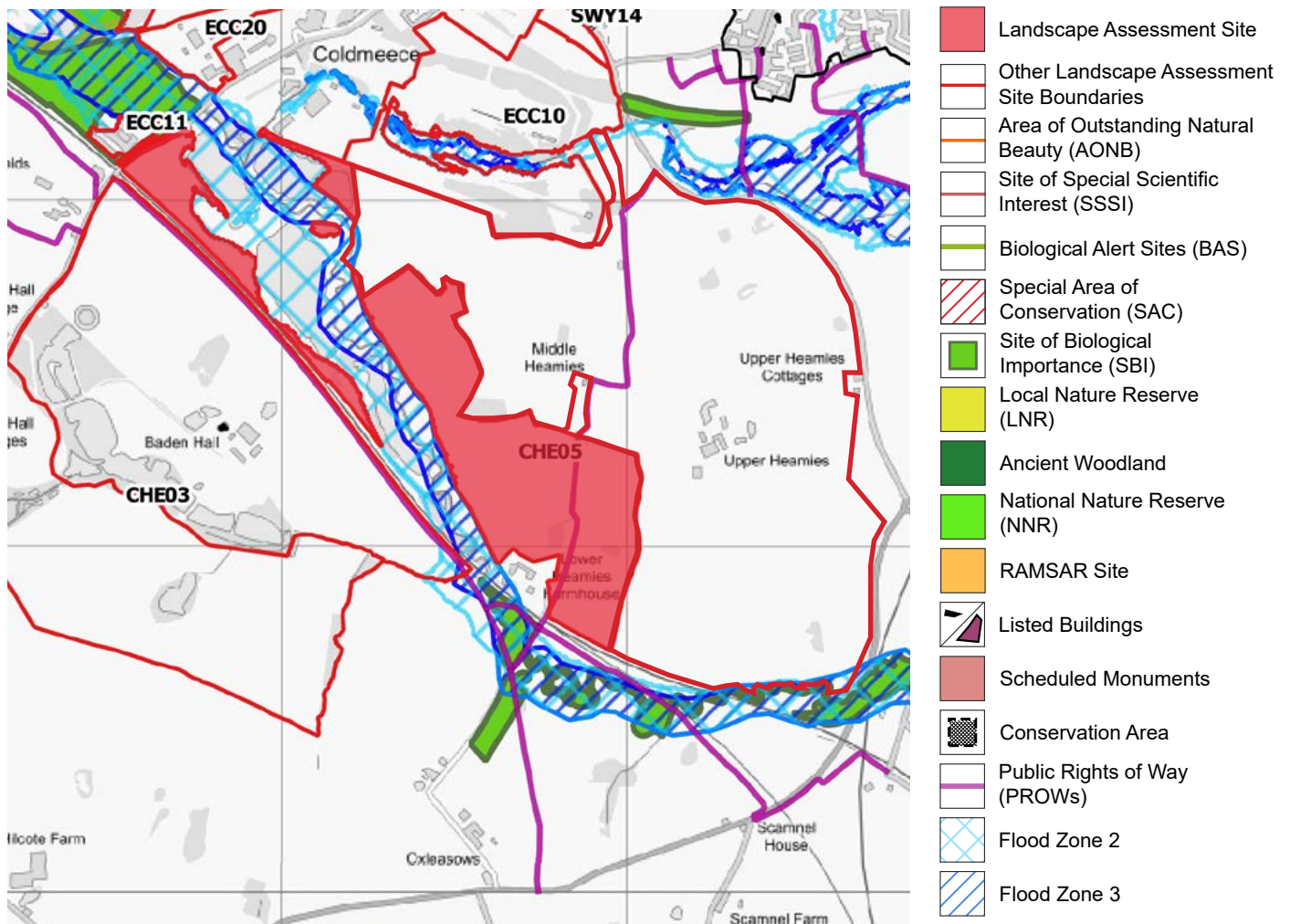
Five irregular parcels of land comprising several field parcels with part of a fishing pond in the northern most parcel. Meece Brook meanders between the parcels which comprise the site. To the north west lies industrial units off Swynnerton Road with Swynnerton Road running adjacent to the north west of the site. The western boundary is bound by a rail line. To the east, south and north east lies surrounding farmland. A footpath lies within the site to the south east. Hedgerows and trees are located along field boundaries within the site.

**Settlement: Cold Meece**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: Yes**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium size field parcels with smaller parcels of land included within the site.
Landform			✓			Landform is generally flatter and lower where fishing ponds and brook are located. Land rises more significantly to the south, south east and falls to the rail line along the western boundary.
Landcover		✓				Land comprises farmland with vegetation to site boundaries and areas of vegetation within fields. Part of a fishing pond is located in the north.
Biodiversity				✓		Several designations located to the north west and south of the site.
Man-made Influences			✓			Greatest man-made influence is the rail line that runs along the western boundary. To the north the site also lies adjacent to industrial units off Swynnerton Road.
Scenic Quality and Character			✓			Scenic quality particularly to the east and south. Nearby fishing ponds, blocks of woodland and farmland offer varied landscape. Rail line detracts.
Relationship with Existing Settlement Form		✓				Does not form settlement edge and is only bound by built development along northern boundary which is existing industrial units. Would be different if it is considered as part of a wider new Garden Village.
Skylines and Settings			✓			Largely skyline does not play a significant role albeit there are views out to the wider landscape. Where land rises to the south, south east the skyline does play greater role with greater sensitivity.
Movement				✓		Tranquillity is largely disrupted by rail line along western boundary. To the north of the site industrial noise is audible.
Visibility, Key Views, Vistas		✓				Numerous views out to surrounding countryside particularly to east and south. The rail line disrupts views west.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)		✓				Listed Baden Hall located to the west beyond the railway.
Relationship with Wider Landscape		✓				Strong relationship to surrounding countryside from most boundaries. Rail line and industry to north generally disturb this.
Landscape Value		✓				Site sits within an area of varied landscapes with ponds and adjacent brook.

### Overall Landscape Sensitivity of the Site:

**High/Medium**

### Mitigation:

Retain existing vegetation and provide suitable landscape corridor adjacent to Meece Brook. Consider fishing pond. Provide landscape buffer to rail line. Protect views out especially to the south and east. Would need to be considered as part of a wider new Garden Village.

## Landscape Assessment Site CHU01 (a)

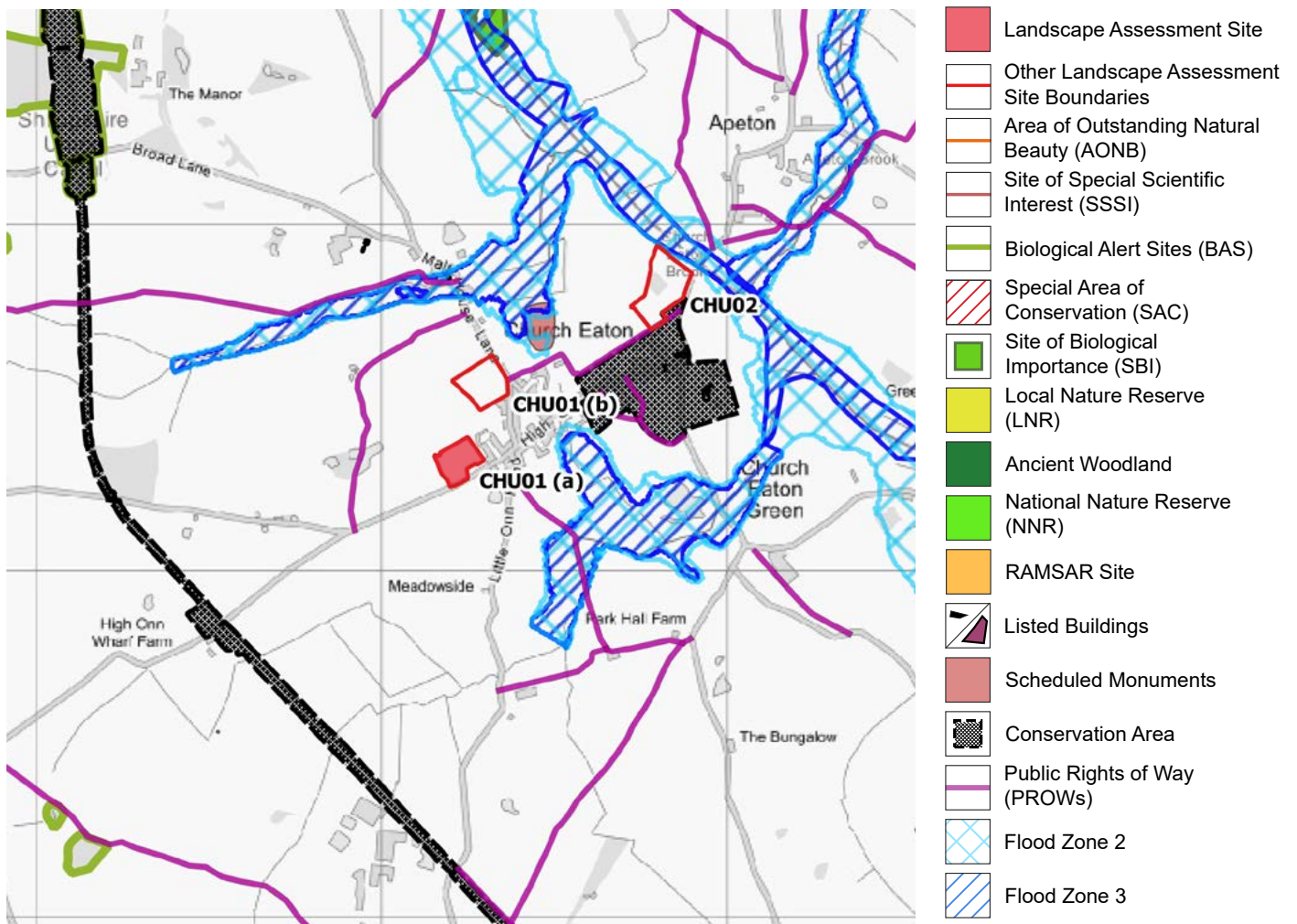
Small part of a larger field parcel located to the south west of Church Eaton. To the south the site is bound by a farm track and playground. To the east lies the existing settlement edge and to the north and west lies surrounding farmland. The site is bound by gappy hedgerows and mature hedgerow trees. The northern boundary is open to the remainder of the field parcel.

**Settlement: Church Eaton**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**





Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale		✓				Small-medium parcel of land that forms part of a medium sized field.
Landform			✓			Land is generally flat with an even slope to the existing settlement edge along the eastern boundary.
Landcover				✓		Typical arable farmland with some boundary vegetation.
Biodiversity					✓	No designations in close proximity.
Man-made Influences		✓				Small typical village setting limited man-made influences.
Scenic Quality and Character			✓			Views out to surrounding countryside. Existing settlement is present in views.
Relationship with Existing Settlement Form			✓			Existing settlement is present in views.
Skylines and Settings			✓			Some long distant views to the north. Land is generally flat with vegetation interrupting skyline.
Movement		✓				Limited movement, quiet village setting. Sense of some tranquillity.
Visibility, Key Views, Vistas		✓				Views out to surrounding countryside, particularly to north and west.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No heritage feature in close proximity.
Relationship with Wider Landscape			✓			Medium-long distant views out to surrounding landscape. Settlement only bounds site to the east.
Landscape Value			✓			Typical farmland.

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Retain existing vegetation and views north and west. Landscape to enhance and extend existing playground facility.

## Landscape Assessment Site CHU01 (b)

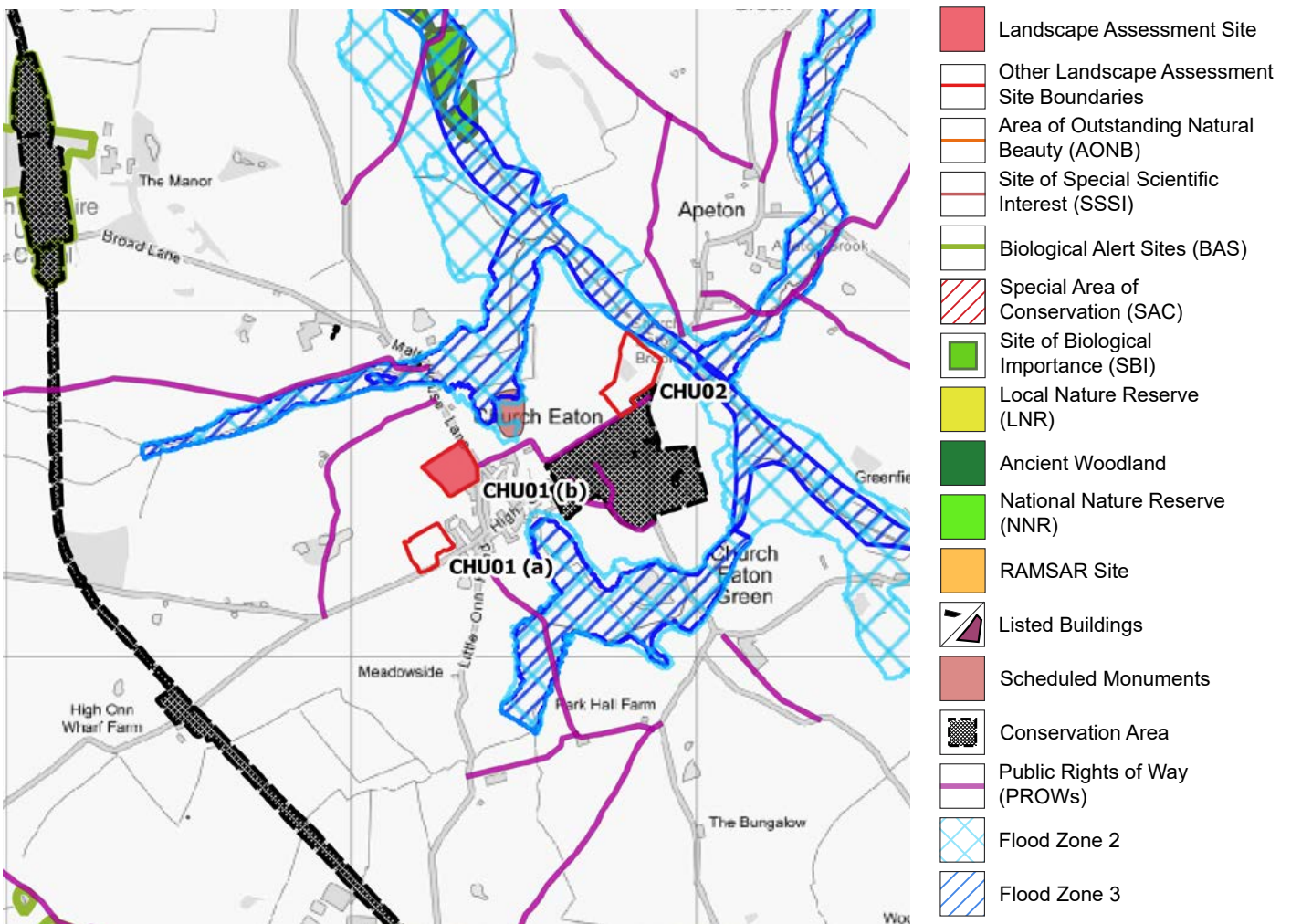
Small part of a larger field parcel to the north of Church Eaton. Bound by existing settlement to the south and surrounding farmland to the north, west and east. Located off Malthouse Lane which lies adjacent to the eastern boundary.

**Settlement: Church Eaton**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Part of a medium size field parcel.
Landform				✓		Land is generally flat.
Landcover				✓		Typical farmland bounded by hedging.
Biodiversity					✓	No designations within close proximity.
Man-made Influences		✓				Small village setting. Limited man-made influences.
Scenic Quality and Character			✓			Views out to north and west.
Relationship with Existing Settlement Form		✓				Typical linear village formation, this would extend village north breaking linear formation and extending settlement boundary. Could partially compliment to south.
Skylines and Settings			✓			Some medium-long distant views out to the north and west. Land is generally flat with intervening vegetation.
Movement		✓				Some sense of tranquillity due to small village setting and surrounding countryside.
Visibility, Key Views, Vistas			✓			Some views out to north and west of surrounding countryside. Farms and existing settlement do interrupt views.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)			✓			Scheduled monument to the east, listed building to the north.
Relationship with Wider Landscape		✓				Connection to wider landscape due to location on boundary of existing settlement.
Landscape Value			✓			Typical farmland with boundary vegetation.

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Retain boundary vegetation. Consider departure of settlement form by extending north. Keep development to the south of the parcel.

## Landscape Assessment Site CHU02

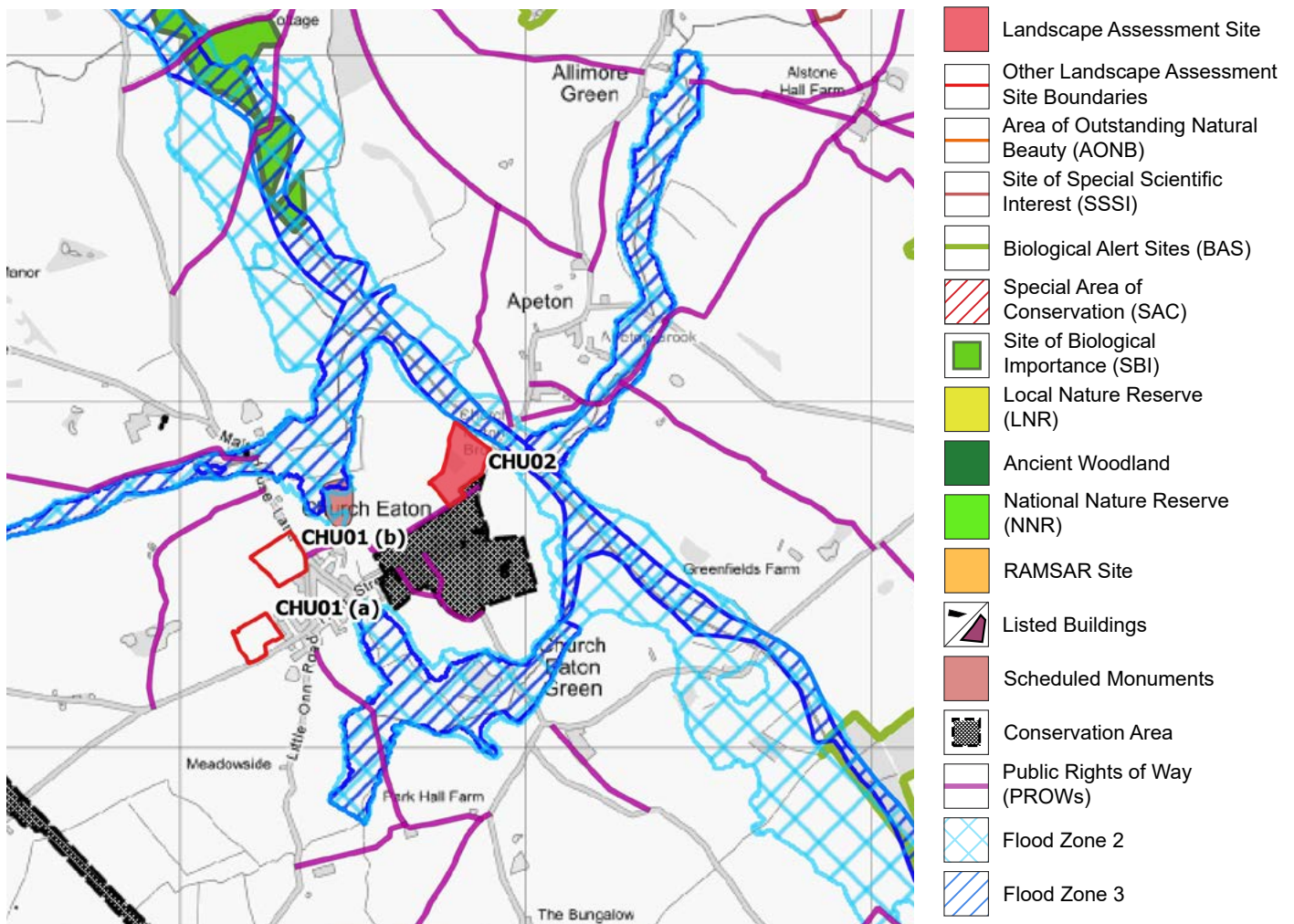
Medium irregular field parcel located to the north east of Church Eaton. Located off Church Eaton road to the east. The site is bound by surrounding farmland to the north, west, south west. A footpath is located along the southern boundary and an area of scrub lies within the northern, central part of the site.

**Settlement: Church Eaton**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium, irregular field parcel.
Landform			✓			Land generally slopes to the centre of the northern boundary where an area of scrub, tree planting is located.
Landcover			✓			Typical pastoral field, within the centre of the site lies an area of scrub and tree planting. The site is bound by hedgerows.
Biodiversity					✓	No designations within close proximity.
Man-made Influences		✓				Limited development within close proximity. Roads in the area are generally quiet B roads. Settlement is small and linear located to the south. Adjacent to church and churchyard.
Scenic Quality and Character		✓				Fairly scenic and rural in location. Limited influence from infrastructure. Views out to surrounding countryside from most locations within the site.
Relationship with Existing Settlement Form	✓					Although located at the settlement boundary the site is fairly incongruous to the existing settlement and does not follow the existing linear formation along the High Street.
Skylines and Settings			✓			There are surrounding views of the countryside from most locations within the site. Views are limited however to some extent by vegetation and topography which will limit the effect on the skyline.
Movement		✓				The site is located at the very edge of Church Eaton and offers a currently fairly tranquil landscape with little levels of movement due to the surrounding countryside roads.
Visibility, Key Views, Vistas		✓				There are views out from the site of surrounding countryside from most locations. These vary in distance due to topography and existing vegetation within and at the boundaries of the site.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)	✓					Located adjacent to the conservation area with views to St Edith's church to the south.
Relationship with Wider Landscape		✓				Views out from the site of surrounding countryside.
Landscape Value		✓				Typical pastoral land with an area of scrub and tree planting and hedgerow vegetation.

### Overall Landscape Sensitivity of the Site:

**High**

#### Mitigation:

Retain views to St Edith's church. Retain boundary vegetation. Difficult to mitigate effect on settlement form. Maintain footpath and provide access to it. Provide landscape buffer to north and west.

# Landscape Assessment Site COL02 & COL05

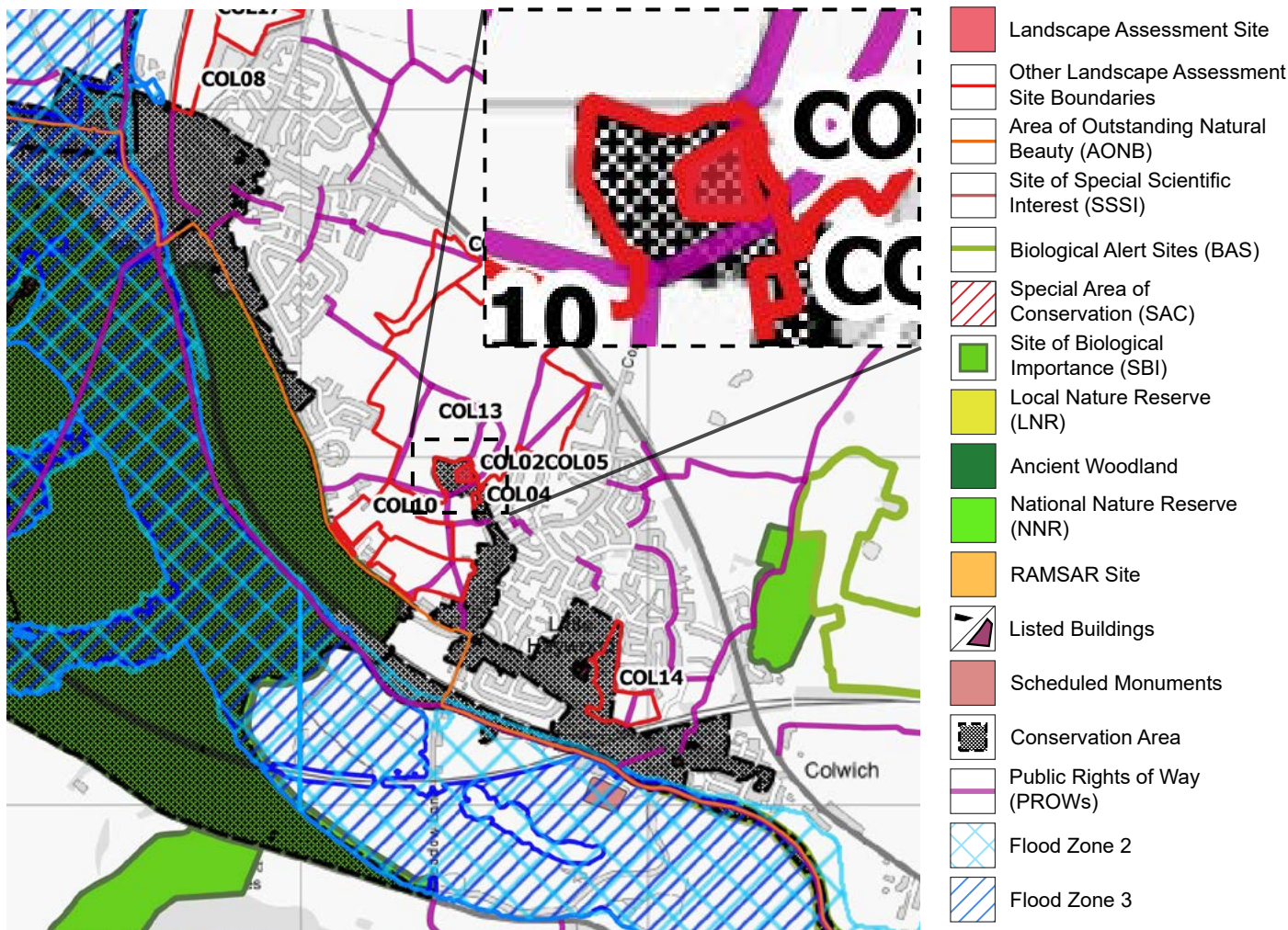
Area of existing trees to the east of Anson Row on the north western extent of Little Haywood.

**Settlement:** Little Haywood

**Designations:** Conservation Area

**Landscape Character Area:** Settled Farmlands

**Considered as part of a potential Garden Village or Strategic Development Site:** No



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale	✓					Small, wooded area.
Landform			✓			Slope to the south west.
Landcover	✓					Site is covered in established trees.
Biodiversity					✓	No nearby designated sites.
Man-made Influences		✓				Adjacent to properties off Anson Row, though this is only on one side of the site.
Scenic Quality and Character		✓				Wooded character provides a sense of place and some scenic quality.
Relationship with Existing Settlement Form	✓					Located adjacent to existing properties to the west though the site is set out on a limb from the main settlement area.
Skylines and Settings					✓	Enclosed site on similar contours to the surrounding area. Falls within Setting Area A within the Cannock Chase AONB Views and Setting Guide.
Movement		✓				Relatively quiet area on the edge of the settlement.
Visibility, Key Views, Vistas				✓		Enclosed by vegetation and development. Some views from nearby Public Rights of Way.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)		✓				Located within the conservation area.
Relationship with Wider Landscape		✓				Some connection to wooded areas to the north and east.
Landscape Value		✓				

### Overall Landscape Sensitivity of the Site:

**High**

#### Mitigation:

Limit development to retain as much of the existing trees as possible. Ensure any development is high quality and in keeping with the conservation area.

## Landscape Assessment Site COL04

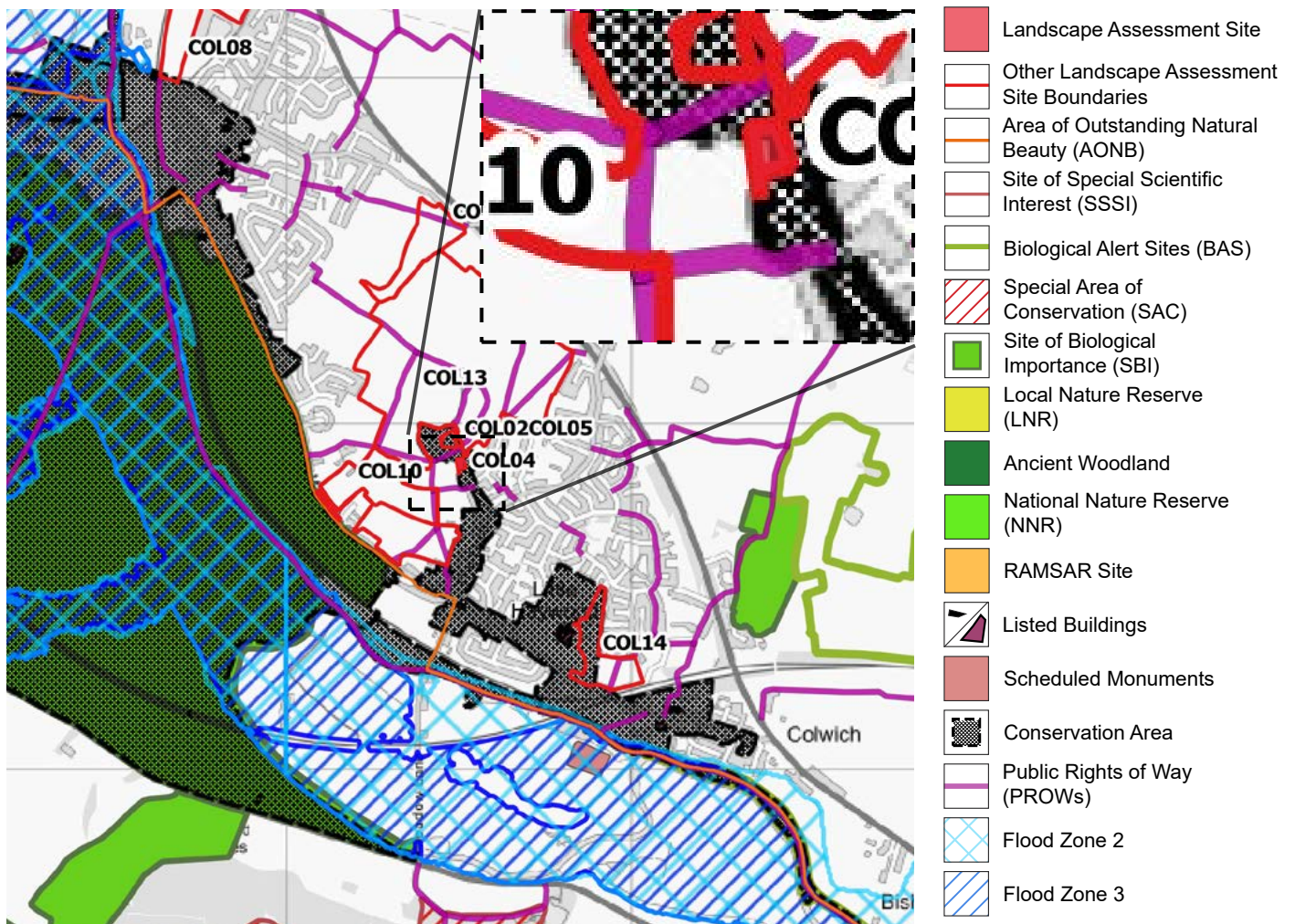
Small parcel of land to the west of Back Lane in the north west of the settlement. The eastern extent of the site falls within the conservation area.

**Settlement: Little Haywood**

**Designations: Conservation Area**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale		✓				Part of a medium scale field.
Landform		✓				Site slopes to the south.
Landcover			✓			Pasture land with established vegetation to the site boundaries except the western boundary which is open.
Biodiversity					✓	No nearby designated sites.
Man-made Influences			✓			Views to adjacent properties.
Scenic Quality and Character		✓				Some scenic quality owing to countryside views and established vegetation.
Relationship with Existing Settlement Form		✓				Existing development is present to the east of Back Lane though vegetation separates the site from the existing settlement.
Skylines and Settings				✓		Enclosed site which lies relatively low within the surrounding landscape. The site is elevated above Back Lane to the east. Falls within Setting Area A within the Cannock Chase AONB Views and Setting Guide.
Movement		✓				Located on a relatively quiet edge of the settlement.
Visibility, Key Views, Vistas				✓		Limited in visible extent though some views from the Public Right of Way to the west.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)		✓				Partially located within the conservation area.
Relationship with Wider Landscape		✓				Relationship with adjoining landscape to the west owing to the site open boundary to adjoining agricultural land which contrasts with the vegetation separating it from the existing settlement.
Landscape Value			✓			

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Limit development to a small number of properties to be in keeping with existing development off Back Lane. Retain existing vegetation and provide a new landscaped edge to the west.

## Landscape Assessment Site COL06

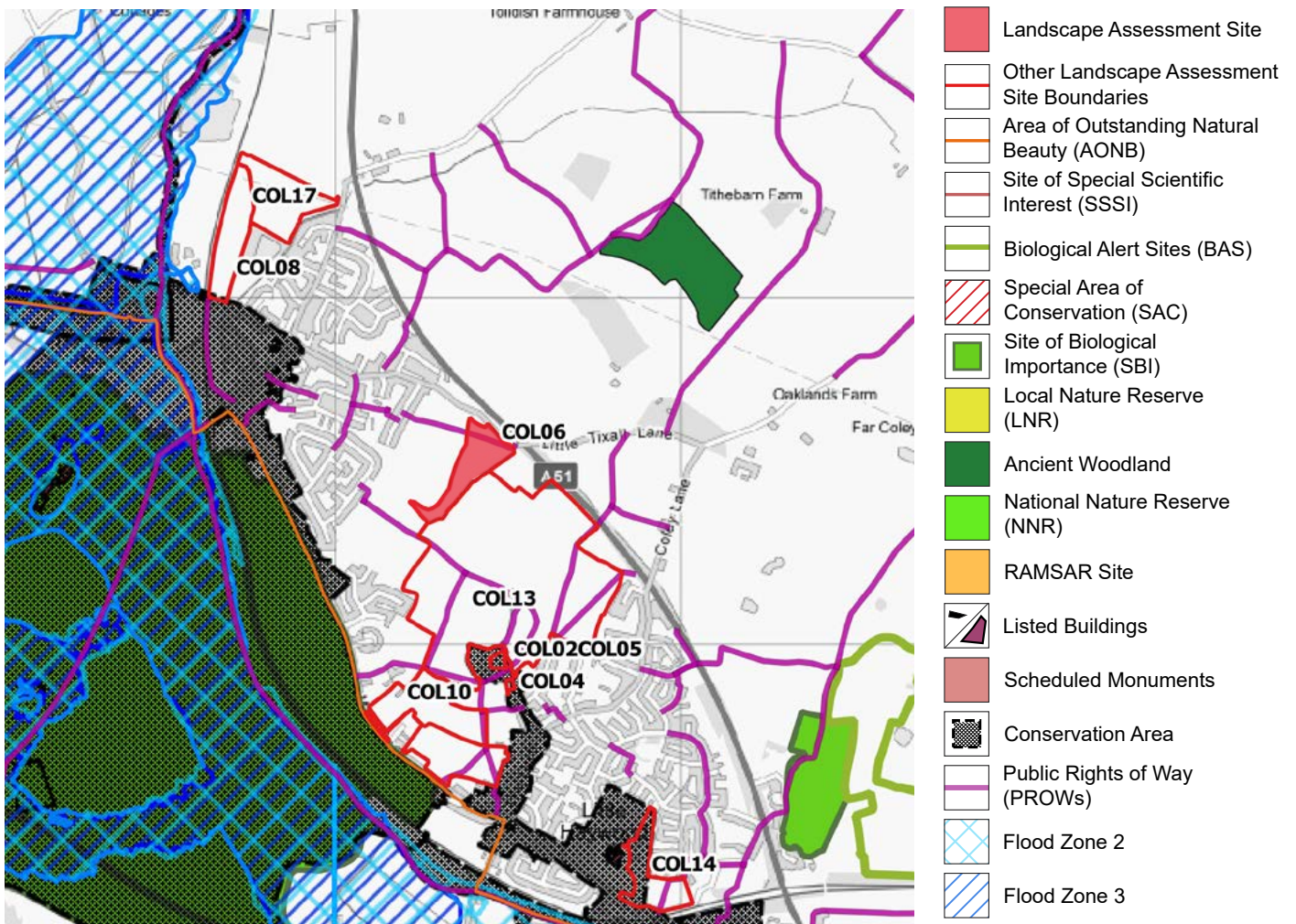
Agricultural land located to the south of Little Tixall Lane to the east of Great Haywood. The A51 is located adjacent to the north and to the east, south and west the site adjoins agricultural land. A planning application has been made for a residential development on land to the west of the site and a new junction is currently being constructed on the A51 to the north west as part of another residential development. A Public Right of Way runs through the site connecting Little Tixall Lane to Marlborough Close.

**Settlement: Great Haywood**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale				✓		Part of a medium/large scale landscape.
Landform					✓	Relatively flat site.
Landcover				✓		Overgrown grass with boundary vegetation to the east and south.
Biodiversity					✓	No nearby designated sites.
Man-made Influences			✓			Views to settlement to the south and west.
Scenic Quality and Character			✓			Long views provide some scenic quality.
Relationship with Existing Settlement Form		✓				The site will remain separated from Great Hayworth if the application on land to the west is not granted though an access road is being created off the A51 near the site. The site occupies part of the gap between Great Haywood and Little Haywood but does not extend further east than existing development off Main Road.
Skylines and Settings		✓				Sits on a ridge. Forms skyline in view from AONB to the south. Falls within Setting Area A within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			Adjacent to the A51 and new junction being constructed to the north west.
Visibility, Key Views, Vistas		✓				Elevated nature of the site extends visibility. Views from rising land in AONB and local Public Rights of Way.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)			✓			Conservation area and registered garden to the south along / beyond Main Road.
Relationship with Wider Landscape			✓			Views to immediate surrounding landscape as well as views to rising land in the AONB to the south.
Landscape Value			✓			

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Only develop if the application to the west is granted to ensure connectivity to the existing settlement. Retain and reinforce existing vegetation and establish a landscape buffer to the east and south. Retain the existing Public Right of Way as part of the any development layout.

## Landscape Assessment Site COL08

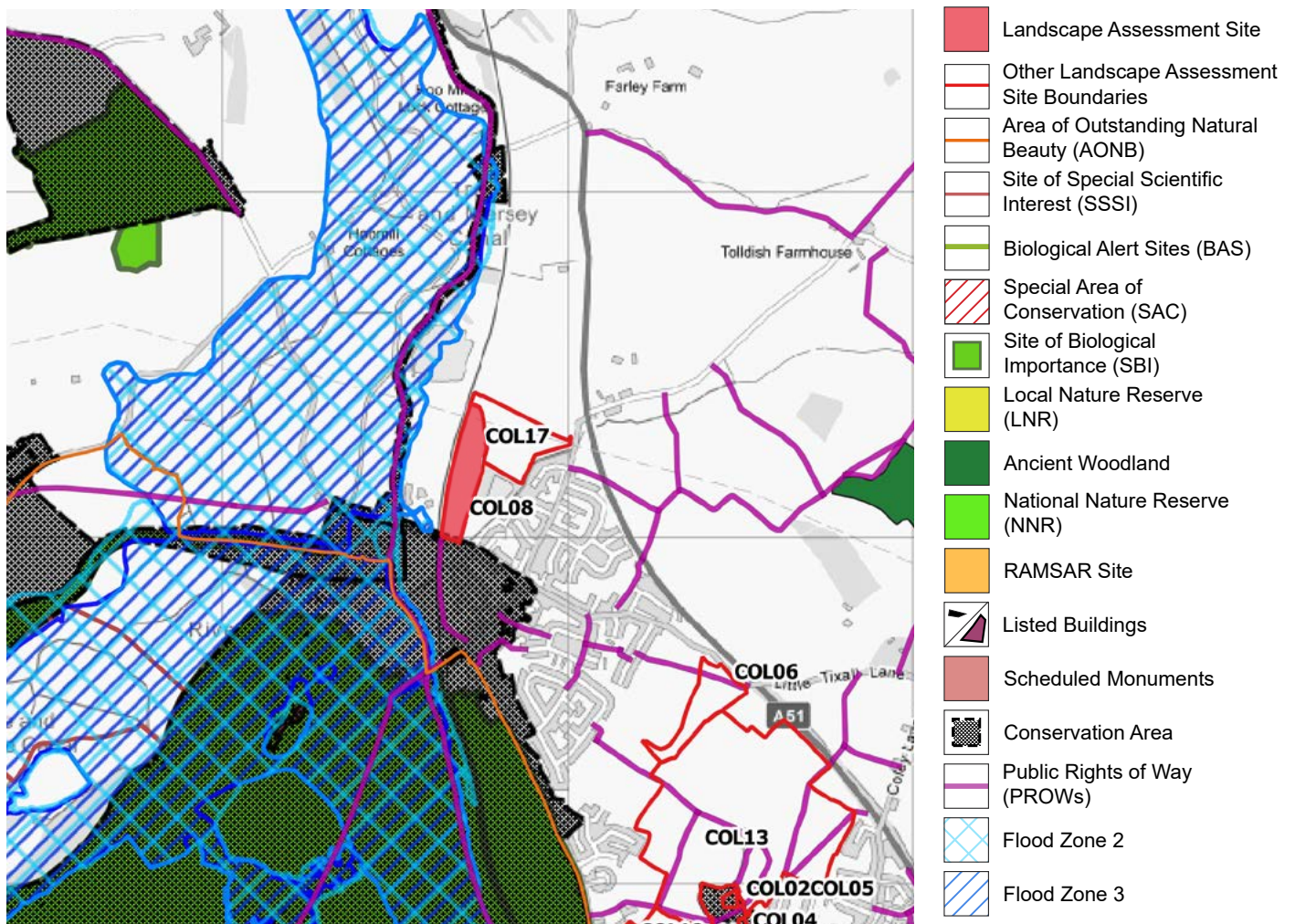
Field located to the east of the railway line on the western extent of Great Haywood. Beyond the railway to the west is located Canal Side Farm, to the south are properties off Mill Lane and to the east beyond an agricultural field is located the eastern edge of the settlement. To the north the site adjoins agricultural land.

**Settlement: Great Haywood**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale				✓		Medium to large scale field.
Landform					✓	Relatively flat site.
Landcover					✓	Overgrown grass with vegetation limited to the site boundaries.
Biodiversity					✓	Nearest designated site (a Site of Biological Importance) is located beyond development to the south.
Man-made Influences				✓		Adjacent to the railway and existing properties. An electricity pylon is located within the north west of the site.
Scenic Quality and Character				✓		Limited scenic quality.
Relationship with Existing Settlement Form			✓			Occupies land between the railway line and the eastern edge of the settlement, though the site is separated from the eastern extent of the settlement by an agricultural field. Adjoins settlement edge to the south.
Skylines and Settings			✓			The site is relatively low lying but would form part of the setting for the entrance into Great Haywood when approached from the west. Falls within Setting Area A within the Cannock Chase AONB Views and Setting Guide.
Movement				✓		Adjacent to Mill Lane to the south and the railway to the west.
Visibility, Key Views, Vistas			✓			The site is relatively enclosed by the railway line and vegetation. Potential for views from the AONB to the south though restricted by intervening vegetation. Generally, the site sits within the context of adjacent development.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)		✓				Adjacent to the conservation area to the south and west. Grade II listed Mill Lane Railway Bridge is located in close proximity to the south west of the site. Shugborough Hall is located to the south though tree planting within its grounds restricts views.
Relationship with Wider Landscape			✓			Views to wider landscape to the north.
Landscape Value			✓			

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Create a positive frontage to Mill Lane and entrance to Great Haywood. Retain existing boundary vegetation and establish a landscaped edge to the north and west.

# Landscape Assessment Site COL10

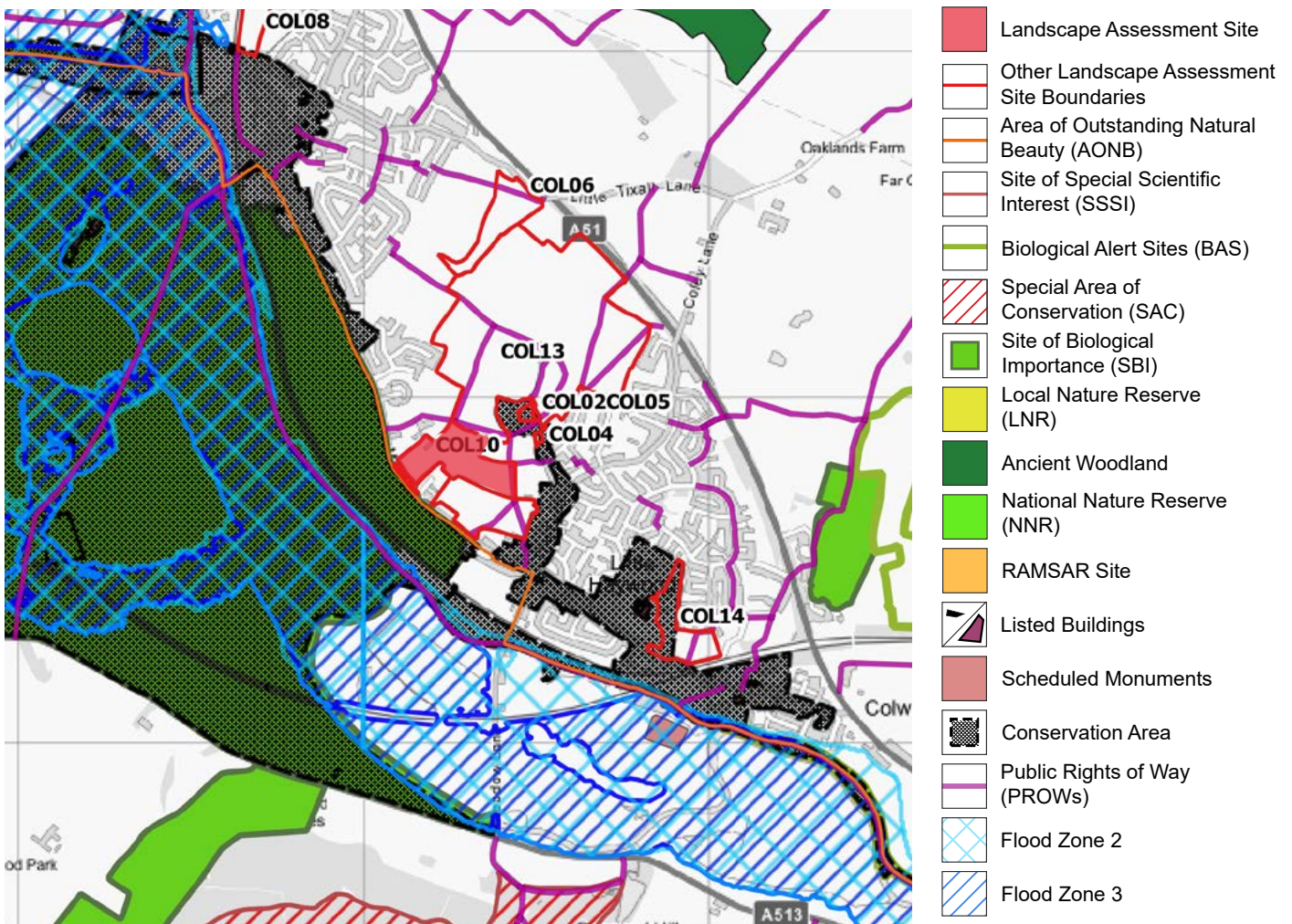
Several fields / land parcels located to the north of Main Road and separated by established trees. Properties off Main Road adjoin to the south east and business / farm buildings lie adjacent to the west. To the north, east and south lie agricultural land with that to the south and north forming part of site COL13. Land within the site also falls within the wider COL13 site. A Public Right of Way runs adjacent to the site's eastern boundary.

**Settlement: Little Haywood/Great Haywood**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale		✓				Medium to small scale fields enclosed by established vegetation.
Landform				✓		Landform rises to the north, north west.
Landcover			✓			Predominately pasture land with well-established vegetation along field boundaries.
Biodiversity		✓				Nearest site is a Site of Biological Importance located to the south beyond Main Road.
Man-made Influences			✓			Development to the east, south and west though vegetation within the site helps limit intervisibility in areas.
Scenic Quality and Character		✓				Established vegetation provide some sense of place and a scenic quality.
Relationship with Existing Settlement Form		✓				Site is located in the gap between Little Haywood and Great Haywood. The south west of the site fits more with the existing settlement pattern.
Skylines and Settings		✓				Elevated site though vegetation helps to limit effects on skylines. Potential for skyline views from AONB to the south. Falls within Setting Area A within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			Adjacent to Main Road and existing settlement edge.
Visibility, Key Views, Vistas		✓				Though vegetation helps to visually enclose the site there is intervisibility with the AONB to the south.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)		✓				Registered garden to the south and conservation area to the south and east.
Relationship with Wider Landscape		✓				Views to AONB to the south where boundary vegetation allows.
Landscape Value		✓				

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Restrict development to the south west where it relates more to the existing settlement pattern and maintain the gap between Little Haywood and Great Haywood. Retain existing vegetation as far as possible and the Public Right of Way.

## Landscape Assessment Site COL13

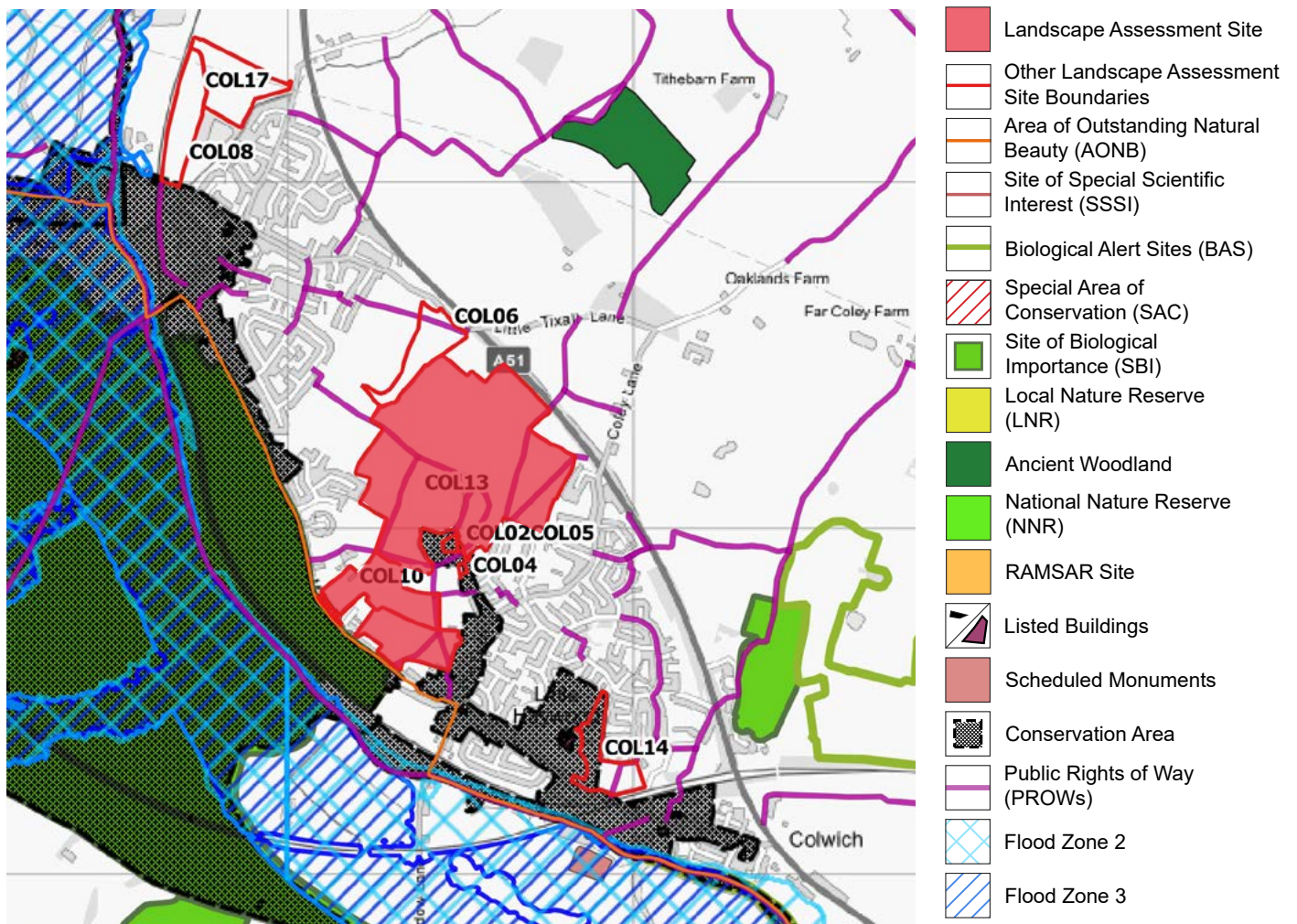
Fields located between Little Haywood and Great Haywood to the north of main road. The settlement edge of Little Haywood adjoins to the east and the A51 runs to the north. To the south is located Main Road. The site incorporates land within site COL10 as well as further land to the south and north. The fields within the site are divided by hedgerows and trees and a number of Public Rights of Way cross the site.

**Settlement: Little Haywood**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale				✓		Medium to large scale landscape.
Landform			✓			Land rises to the north.
Landcover			✓			Agricultural land with established trees and hedgerows to field boundaries.
Biodiversity		✓				Site of Biological Importance located to the south beyond Main Road.
Man-made Influences			✓			Development to the east and south east, south west. Main Road runs adjacent to the south and the A51 to the north.
Scenic Quality and Character		✓				Some scenic qualities such as views to the rising land within the AONB to the south and established trees though also detracting factors.
Relationship with Existing Settlement Form		✓				Though the site adjoins the settlement edge it is also located within the gap which separates Little Haywood and Great Haywood. Important to settlement identity.
Skylines and Settings	✓					Elevated land within the site has potential to form the view on the skyline from the AONB to the south as well as from adjacent settlement. Falls within Setting Area A within the Cannock Chase AONB Views and Setting Guide.
Movement				✓		Movement associated with the A51, settlement edge and Main Road.
Visibility, Key Views, Vistas	✓					Parts of the site are visible from the AONB located beyond Main Road to the south.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)		✓				Conservation area located to the east and south. Shugborough registered garden to the south, though its boundary is enclosed by vegetation. Listed buildings to the south east.
Relationship with Wider Landscape		✓				Views of adjacent settlement but also views to rising land within AONB to the south and agricultural land to the west.
Landscape Value			✓			

### Overall Landscape Sensitivity of the Site:

**High**

#### Mitigation:

Restrict development from rising land in the north and locate development as close as possible to the existing settlement edge to maintain a gap between Little Haywood and Great Haywood. Retain existing vegetation and Public Rights of Way.

# Landscape Assessment Site COL14

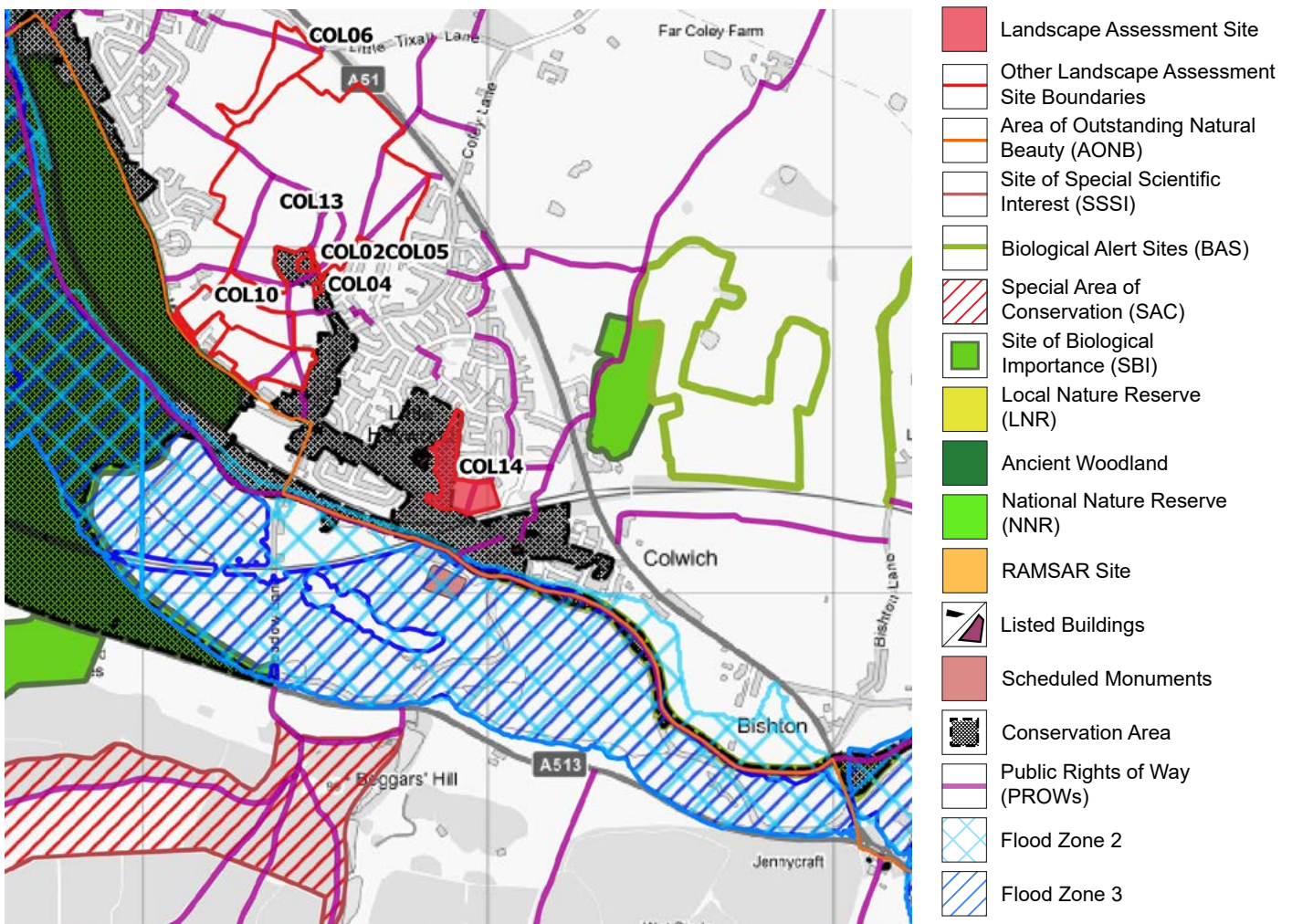
Land to the south of Convent Close and north of the railway line in Little Haywood. Beyond the railway line to the south is located the neighbouring village of Colwich. To the east lies Colwich and Haywood village hall and to the west St. Mary's Abbey. A conservation area covers the western portion of the site and a Public Right of Way runs through the site from Foxgloves Avenue to Crossheads Road.

**Settlement: Little Haywood**

**Designations: Conservation Area**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium scale landscape.
Landform				✓		Gentle slope to the south.
Landcover				✓		Overgrown grass with hedgerow to the boundary with the railway and some tree planting mainly in the north west. Existing buildings and car park to north west. Some attractive mature trees.
Biodiversity					✓	No designated sites in close proximity.
Man-made Influences			✓			Development visible on all sides as well as the railway to the south. Variety of quality of influence from rail line to parts of conservation area.
Scenic Quality and Character				✓		Relatively limited scenic quality due to detracting factors, though part of the site is within the conservation area.
Relationship with Existing Settlement Form			✓			Adjacent to settlement edge though located between the existing edge of Little Haywood and Colwich located beyond the railway line. Parts provide valuable openness.
Skylines and Settings		✓				Intervisibility with rising land within the AONB to the south. Falls within Setting Area A within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			Noise from nearby railway and general movement from adjacent settlement.
Visibility, Key Views, Vistas	✓					Intervisibility with AONB to the south.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)	✓					Conservation area located in the west of the site and to the south. Views of Colwich Parish church and in the west of the site St. Mary's Abbey though from the rest of the site trees surrounding the abbey restrict visibility.
Relationship with Wider Landscape			✓			Views to rising land to the south.
Landscape Value		✓				

### Overall Landscape Sensitivity of the Site:

**High**

#### Mitigation:

Retain the Public Right of Way and existing vegetation. Set development back from conservation area to the west and establish landscaped edge to the development area. Restrict development from the south of the site and incorporate a landscape buffer to the AONB to the south. Views to Colwich church to be incorporated into any development layout.

## Landscape Assessment Site COL17

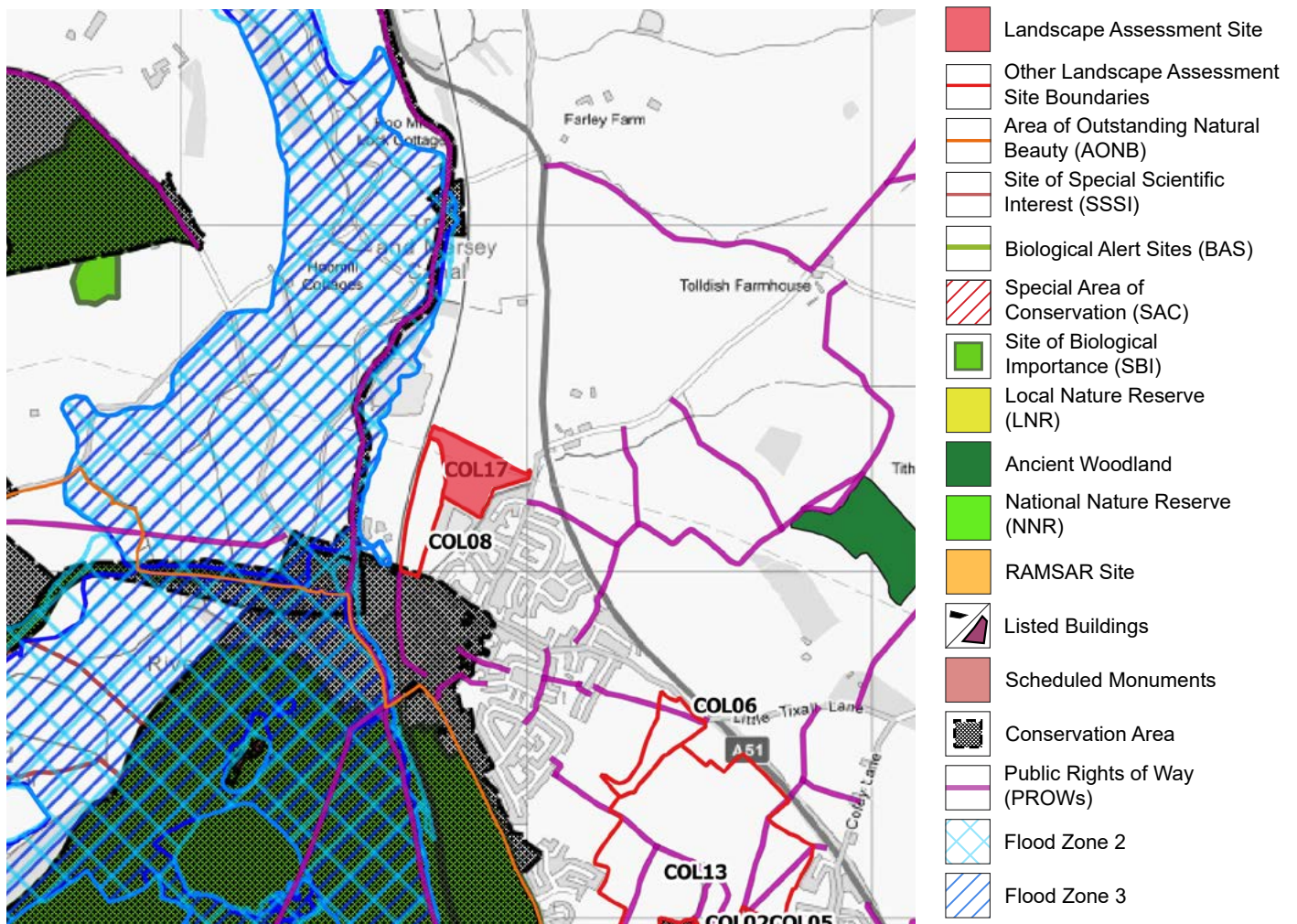
Parts of three agricultural fields located on the north western extent of the settlement. Main Road runs adjacent to the east and the railway line to the west. Beyond the railway line to the west is located a marina. Properties off Green Close back onto the site to the south east and to the north and south the site adjoins agricultural land. Established trees define the site's southern and south eastern boundaries.

**Settlement: Great Haywood**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			The site comprises fields / parts of fields which are medium to large scale.
Landform					✓	Relatively flat site.
Landcover				✓		Agricultural land with some established trees present to the south / south east.
Biodiversity					✓	No nearby designated sites.
Man-made Influences			✓			Adjacent to the electric railway line and an electricity pylon located near to the site's western boundary.
Scenic Quality and Character				✓		Not particularly scenic.
Relationship with Existing Settlement Form			✓			Located between existing settlement and the railway though the site would extent northwards from the tree line which marks the current edge of development to the east of the A51. HS2 proposed route is located immediately north of the site.
Skylines and Settings			✓			Low lying site though would form part of the setting for the settlement when approached from the north. Falls within Setting Area A within the Cannock Chase AONB Views and Setting Guide.
Movement				✓		Adjacent to the railway line to the west and the A51 to the east.
Visibility, Key Views, Vistas			✓			Flat, low lying nature of the site limits its visibility. Views from AONB to the south are restricted by vegetation.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)			✓			Conservation area and listed bridge located to the west.
Relationship with Wider Landscape			✓			Views to landscape to the east and north.
Landscape Value			✓			

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Retain existing vegetation and establish a landscape buffer to the north and landscaped edge to the west.

## Landscape Assessment Site CRE01 & CRE03

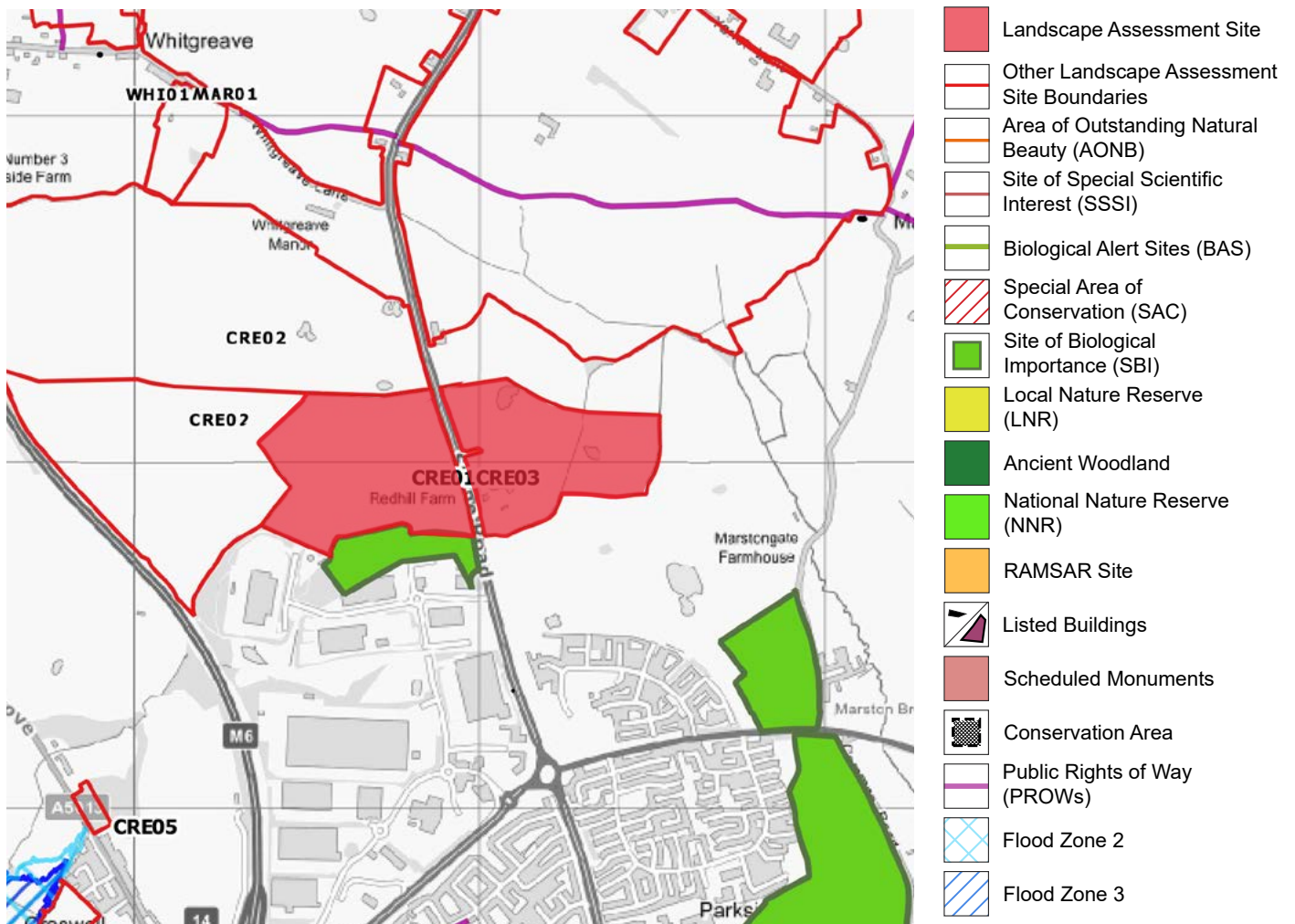
Agricultural fields located on the north western edge of Stafford. The site is split into two parts situated on either side of the A34. To the south west the site adjoins Redhill Business Park. To the south east beyond agricultural fields is located development under construction at Newbold Drive. Redhill Farm to the east of the A34 is located within the site. An application for industrial development covers the portion of the site located to the west of the A34, this portion of the site also falls within the wider CRE02 site.

**Settlement: Stafford**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: Yes**



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale				✓		Medium to large scale field pattern.
Landform					✓	Landform rises relatively gently to the north.
Landcover				✓		Intensive agricultural land with a number of ponds located within the site.
Biodiversity		✓				Adjacent to a Site of Biological Importance to the south.
Man-made Influences				✓		Buildings at Redhill farm are located within the site, industrial development to the south west.
Scenic Quality and Character				✓		The adjacent development and A34 limit scenic qualities.
Relationship with Existing Settlement Form			✓			Separated from modern residential to the south east by intervening agricultural land. To the south west the site adjoins an industrial area.
Skylines and Settings			✓			Limited effects on skylines due to surrounding higher land. Forms part of the setting on approach to Stafford from A34. Falls within Setting Area I within the Cannock Chase AONB Views and Setting Guide.
Movement				✓		Adjacent to the busy A34.
Visibility, Key Views, Vistas			✓			Some views from surrounding landscape, though not a particularly prominent site.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	Nearest designated feature is a milepost located within the existing settlement to the south.
Relationship with Wider Landscape			✓			Views of adjacent agricultural landscape.
Landscape Value			✓			

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Focus development to the south closest to the settlement edge. Establish a landscape buffer to countryside to the north east (and north west depending if site CRE02 is to be developed). Retain existing ponds and vegetation and complement with new habitats. Consider adjacent Site of Biological Importance in any development layout as well as the site's relationship with site CRE02 if it comes forward.

## Landscape Assessment Site CRE02

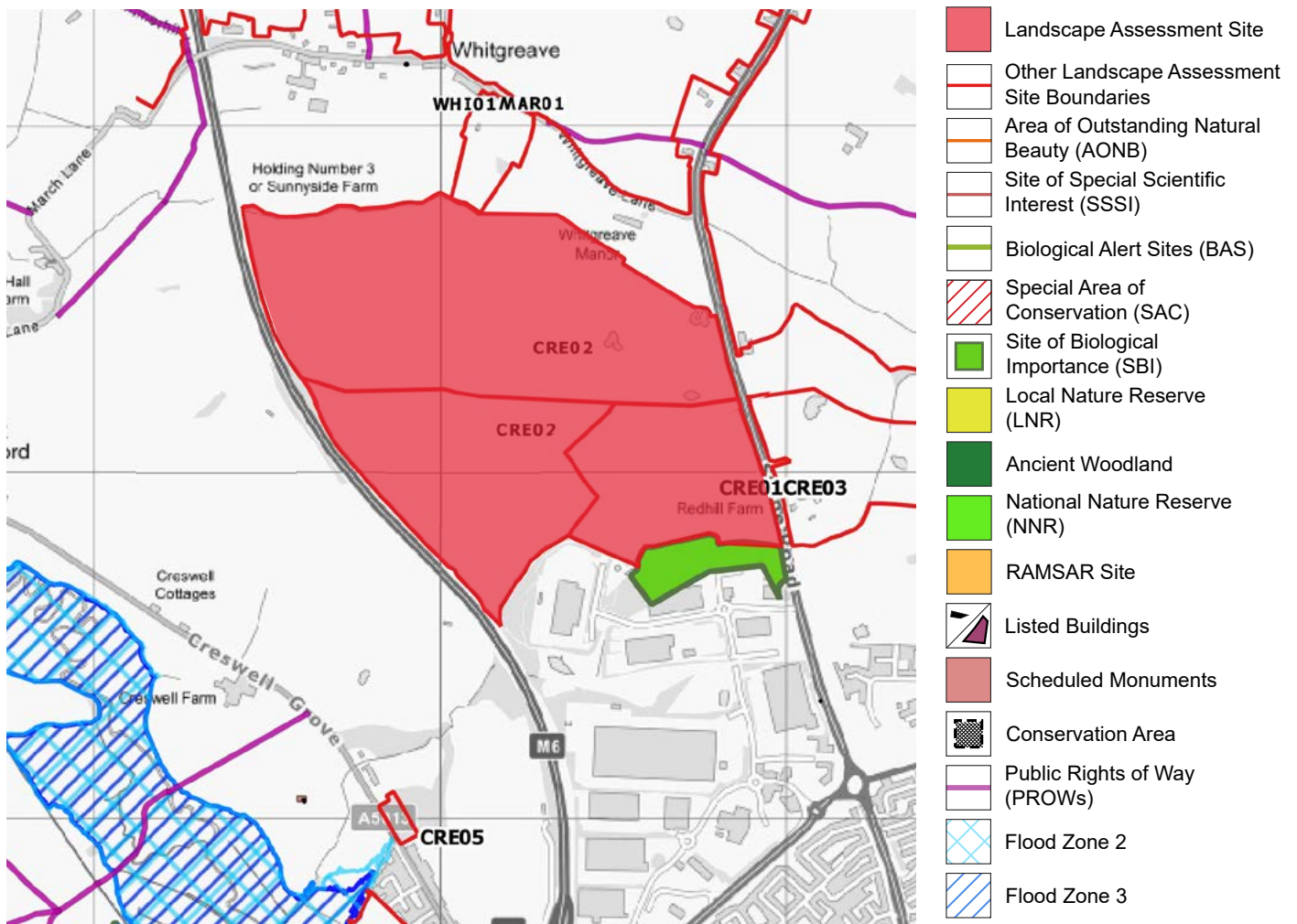
Land to the north of Redhill Business Park and east of the M6. To the north the site adjoins agricultural land with part of the land to the north forming site WHI01 and MAR01. Beyond agricultural land to the north is located settlement at Whitgreave. The site incorporates land within the western portion of site CRE01/CRE03, this is located in the south east of the site adjacent to the A34 and is subject to an application for industrial development. A number of existing ponds are located within the site.

**Settlement: Stafford**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: Yes**



Representative Photographs



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale				✓		Generally medium to large scale field pattern.
Landform		✓				Land rises to the north. A hill is located in the north west adjacent to the M6.
Landcover			✓			Predominately agricultural land and hedgerows with existing ponds. A watercourse is located adjacent to the site's northern boundary.
Biodiversity		✓				Site of Biological Importance located to the south east.
Man-made Influences				✓		M6 adjacent to the west, Redhill Business Park to the south and the A34 to the east.
Scenic Quality and Character				✓		Scenic qualities disrupted by the adjacent motorway, road and business park.
Relationship with Existing Settlement Form		✓				Lies adjacent to an industrial area, somewhat separated from existing residential development.
Skylines and Settings		✓				Higher land to the north and north west has potential to form skyline views. The site forms part of the setting for the settlement when approached from the M6 and A34. Falls within Setting Area I within the Cannock Chase AONB Views and Setting Guide.
Movement					✓	Adjacent to the M6 to the west and A34 to the east.
Visibility, Key Views, Vistas			✓			Higher land to the north and north west is more visually prominent.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)				✓		Nearest designated features are a listed building along March Lane, Whitgreave to the north and a milepost located within the existing settlement to the south.
Relationship with Wider Landscape			✓			Views to surrounding agricultural landscape as well as adjacent development.
Landscape Value			✓			

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Retain existing vegetation and ponds and complement the existing ponds and watercourse with proposed new habitats. Ensure the development of the site relates well to the overall design for the Strategic Development Site including any potential proposals on site CRE01/CRE03. Set development back from higher land such as the hill in the north west where possible.

## Landscape Assessment Site CRE04

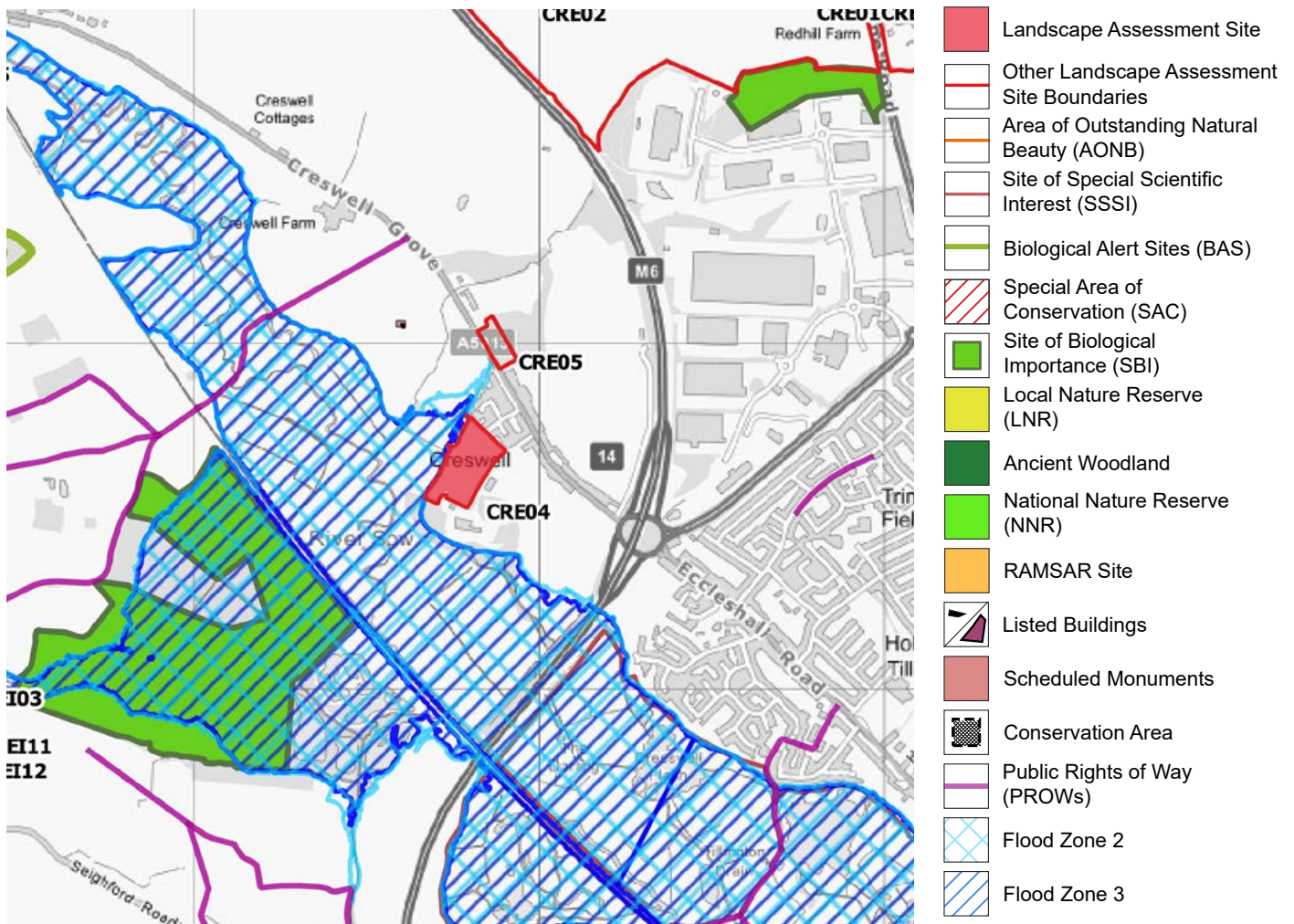
Field located between properties off Wilke's Wood and The Mount, Creswell. Creswell Drive runs to the east of the site and an access track from Wilke's Wood to The Mount runs through the centre of the site. To the east, south and west the site is generally enclosed by existing trees. Beyond existing trees to the south is the River Sow.

**Settlement: Creswell**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium scale field.
Landform					✓	Relatively flat site.
Landcover		✓				Grassland enclosed by existing trees with some scattered mature trees within the site.
Biodiversity					✓	No nearby designated sites.
Man-made Influences			✓			Properties off Wilke's Wood back onto the site and properties off Creswell Drive are located to the south.
Scenic Quality and Character		✓				The site has some scenic quality derived from the established trees located around its perimeter and within the site.
Relationship with Existing Settlement Form		✓				Development of the site would extend the settlement pattern to the west whereas existing development in Creswell is predominantly focused along Creswell Grove, though the form seems likely to change with current development.
Skylines and Settings				✓		Relatively enclosed, low lying site with little effect. Falls within Setting Area I within the Cannock Chase AONB Views and Setting Guide.
Movement		✓				Adjacent to settlement edge, though relatively quiet.
Visibility, Key Views, Vistas				✓		Established mature trees around the site's boundaries help visually enclose the site along with development to the north.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)			✓			Scheduled monument (ruins of Creswell Chapel) in agricultural land to the north.
Relationship with Wider Landscape			✓			Relatively enclosed site, though some views to higher land to the south west.
Landscape Value		✓				

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Retain existing vegetation and reinforce site boundaries with new planting as required. Focus development to the north adjacent to existing properties off Wilke's Wood.

# Landscape Assessment Site CRE05

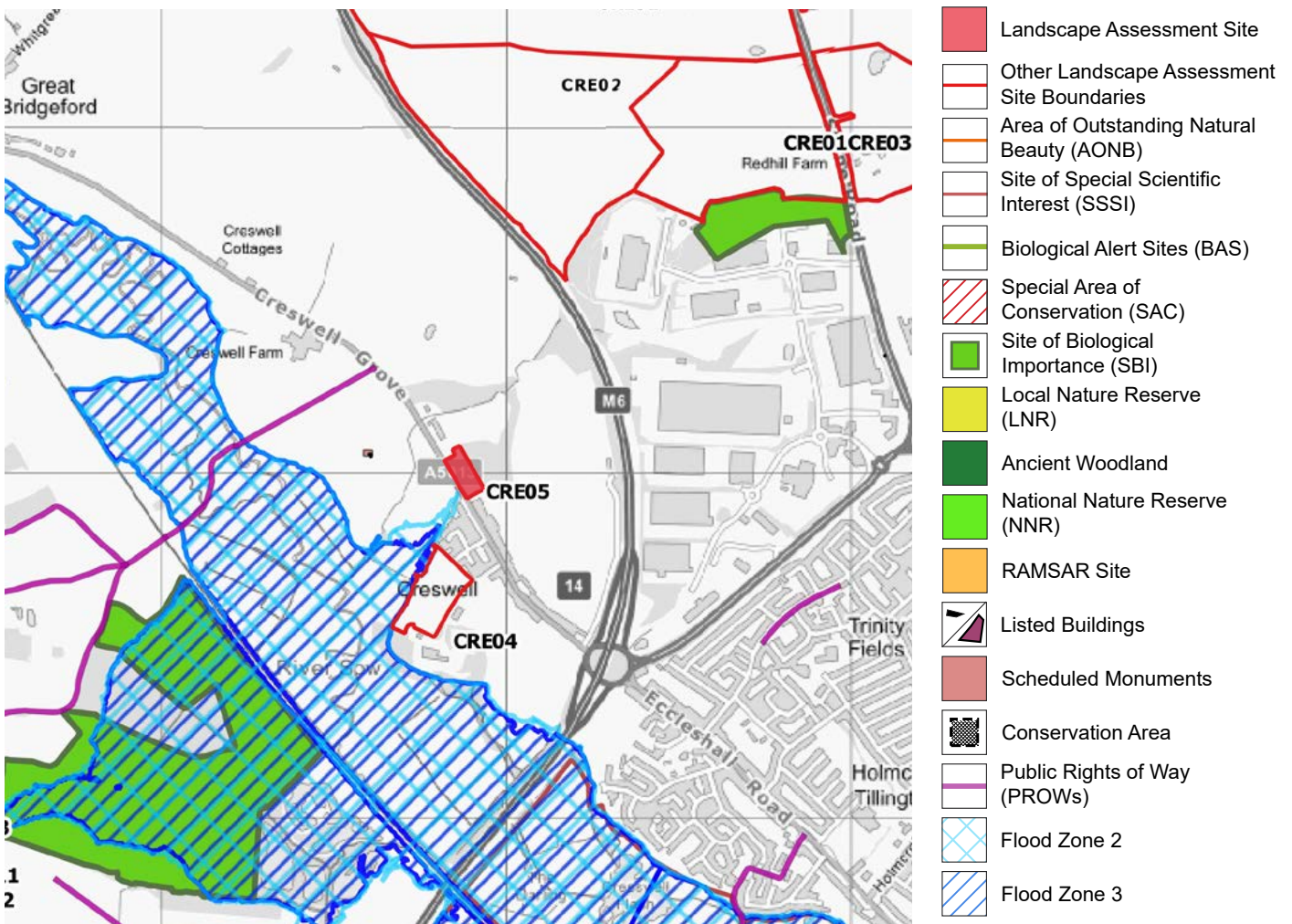
Area of woodland located to the north east of the A5013. Existing properties off the A5013 are located to the north and south of the site. To the west, beyond the A5013 is agricultural land and to the east is further woodland.

**Settlement: Creswell**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale	✓					Enclosure of trees gives the feeling of a small-scale landscape.
Landform					✓	Relatively flat site.
Landcover	✓					The site forms part of a woodland.
Biodiversity					✓	No nearby designated sites.
Man-made Influences				✓		The site is flanked by existing properties along the A5013 with the A5013 running adjacent to the west.
Scenic Quality and Character		✓				The site has a pleasant wooded character but the adjacent A road and development limit its scenic qualities.
Relationship with Existing Settlement Form			✓			The site sits between existing properties off the A5013, but is on the rural edge of the settlement
Skylines and Settings				✓		Small site occupying similar contours to the surrounding landscape resulting in little effect upon skylines. The site does provide some setting on the approach into Creswell. Falls within Setting Area I within the Cannock Chase AONB Views and Setting Guide.
Movement				✓		Adjacent to the A5013 to the west.
Visibility, Key Views, Vistas				✓		Small site enclosed by development or vegetation on three sides. More open to the west though generally limited public vantage points from which to gain views of the site.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)		✓				Creswell Chapel scheduled monument is located within an agricultural field to the north west of the site.
Relationship with Wider Landscape		✓				Long views across the landscape to the west and connection to the wider woodland to the east owing to its shared character.
Landscape Value		✓				

### Overall Landscape Sensitivity of the Site:

**High**

#### Mitigation:

Trees and woodland make a positive contribution, so difficult to see how could mitigate if these features lost to built development.

# Landscape Assessment Site DOX01

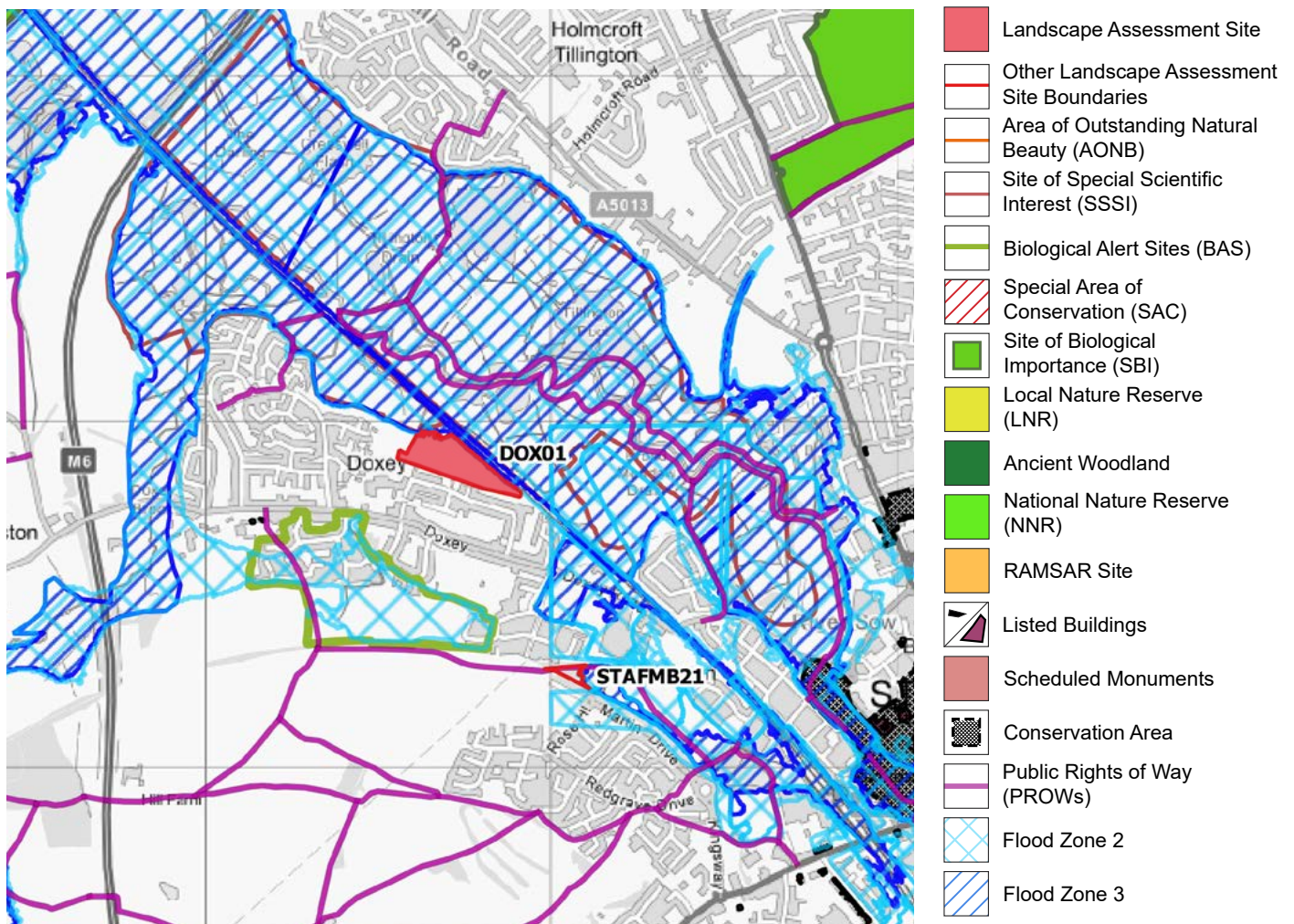
A triangular parcel of land to the north east of Doxey, located west of Stafford. To the north land is bound by the rail line and to the south existing properties off The Crescent, these meet at the eastern most point of the site. To the west lies the Doxey Marshes.

**Settlement: Doxey, Stafford**

**Designations: None**

**Landscape Character Area: Lies predominately in River Meadowlands. Southern boundary lies in Urban.**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Irregular medium sized parcel of scrubland.
Landform			✓			Land generally falls away towards the rail line. Steep drops and slopes across the site. Steep drops in places down to rail line. Uneven ground across whole site.
Landcover			✓			Site is covered by scrubland areas of long grassland and mature trees. Typical pioneer species including bramble and buddleia.
Biodiversity			✓			Located adjacent to designation Doxey Marshes.
Man-made Influences					✓	Adjacent to rail line and existing settlement.
Scenic Quality and Character				✓		Lacking scenic quality due to rail line and backs of existing properties. Unused, overgrown scrubland.
Relationship with Existing Settlement Form			✓			Some relationship although all properties back and side on to site. Potential to complement existing settlement.
Skylines and Settings					✓	Limited effect on skyline due to rail line and existing housing, limited views. Falls within Setting Area I within the Cannock Chase AONB Views and Setting Guide.
Movement					✓	Rail line greatly reduces tranquillity on site.
Visibility, Key Views, Vistas				✓		Limited views due to rail line and existing housing, some views may be afforded to the west following clearance of scrubland.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No heritage features within close proximity.
Relationship with Wider Landscape				✓		Rail line and existing houses restrict potential connection to wider landscape. Potential link to west to Doxey Marshes.
Landscape Value			✓			Overgrown scrubland with mature trees.

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

#### Mitigation:

Careful consideration of levels and buffer against rail line. Connection to Doxey Marshes to west. Thorough survey of existing planting and retention of any species of note in particular trees.

# Landscape Assessment Site ECC01

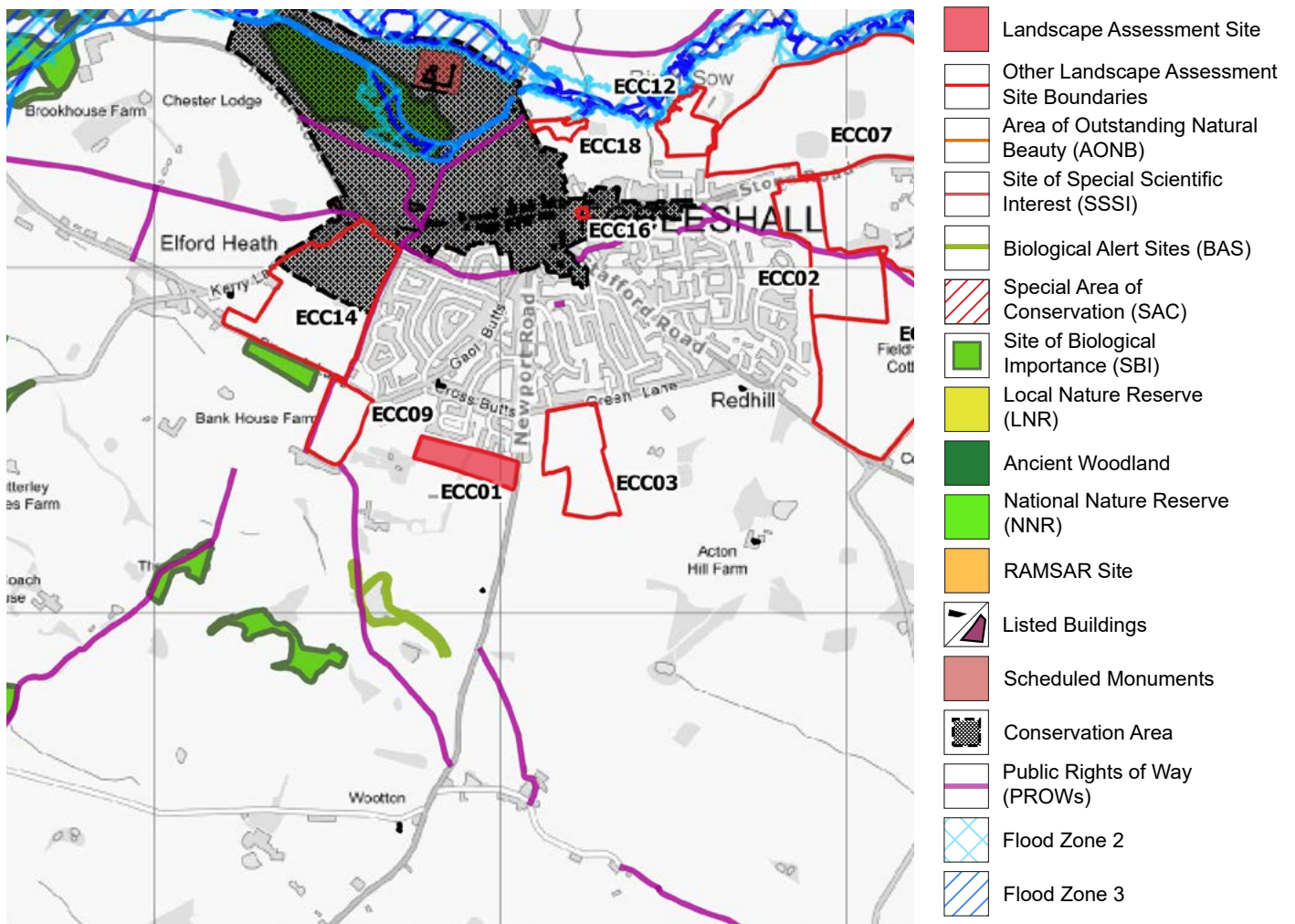
Rectilinear parcel of land subdivided by a belt of mature tree planting down the centre, located to the south of Eccleshall. Bounded by the A519 to the east and new development to the north and existing settlement to the north east. To the west lies Bishop Lonsdale Primary School and to the south a garden centre and surrounding farmland.

**Settlement: Eccleshall**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium parcel of land, subdivided by existing vegetation.
Landform				✓		Gently sloping piece of farmland.
Landcover		✓				Typical farmland with boundary hedgerows and hedgerow trees including holly and ash. Central belt of mature tree planting including oak and pine. Substantial planting along north west boundary.
Biodiversity					✓	No designation in close proximity.
Man-made Influences				✓		A519 is audible and visible from the site. The school is audible from this location. The site is bound by new and existing properties to the north.
Scenic Quality and Character				✓		Limited due to existing settlement edge and A519.
Relationship with Existing Settlement Form				✓		Good relationship with existing settlement due to new development to the north.
Skylines and Settings				✓		Not readily perceived due to existing settlement and vegetation.
Movement				✓		Tranquillity is limited due to new development and noise from A519.
Visibility, Key Views, Vistas				✓		Limited views from site due to existing substantial vegetation to north and within central corridor. There may be some views out to the east but these are limited at ground level due to hedgerows and A519.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No features of note within close proximity.
Relationship with Wider Landscape				✓		Limited due to existing vegetation and settlement edge. Views out to east are disturbed by A519.
Landscape Value			✓			Typical settlement edge farmland with vegetation of note.

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

#### Mitigation:

Retain central corridor of planting and boundary vegetation where possible. Provide landscape buffer to east and south.

## Landscape Assessment Site ECC02

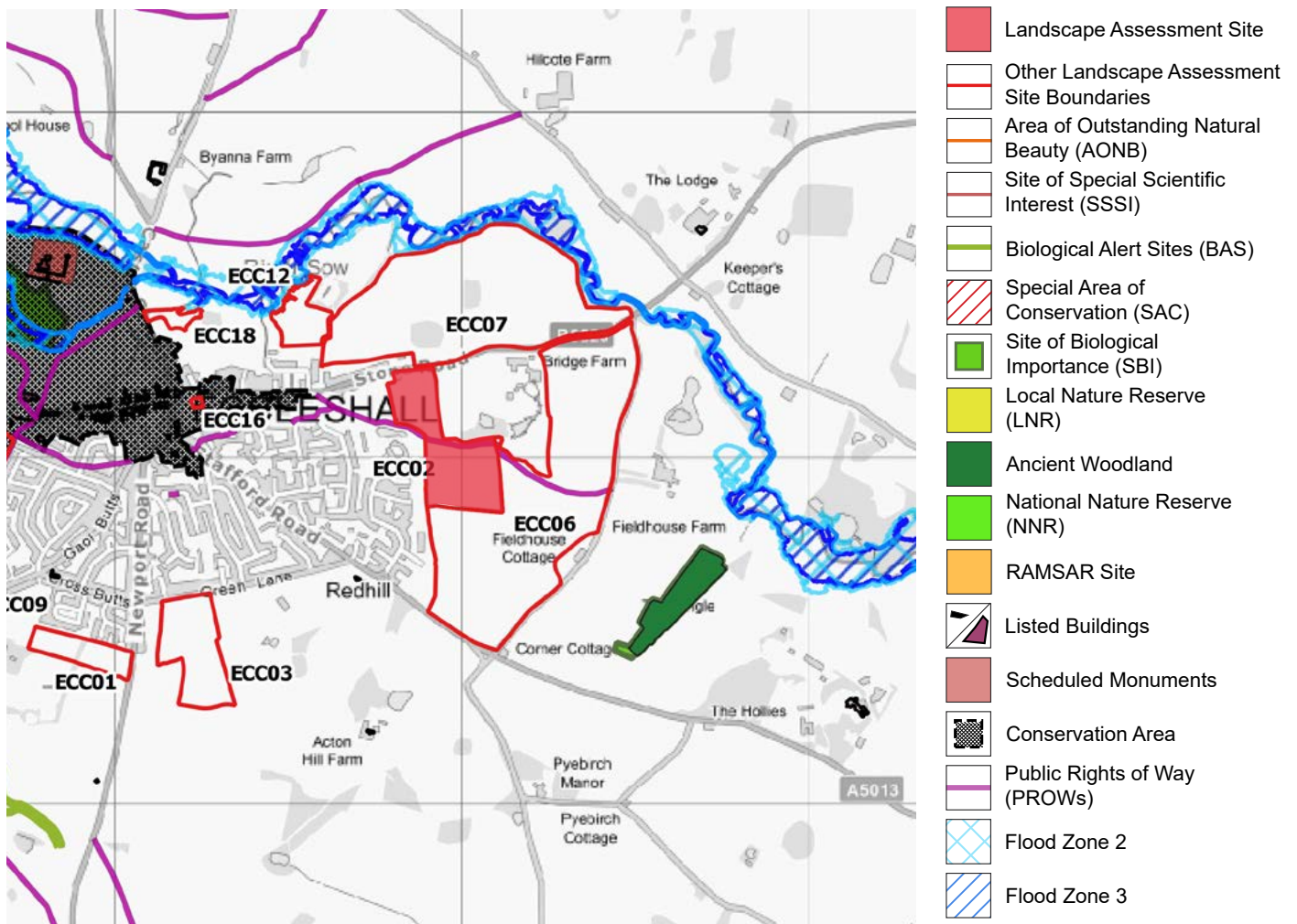
Medium-large arable field. Bounded by the B5026 to the north, new housing and the existing settlement of Eccleshall to the west. To the south and east lies existing farmland. To the east lies Gentleshaw Wildlife Centre. All boundaries vary in treatment; the western boundary is weak with some small blocks of trees and gappy hedgerows. The south is bound by gappy hedgerow and mature trees, the north a hedgerow and the east an intact hedgerow and trees.

**Settlement: Eccleshall**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale				✓		Medium-large scale field parcel.
Landform			✓			Land is generally flat with even slope to southern boundary which is high point of the site.
Landcover			✓			Typical arable farmland with mature boundary vegetation including mature trees.
Biodiversity					✓	No designation in close proximity.
Man-made Influences			✓			Settlement edge to the west and road network audible from this location. Pylons run through the southern part of the site. A footpath runs east west across the centre of the site.
Scenic Quality and Character			✓			Some scenic quality particularly to the south and east. High point in southern boundary limits views this way. Views out to the east and some extent north.
Relationship with Existing Settlement Form			✓			Western boundary has closest relationship with newest development on eastern edge of Eccleshall. Some relationship to north west.
Skylines and Settings			✓			Southern boundary would affect skyline. This currently limits views of existing settlement from surrounding landscape beyond.
Movement			✓			An element of tranquillity particularly to the east of the site. This is disrupted by road noise and existing settlement edge.
Visibility, Key Views, Vistas			✓			Some views north and east. No views beyond the high point to the south.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No key heritage features in close proximity.
Relationship with Wider Landscape			✓			Views out to wider landscape north and east. Long distant views curtailed by existing vegetation and topography.
Landscape Value			✓			Typical farmland with a varied boundary treatment including mature trees.

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Consider skyline to south and extension of currently development further east. Provide landscape buffers to south and east. Retain footpath through site and existing vegetation. Ideally would come forward with site ECC06.

## Landscape Assessment Site ECC03

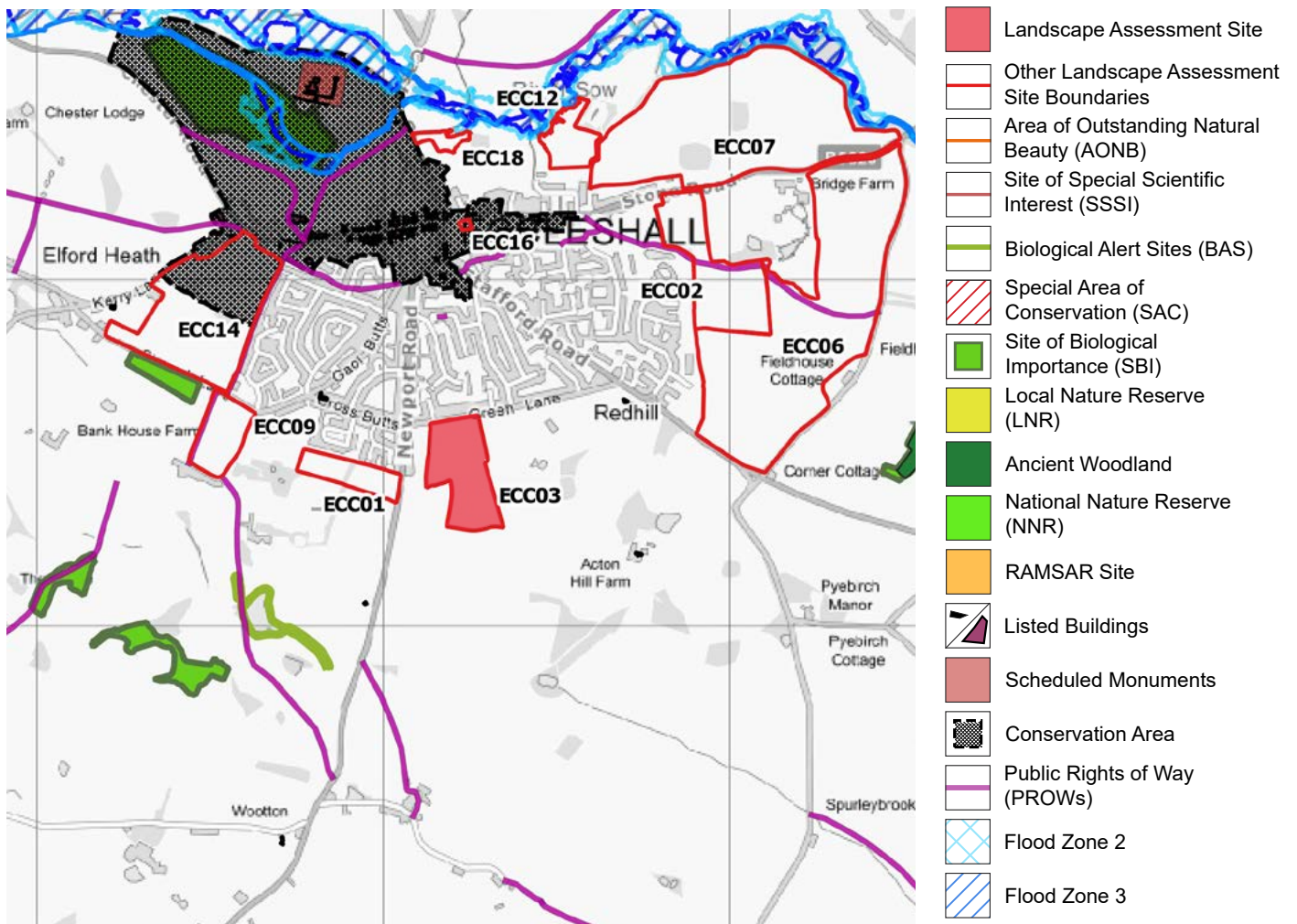
Medium irregular field parcel located off Green Lane to the south of Eccleshall. Bounded by properties that form the settlement boundary to the north and west. Surrounded by farmland to the east, south and south west.

**Settlement: Eccleshall**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium pastoral field.
Landform			✓			Land rises gradually to the south. The southern boundary forms the highest land within the site. Land falls to Green Lane.
Landcover				✓		Typical farmland with some boundary vegetation. Hedgerow to the south and south west is gappy and of poor quality. Eastern boundary hedgerow intact. There is a large mature oak tree within the centre of the site.
Biodiversity					✓	No designations within close proximity.
Man-made Influences			✓			Located at the settlement edge, influences from this and Green Lane. A substation is located in the north west corner of the site. Pylons are located along the northern boundary. A519 is audible from this location.
Scenic Quality and Character			✓			Most scenic to the south. Tranquillity is disrupted by A519 located to west of the site and existing settlement to the north.
Relationship with Existing Settlement Form		✓				Some relationship although properties are currently largely bound by Green Lane - this would be a departure from that.
Skylines and Settings		✓				Skyline is not currently readily perceived. But the southern boundary does form a high point within the land. Views north towards Eccleshall would therefore be affected with built development here.
Movement			✓			Existing transport links including Green Lane adjacent to the site. A519 is audible from the site.
Visibility, Key Views, Vistas			✓			Potential views out from southern boundary. Other views are curtailed due to this higher land. Some short distant views to east.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No features within close proximity.
Relationship with Wider Landscape			✓			Views out to south and south east. No long distant views anticipated due to existing vegetation.
Landscape Value			✓			Typical farmland with some mature vegetation of note.

### Overall Landscape Sensitivity of the Site:

**Medium**

### Mitigation:

Limiting development to the north of the site would be more appropriate to existing settlement form. Retention of large mature oak at the centre of the site and boundary vegetation where possible. Strengthen southern boundary with additional landscape buffer. Provide landscape buffer to east. Screening of substation.

# Landscape Assessment Site ECC06

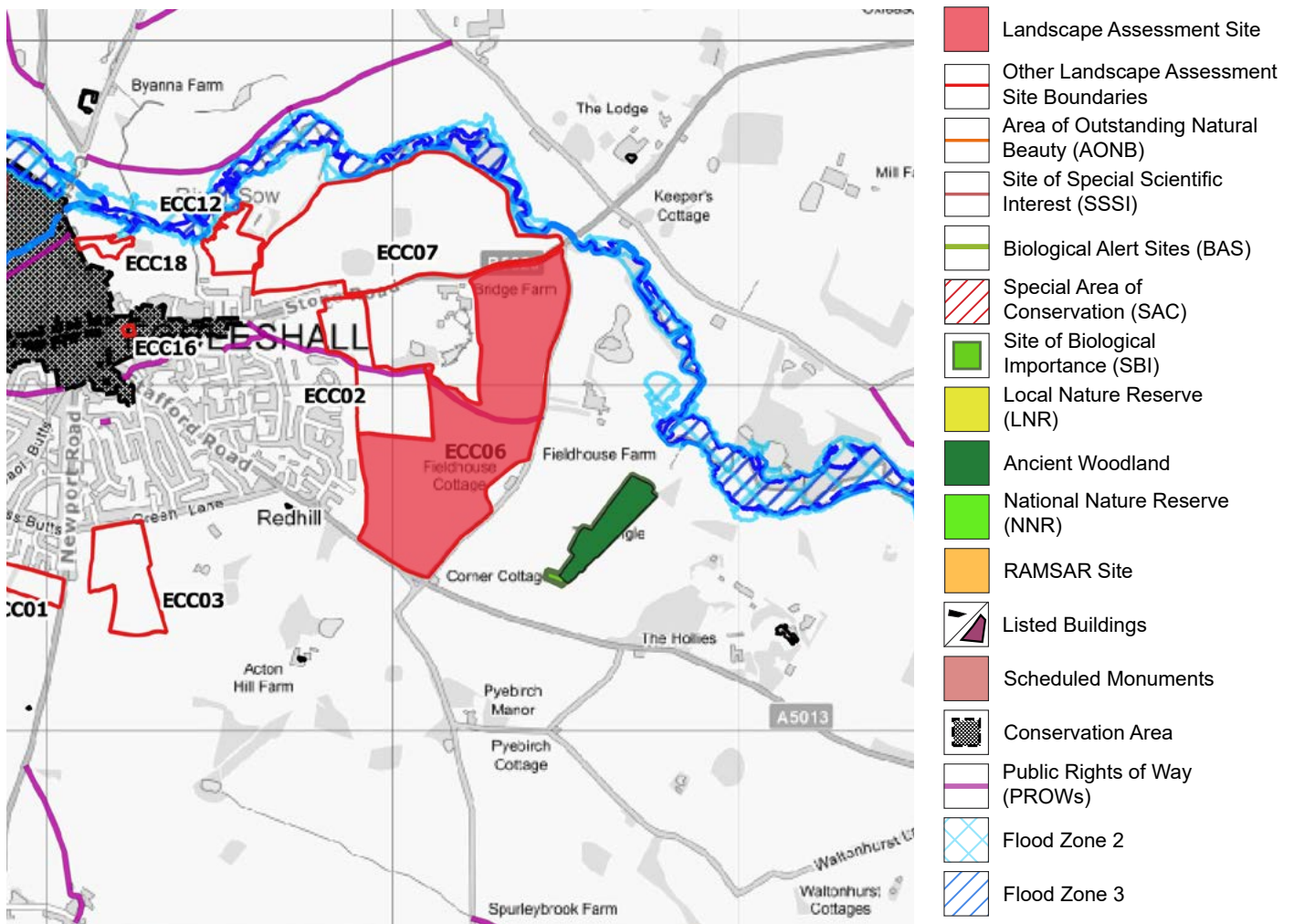
Large field parcel located to the east of Eccleshall. Bounded by the B5026 to the north and an unnamed road to the east with fields beyond this. Fields bound the western boundary and Gentleshaw Wildlife Centre. To the south lies the A5013 and beyond that surrounding farmland.

**Settlement: Eccleshall**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale				✓		Medium-Large scale arable field parcel.
Landform			✓			Land is generally even with an even rise to the southern part of the site which forms high point within the site land falls away again to A5013 along southern boundary. The northern boundary forms the lowest point of the site.
Landcover			✓			Typical arable farmland with mixed boundary vegetation including intact hedgerows, scrub planting and mature trees. There are several individual field trees to the south and young tree planting along the northern and eastern boundaries.
Biodiversity					✓	No designation within close proximity.
Man-made Influences			✓			Some influence from existing settlement edge. Road network audible from this location. Pylons run through the northern part of the site.
Scenic Quality and Character			✓			Some scenic quality with views west and north and short distant views south to highpoint.
Relationship with Existing Settlement Form		✓				Some connection in the south-west of the site. Mainly separated from development.
Skylines and Settings		✓				Southern skyline would be impacted with new development.
Movement			✓			Footpath runs through the centre of the site. Road network is audible and bounds north and south of site.
Visibility, Key Views, Vistas			✓			Some views out to surrounding countryside to north and east. Often disrupted by existing development and vegetation.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	Nearest listed building is along Stafford Road and is separated from the site by existing development.
Relationship with Wider Landscape		✓				Views and connection out to wider countryside on most boundaries with intervening fields between site and existing settlement edge.
Landscape Value		✓				Typical farmland with varied vegetation.

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Development would need to come forward with site ECC02 which would then reduce the sensitivity slightly. Landscape buffer to south and east. Skyline to be considered to south. Retain vegetation where possible.

## Landscape Assessment Site ECC07

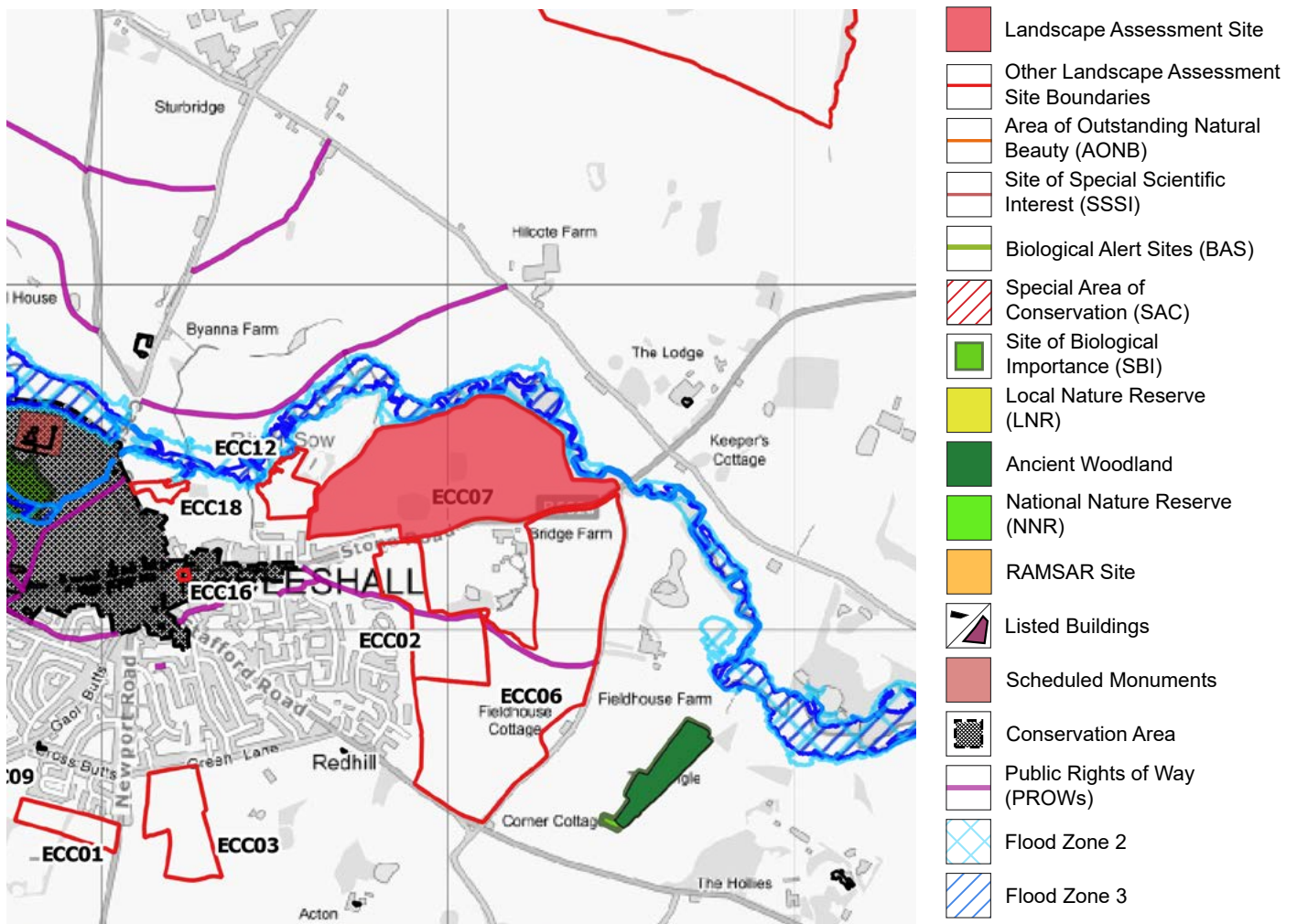
Large irregular field parcel located to the north east of Eccleshall. Bounded by a brook and associated vegetation to the north with farmland beyond. To the south lies the B5026, Gentleshaw Wildlife Centre and farmland beyond that. To the east and west lies existing farmland. There is a sewage works on the north west boundary. Existing settlement lies along the south west boundary.

**Settlement: Eccleshall**

**Designations: None**

**Landscape Character Area: Lies predominately in Ancient Clay Farmlands, eastern boundary lies in Settled Farmland.**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale				✓		Large irregular parcel of farmland.
Landform			✓			Land rises to the central/western area of the site. Land falls to the north towards the watercourse and to the south to the B0526. Land also drops towards the sewage works to the north west. The rise is even and gradual.
Landcover			✓			Typical arable farmland. Boundary vegetation to the north includes mature trees of riparian species, scrub and hedgerow. The site is bound by a hedgerow to the south. Two areas of scrub and tree planting lie to the central southern area of the site.
Biodiversity					✓	No designations within close proximity.
Man-made Influences		✓				Limited influence of development. Road network is audible from the site. Pylons run in eastern part of the site.
Scenic Quality and Character		✓				Some scenic quality with views out to the north, east and south.
Relationship with Existing Settlement Form		✓				Currently limited relationship with existing settlement.
Skylines and Settings		✓				Current highpoint within site forms skyline and will impact surroundings views.
Movement			✓			Road network audible and B5026 lies adjacent to southern boundary. Site is more tranquil to north.
Visibility, Key Views, Vistas			✓			Some partial views out to surrounding countryside to north, east and south.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)			✓			Views of Holy Trinity Church to west of the site.
Relationship with Wider Landscape		✓				A fairly strong relationship with wider landscape especially to north east and west. Existing settlement and road network disrupt southern boundary.
Landscape Value			✓			Typical arable farmland with some vegetation of note.

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

If developed, it would appear to fit better with sites ECC02 and ECC06, although even on its own is a large site in relation to the settlement. Landscape buffer to north and east and west should be developed. Significant green infrastructure will be required. Retain existing vegetation and maintain views to the church.

# Landscape Assessment Site ECC09

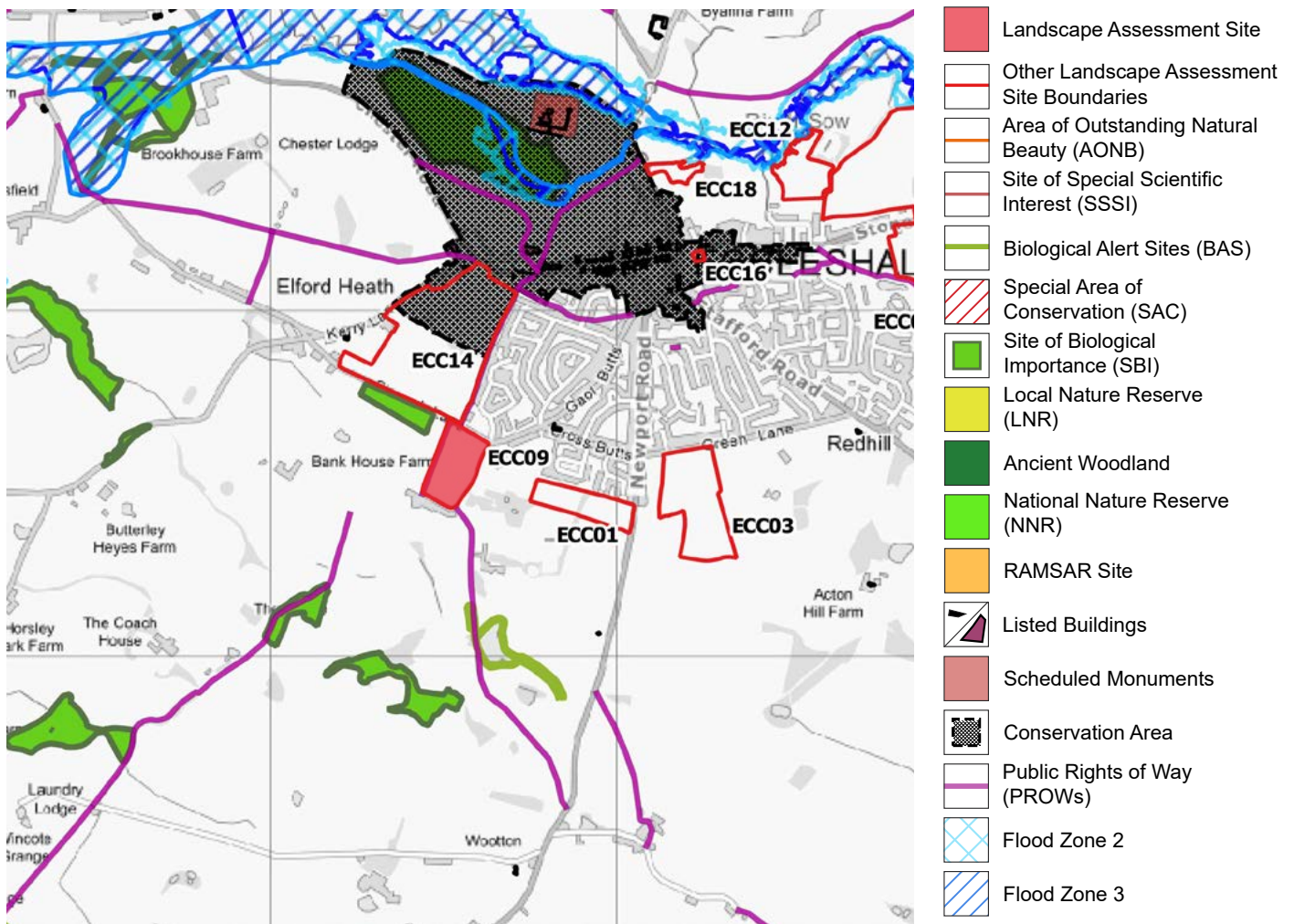
Medium sized field parcel off Shaw's Lane to the south west of Eccleshall. Bounded by fields to the west, north west, south west and Bishop Lonsdale Primary school and the town beyond to the east, north east. There are numerous farms and larger individual properties located to the south and west including one along the southern boundary.

**Settlement: Eccleshall**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium field parcel.
Landform				✓		Land is generally even and falls away gradually to the south west corner.
Landcover				✓		Typical pastoral farmland bounded by well-kept hedgerows on all four boundaries.
Biodiversity				✓		Local designation located to west of site.
Man-made Influences			✓			On the very edge of the settlement of Eccleshall adjacent to the primary school and some larger properties. Shaw's Lane lies adjacent to the north with further properties to the north east. Pylons are located to the south, south west of the site.
Scenic Quality and Character			✓			Limited influence from settlement. Some new housing apparent and attractive farm building. Some views out to the south of surrounding countryside.
Relationship with Existing Settlement Form			✓			Some connection along north, north east boundaries with existing settlement. Looks reasonably logical on plan, but feels more part of the rural area.
Skylines and Settings				✓		Skyline is not readily perceived due to tall well-kept hedges.
Movement		✓				Disruption from Shaw's Lane leading into Eccleshall, this is not a particularly busy road. A public footpath runs along the western boundary.
Visibility, Key Views, Vistas			✓			Some views out to the south and west. Hedgerows restrict views at ground level. Existing farmsteads limit long distant views.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)				✓		Within fairly close proximity to Eccleshall conservation area, however views are limited due to existing properties.
Relationship with Wider Landscape		✓				Some connection to wider landscape to south and west. Disrupted by man-made influences including road.
Landscape Value			✓			Typical pastoral farmland with intact hedgerows on all boundaries.

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Retain boundary hedges where possible. Retain existing footpath with a landscape corridor. Provide landscape buffer to south and west.

# Landscape Assessment Site ECC10

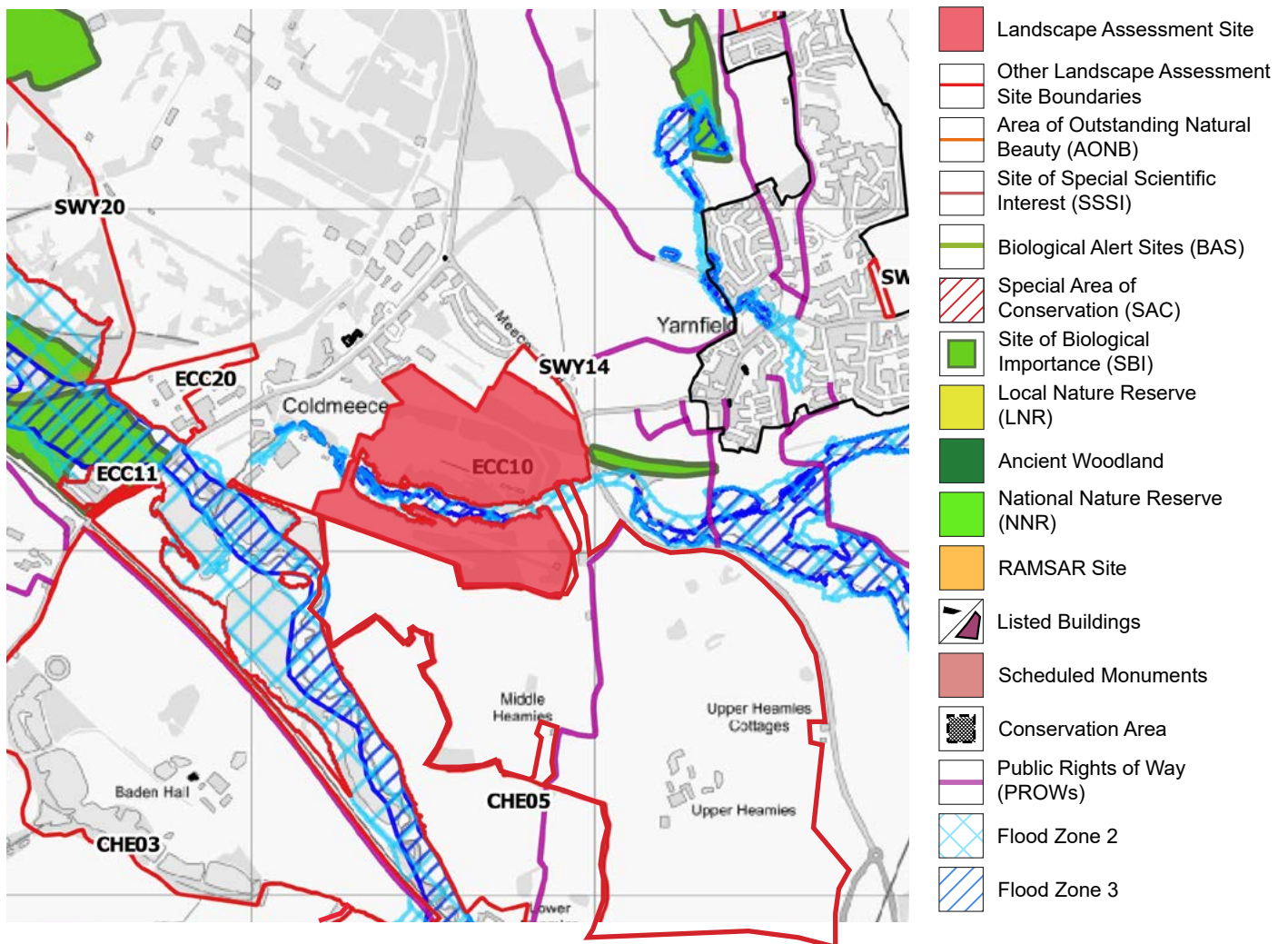
Irregular parcel of land used as part of the Swynnerton Training Camp. To the north, north west lies Cold Meece and industrial units along Swynnerton Road. To the south, south west and east lies surrounding farmland. Meece Road lies to the east of the site. The site comprises training areas with several small utility buildings, areas of woodland and grassland.

**Settlement: Cold Meece**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: Yes**



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			A large area of land that is subdivided by several areas of woodland reducing sense of scale.
Landform			✓			Localised man-made undulations that form training areas. There are no notable rises in topography.
Landcover		✓				Several areas of woodland varying in size across the site. Areas of grassland and some areas of hardstanding with associated small buildings.
Biodiversity				✓		Designation to the east of the site beyond Meece Road.
Man-made Influences			✓			Greatest influence to the north and west from industrial units off Swynnerton Road and residential properties of Cold Meece.
Scenic Quality and Character			✓			Limited due to existing industry to the north and nature of the site use. Long distant views are largely screened by existing woodland and built development.
Relationship with Existing Settlement Form			✓			Some relationship with the existing settlement and industry to the north. On its own this would be a significant extension of the settlement to the south and would move development closer to Yarnfield to the east. As part of a wider new Garden Village, the relationship would be different.
Skylines and Settings				✓		Skyline plays a limited role due to existing areas of woodland and lower ground within which the site is located. Existing development to the north and west minimises views of the skyline in this direction.
Movement			✓			Tranquillity is largely reduced due to industrial work and traffic to the north and north west. Meece Road also lies to the east of the site. More tranquil areas of the site lie to the south.
Visibility, Key Views, Vistas				✓		Limited views due to existing woodland and built development to the north.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No heritage features within close proximity. Listed building to the west separated by existing development.
Relationship with Wider Landscape			✓			Some relationship with wider landscape particularly to the south but limited due to existing woodland and existing settlement.
Landscape Value			✓			Several areas of varying sized woodland across the site and areas of grassland.

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

#### Mitigation:

Retain the most valuable vegetation on the site. Maintain landscape buffers to south, south east, south west. Consider impact from industrial units.

# Landscape Assessment Site ECC11

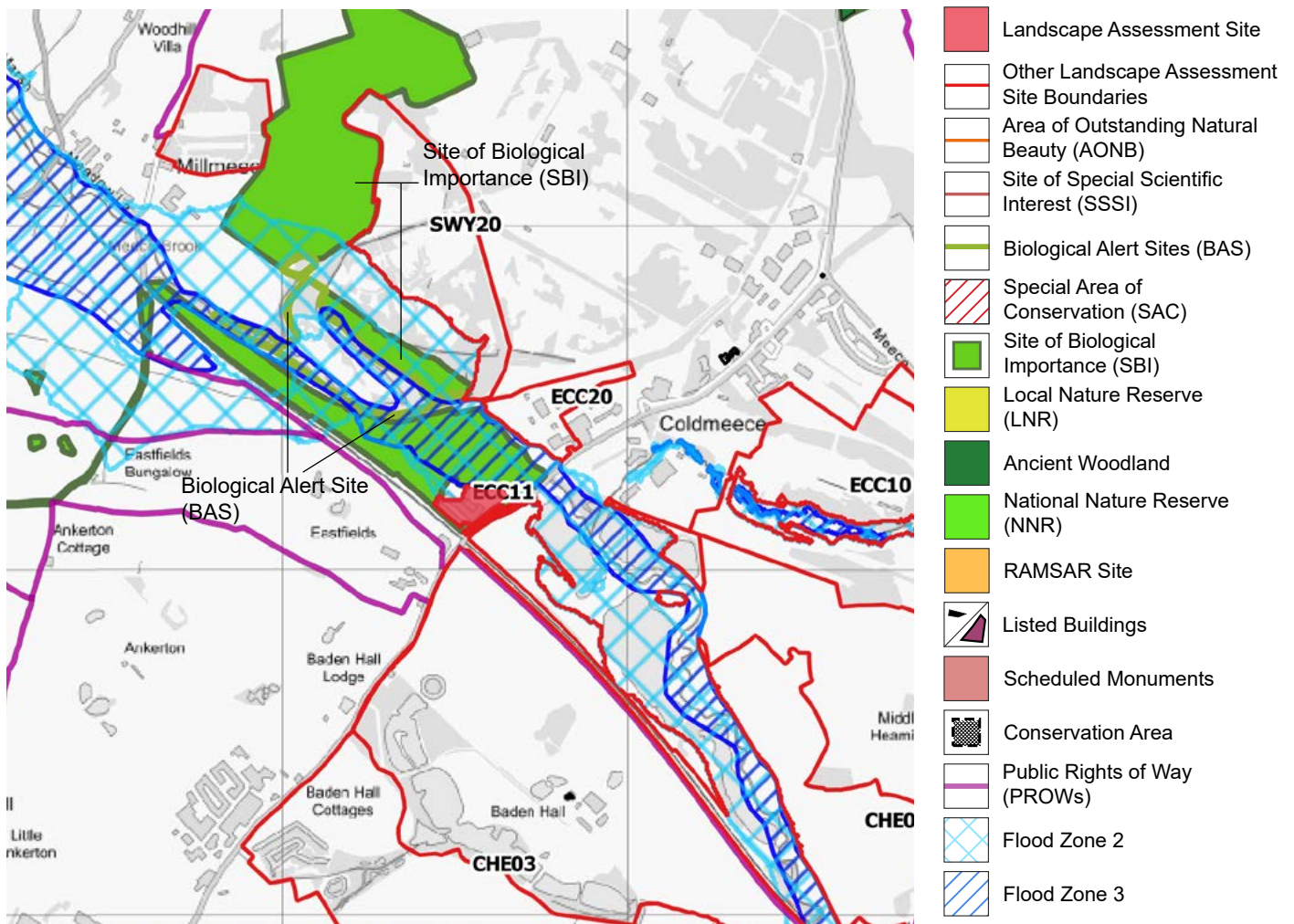
The site is currently occupied by mixed use industrial buildings that make up Brookside Business Park. Units range in size. Meece Brook runs adjacent to the east of the site with mature riparian planting. To the north beyond an area of hard standing lies Swynnerton Training Camp, to the west a rail line and east further industrial land. The site is bound by Swynnerton Road to the south.

**Settlement: Cold Meece**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: Yes**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale				✓		Medium-large scale Business Park.
Landform				✓		Generally flat where buildings and car parking are located. Land dips along southern boundary where soft landscaping is located.
Landcover			✓			Despite mainly hardscaping and buildings there are numerous large mature trees located within the site.
Biodiversity		✓				A designated site lies adjacent to the north and west.
Man-made Influences					✓	Currently occupied as business and industrial units with further industry located adjacent to the north east and hard standing to the north. Swynnerton Road is busy with industrial vehicles. Industrial and railway noise is noticeable.
Scenic Quality and Character					✓	Limited due to activity on site and surrounding industry.
Relationship with Existing Settlement Form				✓		Part of existing developed area with camp and employment use.
Skylines and Settings					✓	No impact to skyline. Skyline does not play an important role due to existing industry and vegetation.
Movement				✓		High levels of movement with industrial traffic, rail line and movement on site.
Visibility, Key Views, Vistas					✓	Limited views due to existing boundary fencing and vegetation and existing industrial units.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No designations in close proximity.
Relationship with Wider Landscape					✓	No meaningful relationship due to surrounding industry and mature boundary vegetation.
Landscape Value					✓	Currently a business park occupied by predominantly hardstanding and industrial units.

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

#### Mitigation:

Impact on ecological designation and appropriate mitigation for this. Retention of mature existing trees on site. Substantial landscape buffer to west against rail line and along Meece Brook.

## Landscape Assessment Site ECC12

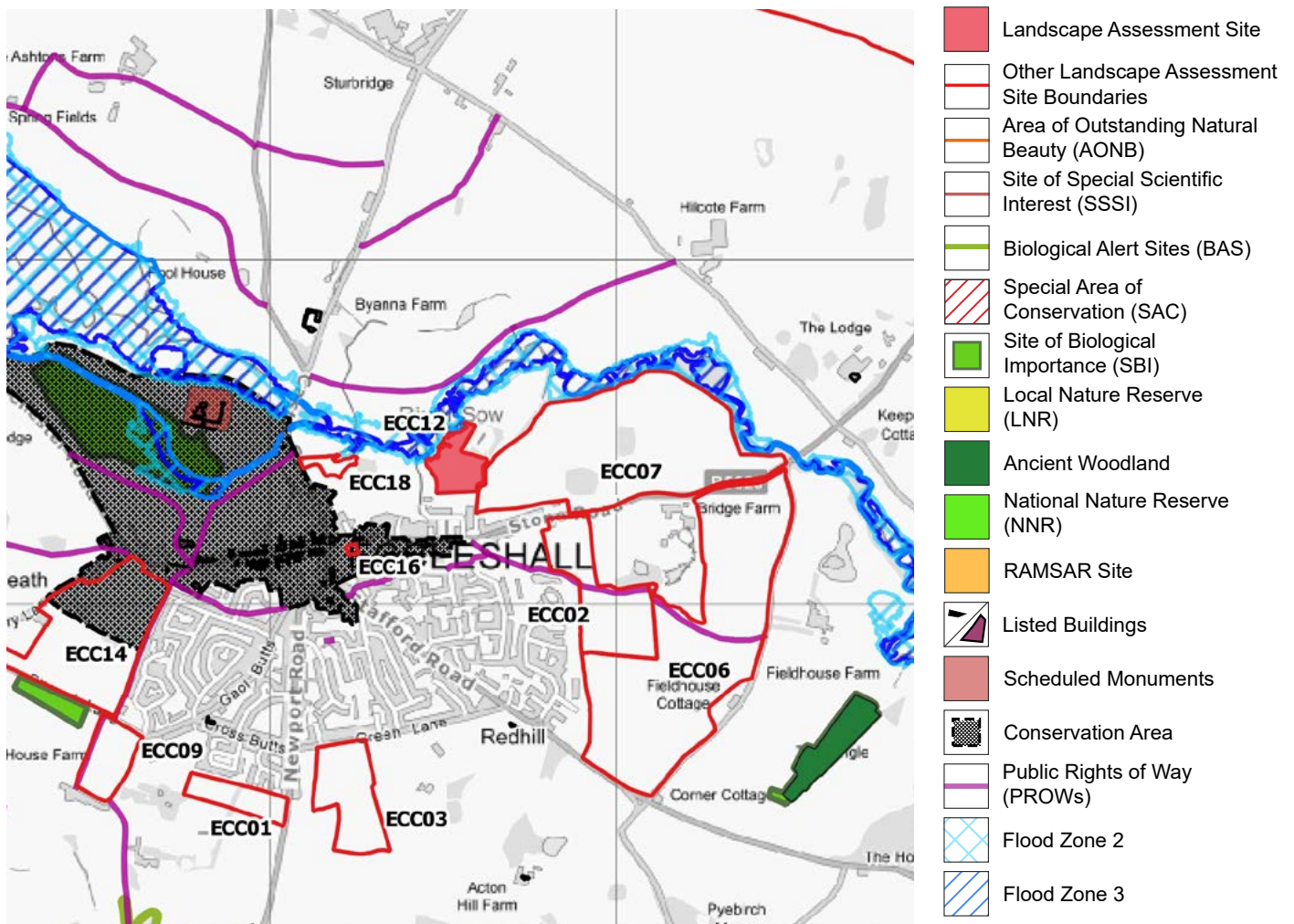
Irregular parcel of land to the north east of Eccleshall. Bound by new development to the south, a sewage works to the north east and surrounding farmland to the west, north and east beyond the sewage works. A tributary of the river Sow lies along the northern boundary, the main river lies beyond this to the north.

**Settlement: Eccleshall**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale		✓				Small, medium irregular piece of farmland further broken up by scrub, trees and hedgerows.
Landform			✓			Localised undulations across the site. The land generally falls away to the north towards the river. More prominent undulations to the south east.
Landcover			✓			Typical farmland however site does contain blocks of scrub, existing trees and is bound by hedgerows varying in quality.
Biodiversity					✓	No designations in close proximity.
Man-made Influences			✓			Existing settlement to the south. Main roads are audible from the site. Noise from sewage works. Pylons on eastern boundary of site.
Scenic Quality and Character			✓			Existing settlement and sewage works disrupt scenic quality. Some views out to north east and west.
Relationship with Existing Settlement Form			✓			Some connection to new housing development along southern boundary and existing settlement edge to the south west. Weaker connection to the north and east of the site - development here would extend the town north beyond current settlement edge.
Skylines and Settings				✓		Not likely to be impacted due to lower topography towards river and existing settlement.
Movement			✓			Tranquillity is disrupted by noise from existing settlement in particular road network. This is however not directly adjacent to the site. Surrounding landscape does add to tranquillity.
Visibility, Key Views, Vistas			✓			Some views out to wider landscape to north, east and west.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)		✓				Views of Holy Trinity Church to the west of the site.
Relationship with Wider Landscape		✓				Views and connection out to wider landscape to the north, west and east. Limited long distant views.
Landscape Value			✓			Typical farmland with varying vegetation predominately at boundaries.

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Maintain views to church. Retain vegetation and provide landscape buffers to north, west and east. Ideally would need to come forward with site ECC07.

# Landscape Assessment Site ECC14

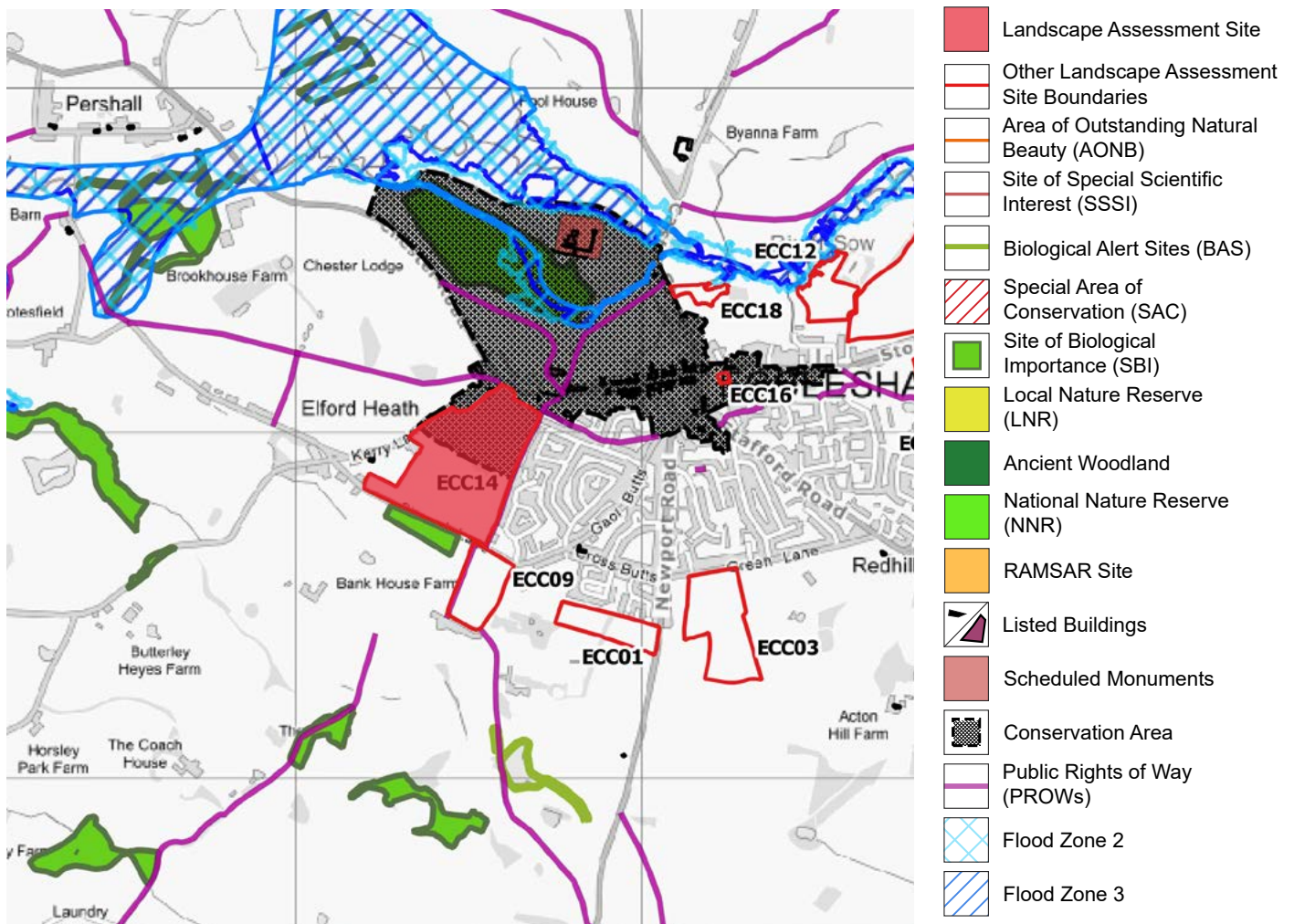
Five regular field parcels rectilinear in shape located along the western boundary of the existing settlement of Eccleshall. Bounded by Church street and associated properties to the north and Shaw's Lane to the south. To the east lies an existing footpath and beyond this new housing. To the west lies Kerry Lane and several large individual properties. Surrounding landscape extends north, south and west.

**Settlement: Eccleshall**

**Designations: Conservation Area**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium rectilinear field parcels.
Landform			✓			Land rises evenly to a central ridge line running east west across the site. Land falls gradually to the south. To the north land gradually falls with a noticeable level drop between the site and Church street.
Landcover			✓			Typical pastoral farmland. Field parcels are bounded by hedgerows. There are several mature hedgerow trees including oaks along field boundaries within and at the edge of the site. Two larger areas of scrub and mature trees are located within the central ridge of the site.
Biodiversity				✓		Local designation to south of the site.
Man-made Influences			✓			The site is bound by roads, albeit not busy main roads. Pylons are located across the site and the existing settlement of Eccleshall is present in most views around the site. Church visible across the site and the northern part of the site are visible from the church providing a rural setting.
Scenic Quality and Character		✓				The site has greater scenic qualities to the south and west however tranquillity is disturbed by existing settlement and surrounding roads.
Relationship with Existing Settlement Form			✓			The site is bound by existing settlement to the north and east with individual properties located to the south west. Existing vegetation at the boundaries however does limit the potential connection.
Skylines and Settings	✓					Across the central area of the site where land is higher there may be an impact on the skyline. Northern part of the site is part of the setting to the church and conservation area.
Movement			✓			The tranquillity of the site is generally disrupted by the existing road network and settlement edge. The south and west offer the most tranquil areas of the site.
Visibility, Key Views, Vistas			✓			Some views out to the surrounding landscaping. No notable long distant views. Views to church tower.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)	✓					The northern half of the site is designated within the existing Eccleshall conservation area. There are also likely to be views to the north of the Holy Trinity Church and surrounding properties also located within this conservation area.
Relationship with Wider Landscape		✓				Some connection to wider landscape to the south and west however existing properties and mature vegetation generally reduce potential connection. Brings the rural area close to the centre and church.
Landscape Value		✓				Typical farmland with mature vegetation of note including several large mature oak trees located within and at boundaries of site.

### Overall Landscape Sensitivity of the Site:

**High**

#### Mitigation:

Potential for some development to the south away from the conservation area, but important to protect rural setting. Retain all vegetation where possible and maintain central high ground. Provide landscape buffers.

## Landscape Assessment Site ECC15

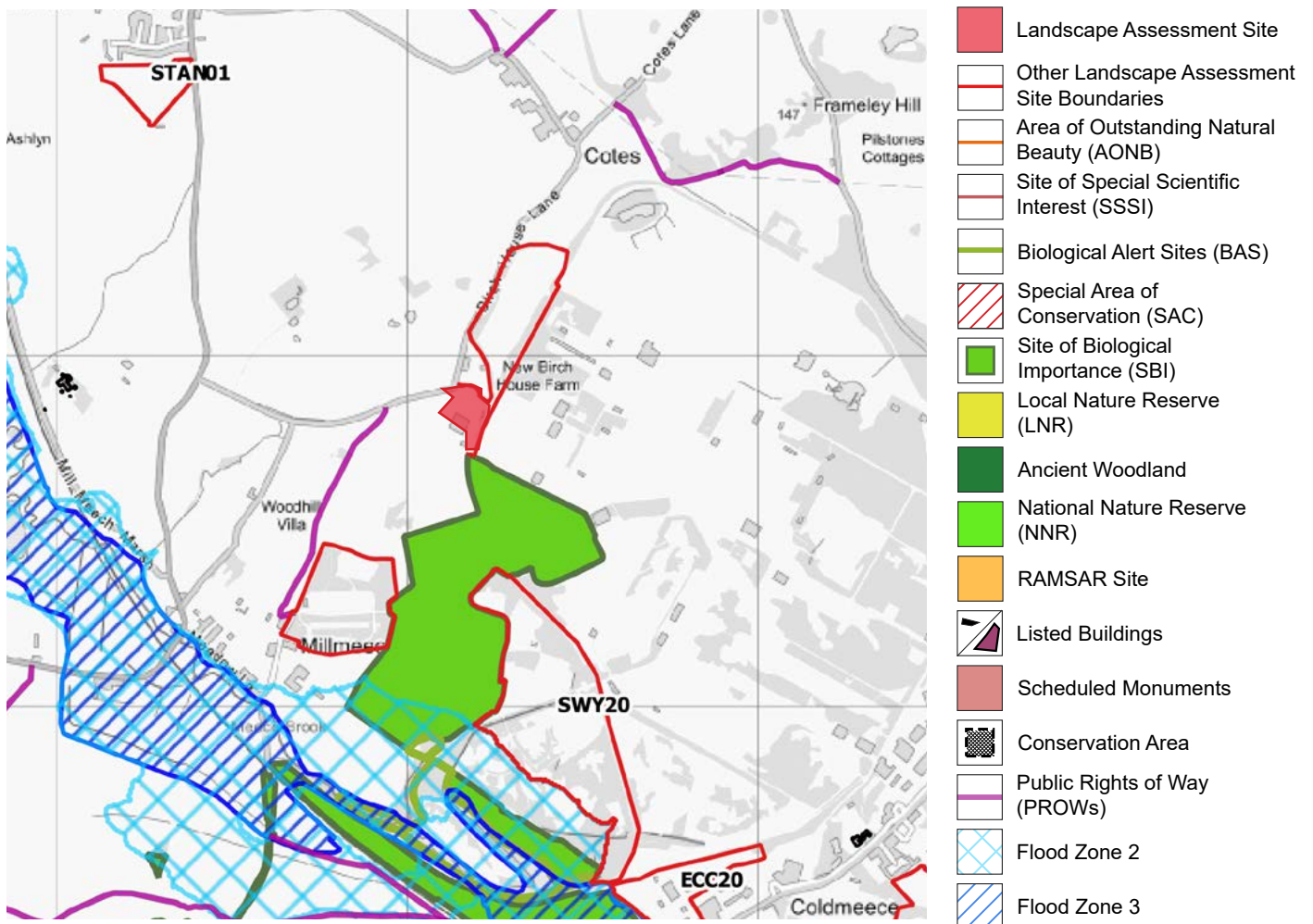
Small business park with several small industrial units, associated parking and landscaping. Accessed via Birch House Lane to the north. To the south and west lies surrounding farmland and to the east lies Swynnerton Training Camp and Cold Meece.

**Settlement: Cold Meece**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: Yes**



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium sized land with small industrial units.
Landform			✓			Land is across two main levels with higher land to the south where the industrial units are located, access and landscaping to the north have a lower elevation.
Landcover					✓	Largely industrial units and associated hardscaping including yard areas and parking. Some landscaping to the north, typical amenity grass with some amenity shrubs and boundary trees.
Biodiversity			✓			Designation adjoins short stretch of site boundary to south east.
Man-made Influences				✓		Aside from the activity on the site itself there is little influence from surrounding settlement. Nearby roads are quiet tracks. Activity on the site.
Scenic Quality and Character				✓		Limited views out due to existing buildings and surrounding vegetation. Site is fairly derelict in appearance.
Relationship with Existing Settlement Form		✓				No real relationship with any surrounding settlement, though the site is located adjacent to the training camp and an isolated farmstead to the north.
Skylines and Settings					✓	Skyline plays limited role in the landscape and will not be affected due to existing built form on site and surrounding vegetation.
Movement		✓				Aside from the limited activity on the site itself, Birch House Lane is a quiet road. There is little other influence.
Visibility, Key Views, Vistas				✓		No key views due to surrounding vegetation, boundary fencing and existing buildings. Some views may be afforded to the south west with some boundary vegetation clearance. Potential limited views north from access point.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No heritage features in close proximity.
Relationship with Wider Landscape				✓		No key views or connection with wider landscape due to existing buildings, boundary fencing and surrounding mature vegetation.
Landscape Value					✓	Predominantly hardscaping and industrial units.

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

#### Mitigation:

Open up and maximise views to the north and south west. Retain vegetation of note. Consider relationship with wider potential new Garden Village.

## Landscape Assessment Site ECC16

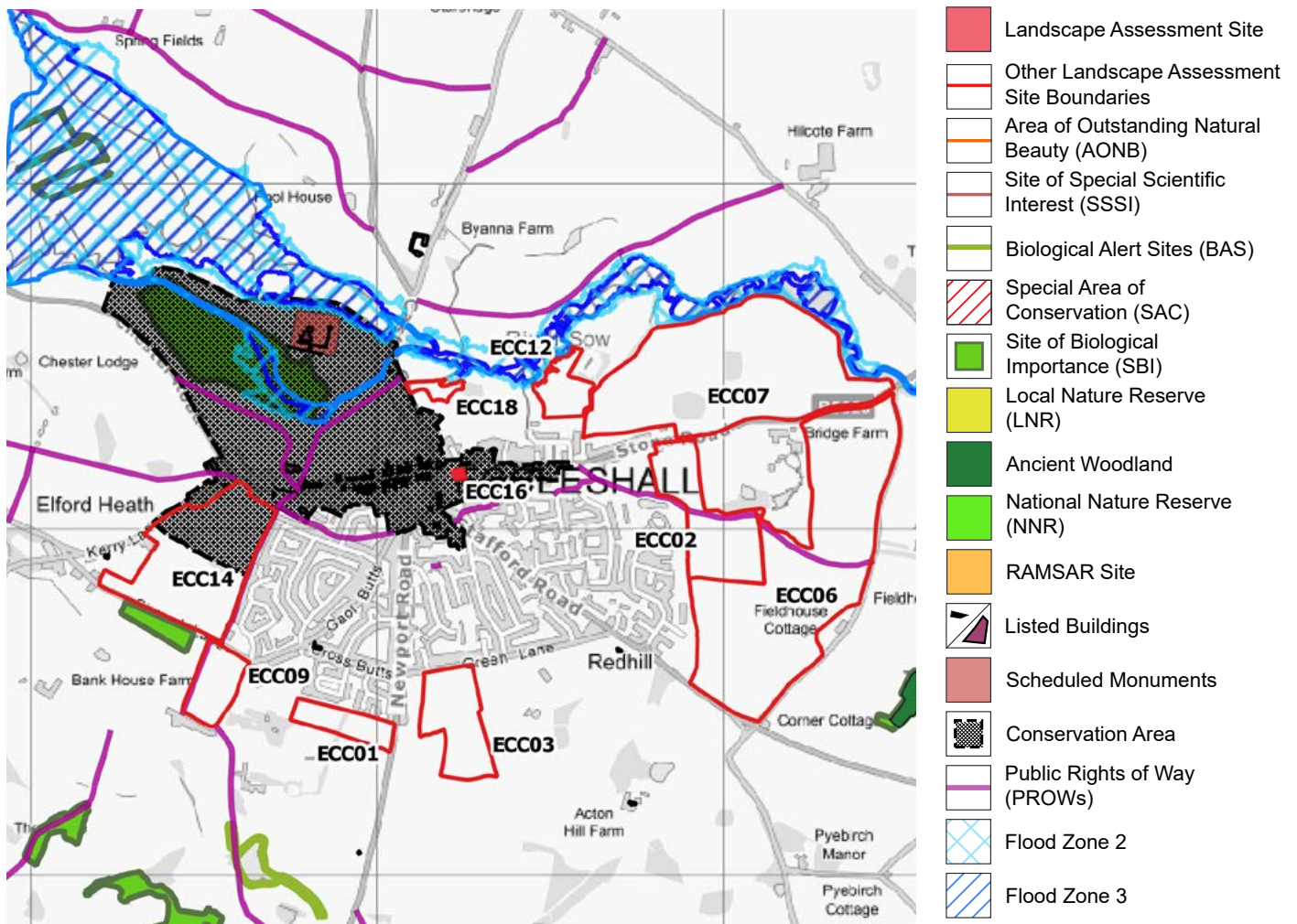
Small parcel of developed land off the B5026, Stone Road within the northern extent of the existing settlement of Eccleshall. Former Eccleshall Police Office. The site has a one storey building currently in the south east corner. There are two mature horse-chestnut trees and ornamental shrub planting to north west of the site along Stone Road. The remainder of the site is currently car parking.

**Settlement: Eccleshall**

**Designations: Conservation Area**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale		✓				Small parcel of land within existing settlement.
Landform					✓	Land is mostly paved with a slight slope down to the B5026.
Landcover			✓			Although mostly hardscaping there is a small area of soft landscaping with two mature large trees.
Biodiversity					✓	No designations within close proximity.
Man-made Influences					✓	Located within the existing settlement, influences from existing roads, houses and shops.
Scenic Quality and Character					✓	Located within existing settlement. There are no views out to wider landscape.
Relationship with Existing Settlement Form					✓	Good relationship due to location within existing settlement.
Skylines and Settings					✓	Not readily perceived due to existing development.
Movement					✓	Not tranquil - located adjacent to B0526 and other transport links. Surrounded by existing settlement.
Visibility, Key Views, Vistas					✓	No key views out to wider landscape
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)		✓				Located within conservation area but site itself appears to make little contribution.
Relationship with Wider Landscape					✓	No clear relationship due to existing settlement.
Landscape Value			✓			Mainly hardscaping but some large trees of note.

### Overall Landscape Sensitivity of the Site:

**Low**

### Mitigation:

Retain large trees. Consider frontage and relationship with existing development off B5026.

## Landscape Assessment Site ECC18

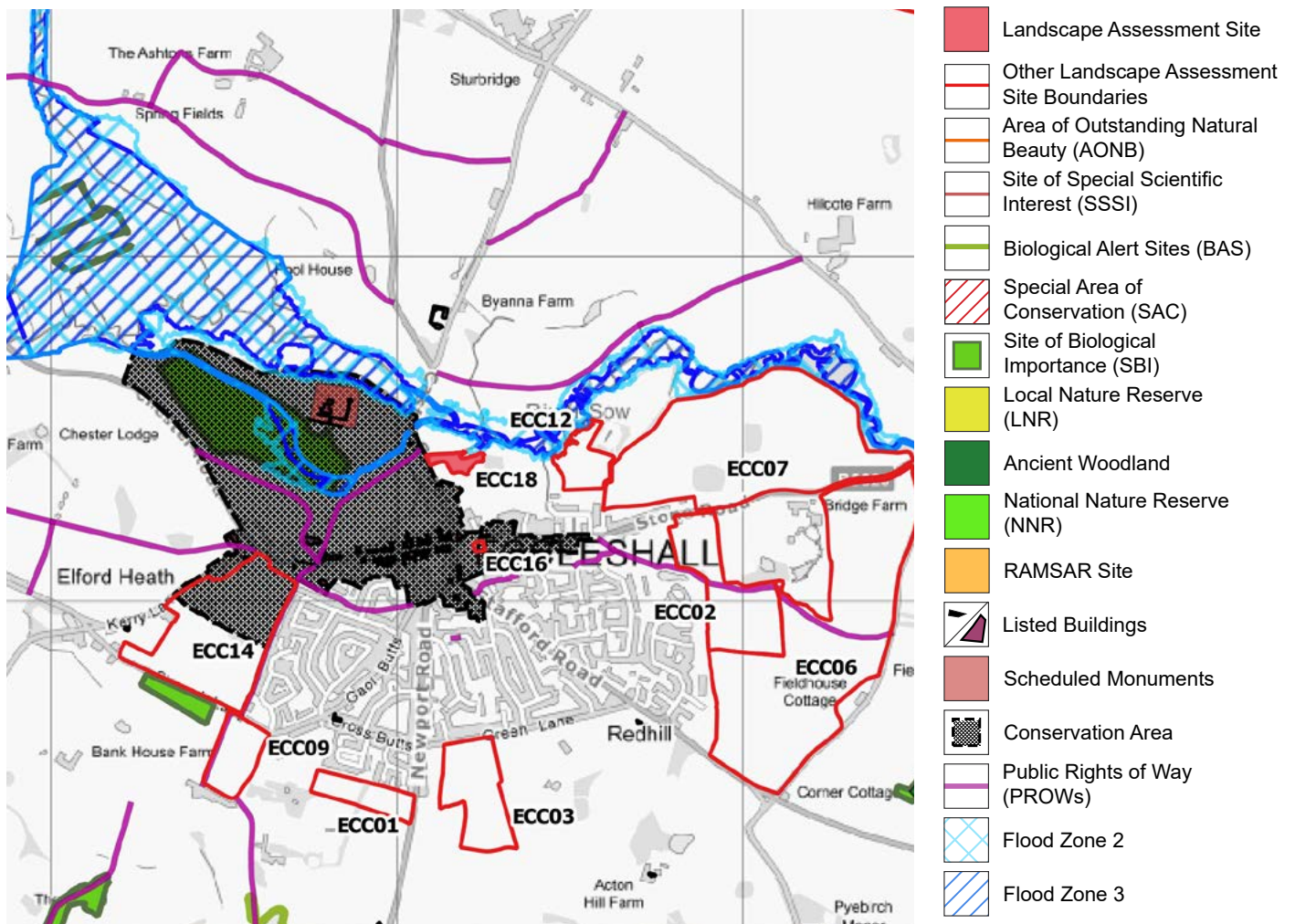
Irregular parcel of land located off the A519, Castle Street. Located to the north of Eccleshall and forms part of a larger field parcel. Bounded by a hedgerow to the west and mature tree planting to the north. To the south and east lie the remainder of the field parcel. A block of scrub and tree planting lies within the centre of the field parcel and forms part of the southern boundary of the site.

**Settlement: Eccleshall**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**





Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Part of a medium sized field parcel.
Landform				✓		Land rises slightly at the boundaries of the site. The site is generally flat.
Landcover			✓			Typical farmland. Boundary vegetation includes mature trees, scrub and hedgerow, though most of site itself has no vegetation to boundary.
Biodiversity					✓	No designation in close proximity.
Man-made Influences			✓			Located adjacent to the A519 - a busy road. Properties from northern settlement edge lie in close proximity but disconnected from the site.
Scenic Quality and Character			✓			Some scenic quality with views out to the north and east. A519 disrupts this.
Relationship with Existing Settlement Form		✓				Not located adjacent to existing settlement edge but properties are within close proximity and are perceived in most views from the site.
Skylines and Settings				✓		Vegetation largely screens skyline. Some views out to east and north may be impacted.
Movement				✓		A519 reduces potential tranquillity.
Visibility, Key Views, Vistas			✓			Some views out to wider landscape to the north and east, and river.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)			✓			Adjacent to existing conservation area, no key views to heritage features. Refer to Heritage Assessment.
Relationship with Wider Landscape			✓			Connection to wider landscape to north and east.
Landscape Value			✓			Typical farmland with some boundary vegetation of note.

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Consider relationship with existing settlement and current distance from it. If the remainder of the field is developed would appear more logical. Provide landscape buffers to north and east. Retain boundary vegetation, where it exists.

## Landscape Assessment Site ECC20

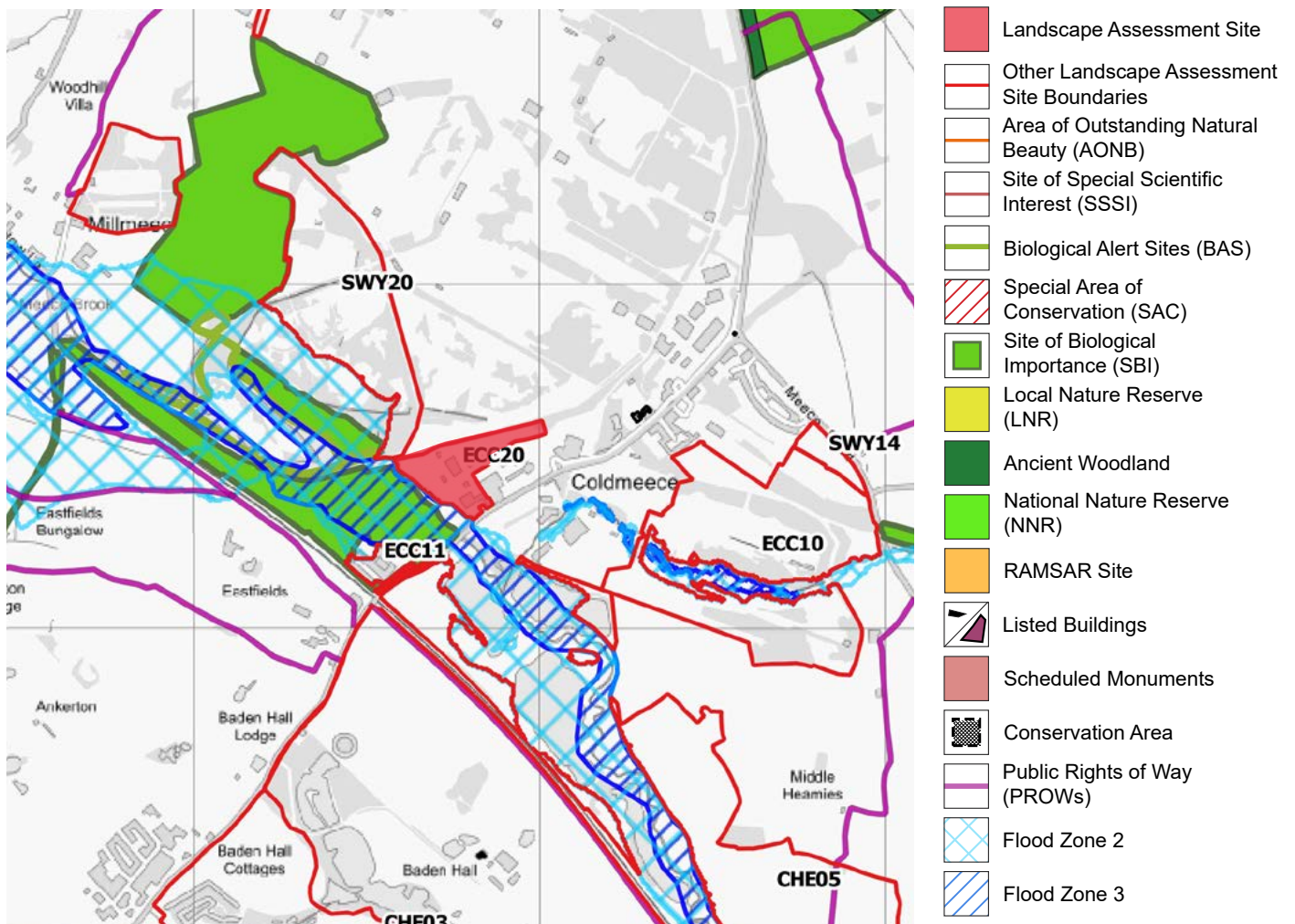
Industrial land currently comprising several industrial units and large area of hardstanding yard space. Brookside Business Park lies adjacent to the west. To the north lies Swynnerton Training Camp. The site is bound by Swynnerton Road to the south and to the west lies further industrial units beyond Meece Brook.

**Settlement: Cold Meece**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: Yes**



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium sized parcel of industrial land.
Landform					✓	Majority of site flat hardstanding and industrial buildings.
Landcover					✓	Largely hardstanding and built development.
Biodiversity		✓				Adjacent to ecological designation.
Man-made Influences					✓	Industrial site with large amounts of industrial traffic along Swynnerton Road. Rail line to west.
Scenic Quality and Character					✓	Area of industry with little scenic quality.
Relationship with Existing Settlement Form				✓		Adjacent to camp and existing industry.
Skylines and Settings					✓	No role of skyline within landscape due to area of industrial use and surrounding mature vegetation.
Movement				✓		Located adjacent to Swynnerton Road, busy with industrial traffic. The rail line is audible from site. Area of industry.
Visibility, Key Views, Vistas					✓	No key views due to boundary fencing, vegetation and existing industrial units.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No key heritage features in close proximity. Nearest listed building along Swynnerton Road to the north east.
Relationship with Wider Landscape					✓	No key relationship due to boundary fencing, vegetation and existing industrial buildings. No views out to surrounding landscape.
Landscape Value					✓	Industrial land which is predominantly hardscaping.

### Overall Landscape Sensitivity of the Site:

**Low**

#### Mitigation:

Consider location adjacent to existing industrial sites. Provide landscape buffer to north and east. Provide landscape connection to Meece Brook and enhance this corridor.

# Landscape Assessment Site GNO02

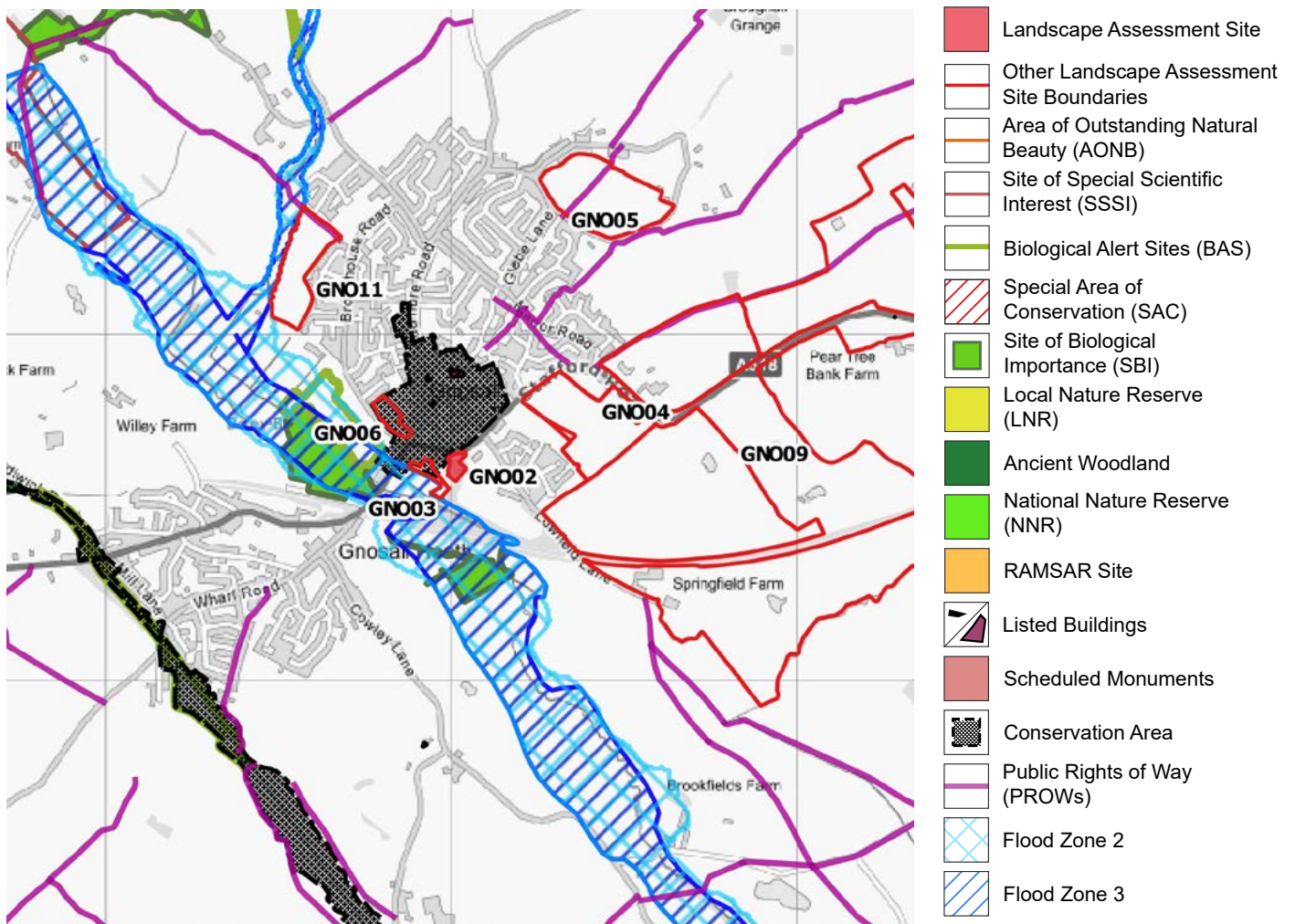
Irregular parcel of land that is an existing car garage. Located to the south of Gnosall the site is bounded by the A518 Stafford Road to the north and existing settlement to the east and west. To the south lies farmland. The village hall is located adjacent to the east.

**Settlement: Gnosall**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium irregular parcel of land.
Landform			✓			Areas of hardstanding and existing buildings that form flat areas of the site however land falls generally to the south.
Landcover					✓	Hardscaping with limited soft landscaping except at boundaries.
Biodiversity					✓	No designations in close proximity.
Man-made Influences					✓	Main A518 lies adjacent to the northern boundary. The site falls within the existing settlement edge and adjacent to the conservation area. Existing garage and hard standing.
Scenic Quality and Character				✓		Limited due to main road and existing development. Conservation areas lies to the north of the site.
Relationship with Existing Settlement Form					✓	Already forms part of existing settlement.
Skylines and Settings					✓	No impact on skyline due to existing settlement.
Movement				✓		Main A518 lies to the north of the site and typical traffic associated with a village.
Visibility, Key Views, Vistas				✓		Forms part of existing settlement so limited views. Some may be afforded to south.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)			✓			Views north to conservation area but no heritage features of note.
Relationship with Wider Landscape					✓	Limited due to settlement context.
Landscape Value					✓	Largely hardscaping with some boundary vegetation.

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

#### Mitigation:

Consider views north to conservation area and south to surrounding countryside. Retain boundary vegetation where possible. Provide landscape buffer to south.

## Landscape Assessment Site GNO03

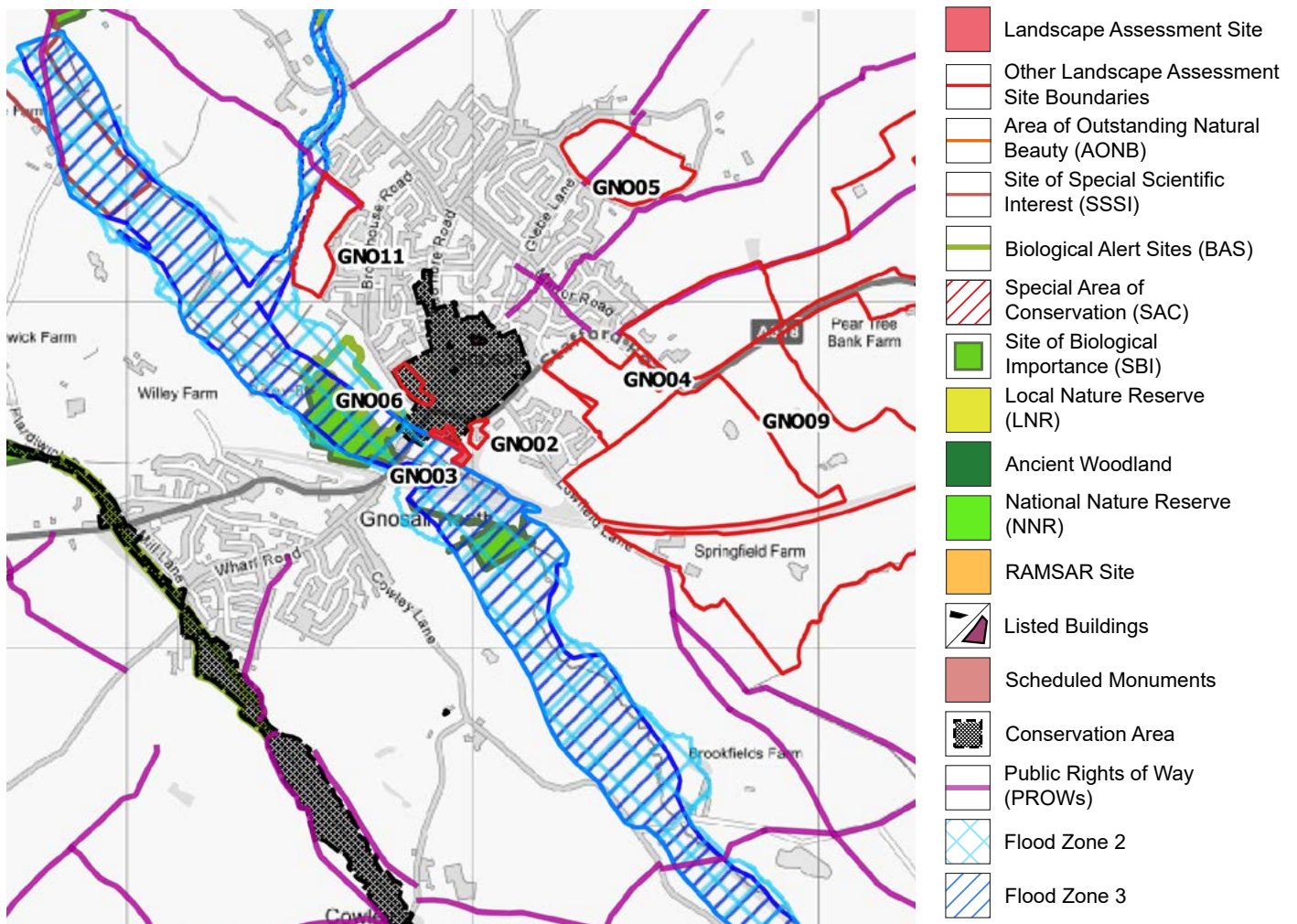
Irregular parcel of land that forms part of a larger field parcel. Located to the south of Gnosall, site is bound to the north, east and west by exiting settlement edge and to the south existing farmland currently grazed by horses.

**Settlement: Gnosall**

**Designations: Conservation Area**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Smaller parcel of land that forms part of a medium regular field.
Landform				✓		Generally, a flat area of existing farmland.
Landcover			✓			Typical pastoral farmland with some boundary vegetation.
Biodiversity					✓	No designations in close proximity.
Man-made Influences		✓				Located at settlement edge typical influences from village with A518 to north of the site. Conservation area forms part of northern proportion of site and is located north beyond this.
Scenic Quality and Character		✓				Some scenic quality with limited views to south.
Relationship with Existing Settlement Form			✓			Potential to complement existing settlement to north but extends into rural area.
Skylines and Settings					✓	No impact on skyline.
Movement			✓			Typical village infrastructure. A518 located to north of the site.
Visibility, Key Views, Vistas				✓		Limited views out due to existing settlement and mature vegetation to south.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)		✓				The northern portion of the site forms part of the conservation area. There are no key views to heritage features.
Relationship with Wider Landscape			✓			No long distant views due to existing vegetation some short distant views of surrounding farmland to the south.
Landscape Value		✓				Typical pastoral farmland with some boundary vegetation. Part of conservation area.

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Retain and enhance boundary vegetation to south. Consider conservation area and connection to existing settlement.

## Landscape Assessment Site GNO04

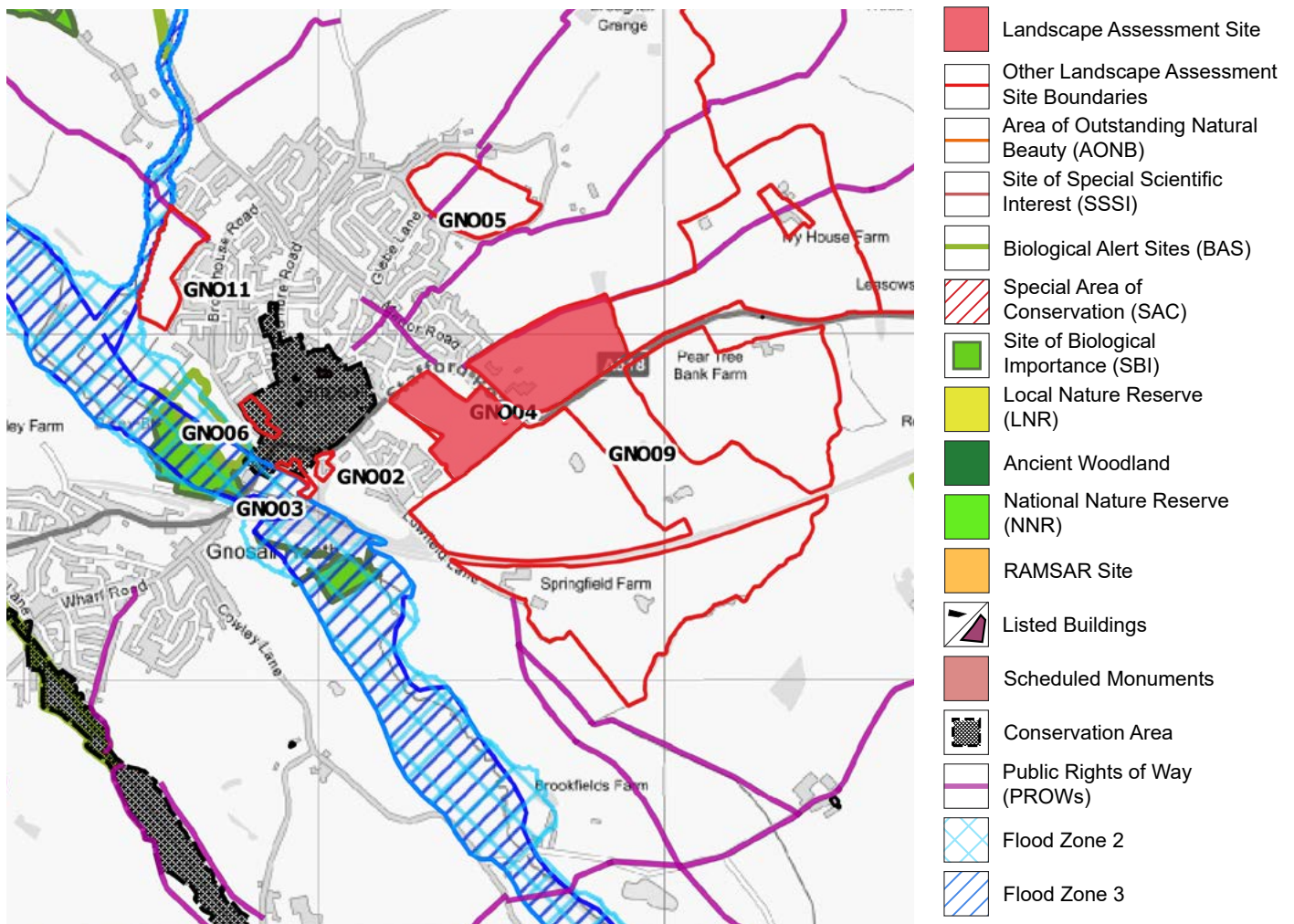
A medium-large parcel of land subdivided by numerous field parcels of varying size. Located to the east of Gnosall with the western part of the site adjoining the existing settlement edge. To the south east lies the A518 which then bisects the site into an east and west land parcel. To the east, north east and south east lies surrounding farmland. A farmstead located off the A518 is located within the centre of the site. Land within GNO04 also forms part of the wider site GNO09.

**Settlement: Gnosall**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: Yes**





Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Numerous medium sized field parcels.
Landform			✓			The land to the east of the A518 generally rises to the footpath located along part of the northern boundary and falls to the A518 to the south. The parcel to the west of the A518 generally rises to the A518.
Landcover			✓			Typical pastoral farmland with varying boundary vegetation. Fields are largely bound by hedgerows and there are numerous trees and hedgerow trees.
Biodiversity					✓	No designations in close proximity.
Man-made Influences			✓			Land to west of A518 is influenced by the existing settlement with typical influences from the village. Less presence of built development to the east of the A518.
Scenic Quality and Character		✓				Typical farmland countryside but scenic in places, more so north and east particularly along the existing footpath.
Relationship with Existing Settlement Form			✓			Land to west of the A518 lies within the settlement edge. Land to the west is less well connected.
Skylines and Settings			✓			Skyline to north may be impacted on.
Movement			✓			A518 to south otherwise fairly tranquil. Eastern parcel is more tranquil than western that lies within settlement boundary.
Visibility, Key Views, Vistas			✓			Some views out to surrounding countryside, especially along existing footpath to north.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)				✓		Edge of conservation area to north west.
Relationship with Wider Landscape			✓			For land east of A518 there are views out from most boundaries and bounded by surrounding farmland. Less so from the parcel west of the A518.
Landscape Value			✓			Typical pastoral land.

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Large in relation to the settlement. Development to be located to the west. Consider the skyline to the north. Retain footpath and existing vegetation. Potentially would need to come forward with site GNO05 and site GNO09. Significant landscape infrastructure required.

## Landscape Assessment Site GNO05

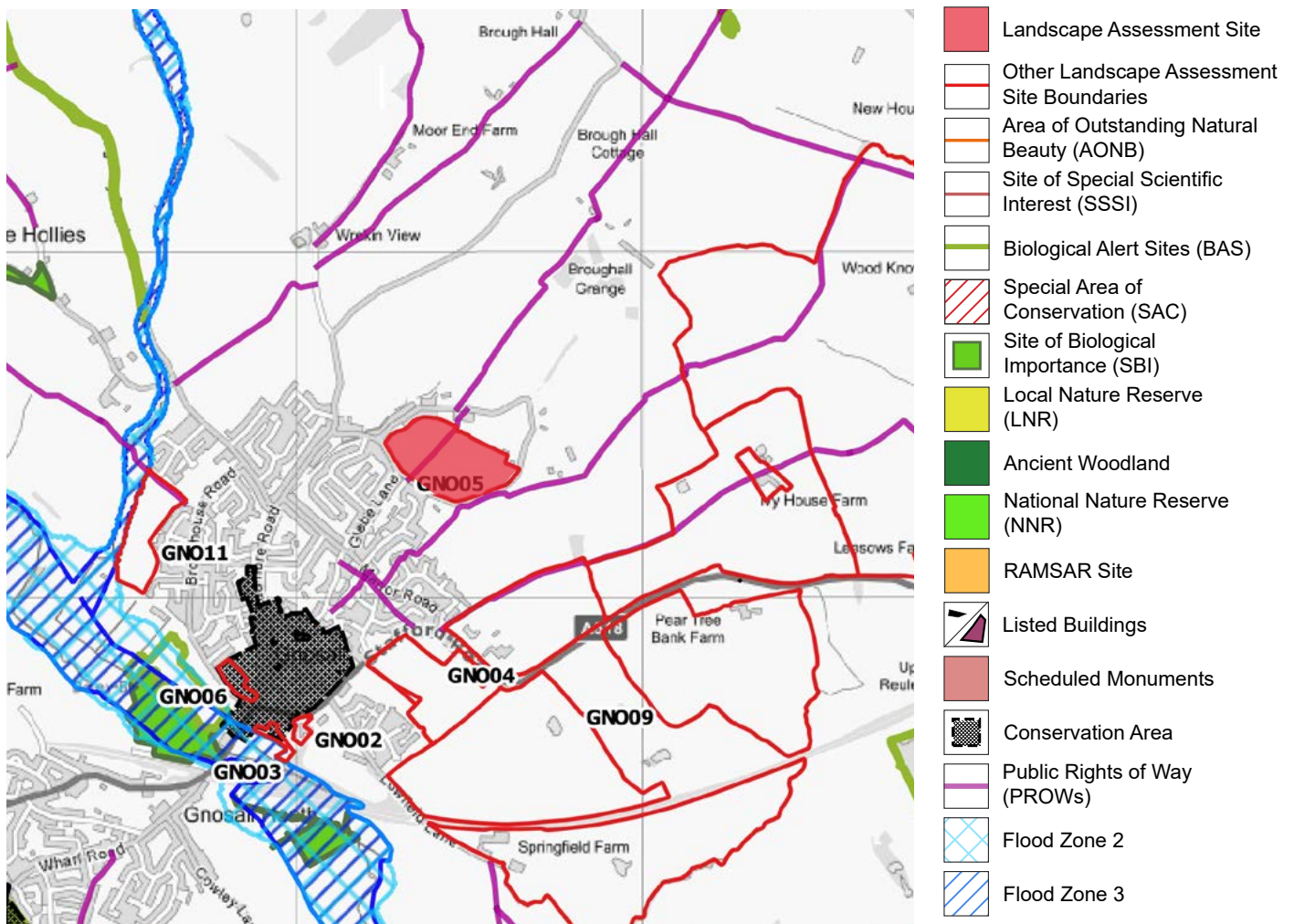
Two irregular field parcels bounded by existing development to the north, south and west, located to the north east of Gnosall. To the east lies larger farmsteads and farmland beyond.

**Settlement: Gnosall**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium sized field parcels.
Landform				✓		Generally flat across the site with small localised variations.
Landcover				✓		Typical pastoral land with neat boundary vegetation and a hedgerow/hedgerow trees subdividing the two fields.
Biodiversity					✓	No designations in close proximity.
Man-made Influences			✓			Some influence of the settlement edge, although surrounded by property on most boundaries of the site these are limited in number and already protrude beyond the main settlement edge of Gnosall.
Scenic Quality and Character			✓			Some scenic quality with views out beyond settlement to wider countryside.
Relationship with Existing Settlement Form				✓		Existing adjacent development means this site could fit with existing settlement form.
Skylines and Settings			✓			Some more long distant views to north in particular and west but largely disrupted by existing settlement.
Movement		✓				Some sense of tranquillity. Small quiet roads that surround the site. A footpath runs across the site.
Visibility, Key Views, Vistas			✓			Some views predominantly to the north, north west, north east of surrounding countryside. Limited long distant views.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No designations within close proximity.
Relationship with Wider Landscape			✓			Some visual connection to wider landscape to north, north west, north east. Long distant views limited due to existing settlement.
Landscape Value			✓			Typical pastoral farmland.

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Maintain landscape to east. Round off existing form. Retain existing boundary and internal hedgerows and trees. Retain footpath within landscape corridor.

# Landscape Assessment Site GNO06

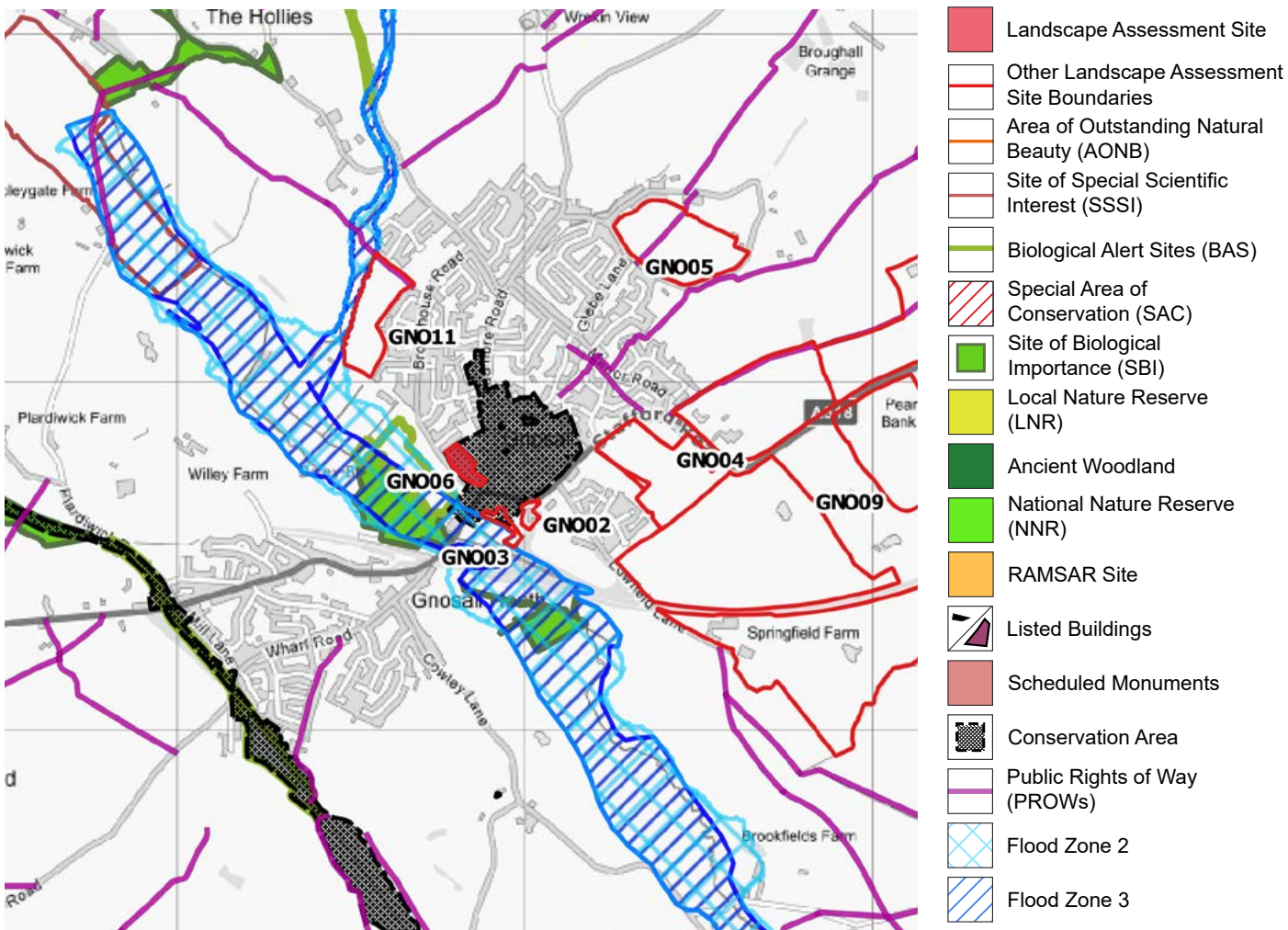
Rectangular parcel of land located within the conservation area and existing settlement of Gnosall. Bound by Brookhouse Road which contains the site and settlement of Gnosall to the south and west. To the east and north the site is bound by existing settlement. A parcel of open space is located to the north east of the site.

**Settlement: Gnosall**

**Designations: Conservation Area**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium sized rectangular parcel of land.
Landform		✓				Land steeply rises to the eastern boundary. Land is at its lowest along the western boundary adjacent to Brookhouse Road.
Landcover			✓			Typical piece of grassland with a variety of mature trees at its boundaries and varying in quality hedgerows.
Biodiversity				✓		Designated site to the south.
Man-made Influences		✓				Located within the existing settlement of Gnosall and bound by Brookhouse Road. Located within the conservation area.
Scenic Quality and Character		✓				Some sense of place, located within the conservation area.
Relationship with Existing Settlement Form	✓					Green space within the conservation area. Views to church.
Skylines and Settings		✓				View over rising land to church.
Movement			✓			Typical movement of a town.
Visibility, Key Views, Vistas		✓				Limited views out due to existing vegetation and settlement location.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)		✓				Views of St Lawrence church and located within conservation area.
Relationship with Wider Landscape			✓			Limited due to settlement location.
Landscape Value		✓				Typical area of grassland with boundary vegetation, but within settlement.

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Consideration of conservation area and setting of existing town. Consideration of landform. Provide connection to open space to north east. Retain views of the church. Retain existing vegetation where possible.

## Landscape Assessment Site GNO09

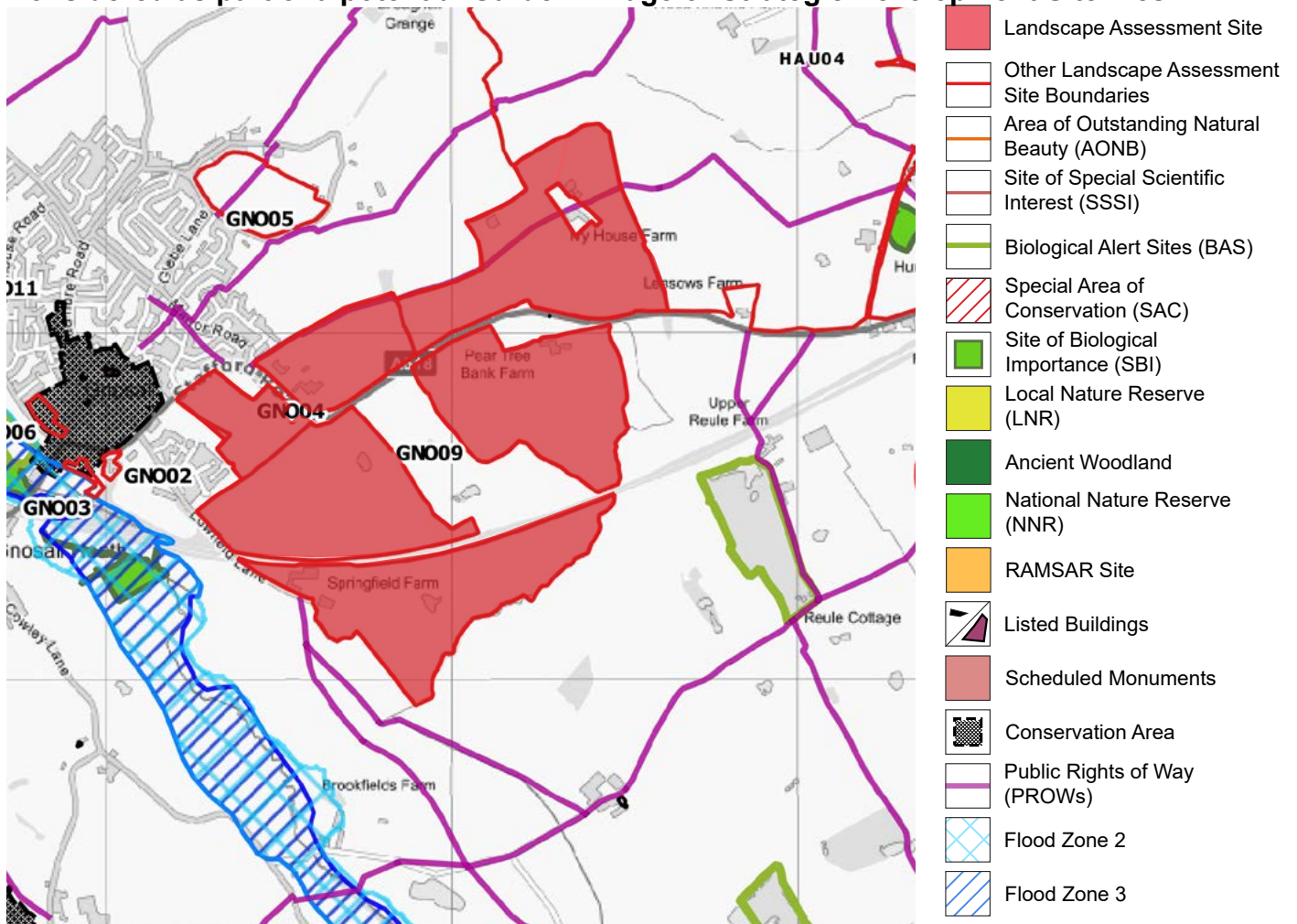
The site is made up of several larger parcels subdivided into medium field parcels generally bound by hedgerows. Located to the south east of Gnosall with land adjoining the existing settlement edge to the north west. The remainder of boundaries lie adjacent to surrounding farmland. The Stafford to Newport Greenway runs between land parcels in the south and the A518 runs between the northern parcels. There are several isolated farmsteads located within the site and within close proximity of the site with Springfield Farm located within its boundaries to the south and Pear Tree Bank Farm to the north east off the A518. The site incorporates land within site GNO04 in the north west.

**Settlement: Gnosall**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: Yes**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale				✓		Generally medium to medium large sized field parcels.
Landform			✓			There are localised undulations across the site however land generally slopes south beyond Springfield Farm. The highest boundary being the northern. Land also rises west to east creating a high point by Ivy House Farm.
Landcover			✓			Typical pastoral farmland with boundary vegetation and trees. Some small areas of scrub and tree planting within field parcels.
Biodiversity					✓	No designations in close proximity.
Man-made Influences		✓				Some influence from settlement edge to north west with new development recently completed. The A518 runs between the site's land parcels. Land is more rural and scenic to the north and adjacent to the Stafford to Newport Greenway.
Scenic Quality and Character		✓				Scenic views out, mainly to the south near the Greenway that runs between the site's land parcels and to the north from the existing footpath that runs along the northern boundary.
Relationship with Existing Settlement Form		✓				North west corner has relationship with existing settlement edge but there is disconnect further east and south. Not consistent to existing settlement edge as much of the site is on opposite side of the A518.
Skylines and Settings			✓			Land generally slopes to south there are some views out to the skyline to the south. The northern boundary forms a highpoint and therefore could impact skylines.
Movement		✓				Limited movement, predominately from the A518. Sense of tranquillity near the greenway and greater connection to the landscape to the south and east.
Visibility, Key Views, Vistas		✓				Some notable views out to surrounding countryside to south and east.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)				✓		Edge of conservation area to north west.
Relationship with Wider Landscape		✓				Extending views out to wider landscape to the south and east.
Landscape Value			✓			Typical pastoral farmland.

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Very large area in relation to settlement. Maintain and enhance greenway corridor. Retain views south and east. Focus development to north and west. Retain existing vegetation and maintain field patterns.

## Landscape Assessment Site GNO11

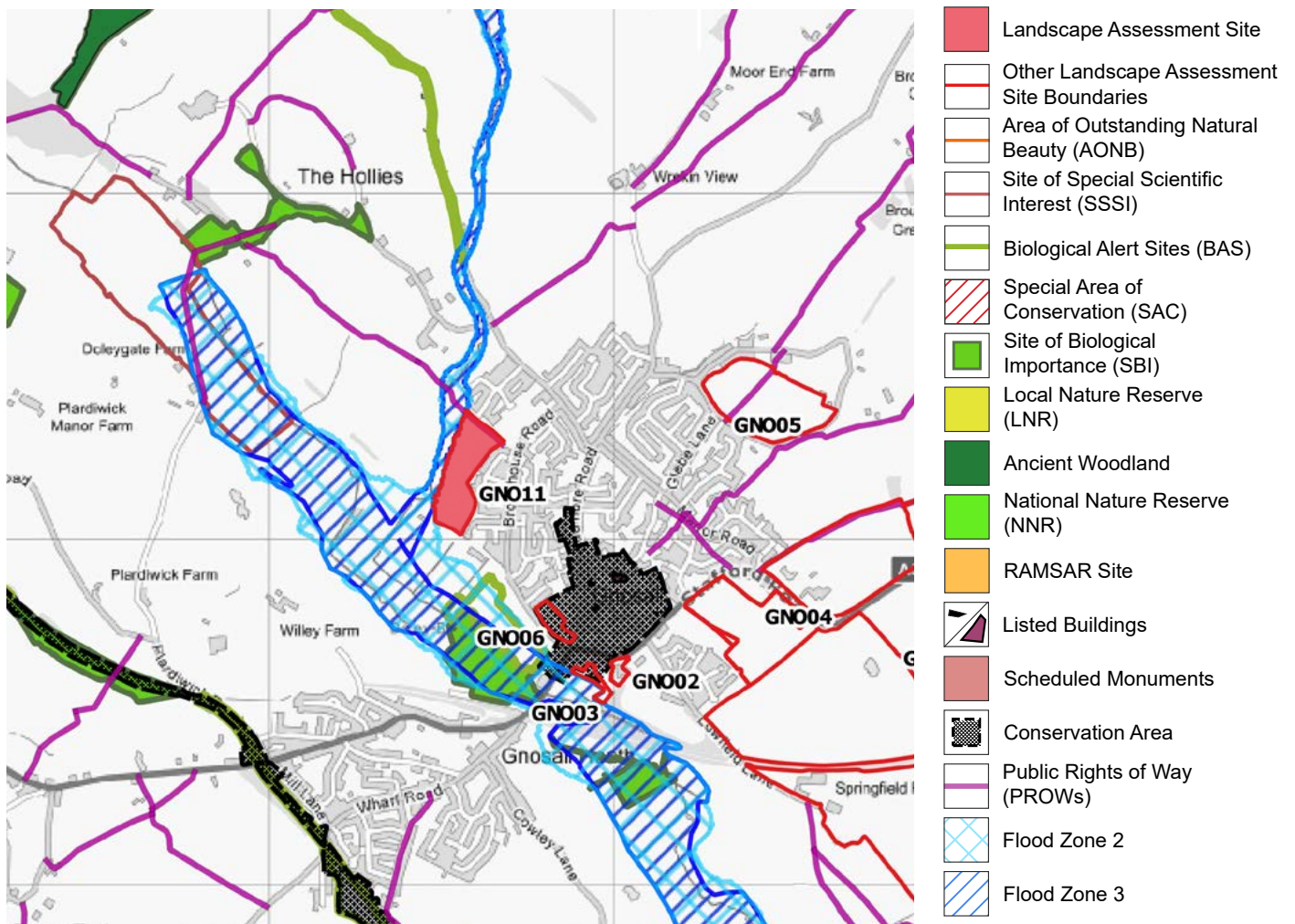
Rectangular medium sized field parcel located to the west of Gnosall. Bound by a footpath and new development to the north. To the east lies the existing settlement edge of Gnosall. To the west and south lies existing farmland. A footpath runs along the northern boundary.

**Settlement: Gnosall**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium sized field parcel.
Landform			✓			Land gradually and evenly slopes to the western boundary and to some extent the southern boundary.
Landcover				✓		Typical pastoral farmland with some mature boundary vegetation and a small area of scrub and mature trees located within the field parcel.
Biodiversity					✓	No designations of note within close proximity.
Man-made Influences			✓			Located at settlement edge and adjacent to recently completed development. Pylons also run through the site.
Scenic Quality and Character			✓			Some scenic quality with views out to south and west but largely influenced by existing settlement and associated infrastructure.
Relationship with Existing Settlement Form				✓		Potential to complement existing settlement form and tie in with new development.
Skylines and Settings				✓		Little effect on skyline due to existing development and mature vegetation. Land falls away rather than rises.
Movement			✓			Typical settlement edge, no large roads, rail lines etc.
Visibility, Key Views, Vistas			✓			Typical views out to surrounding countryside to south and west.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No heritage features within close proximity.
Relationship with Wider Landscape			✓			Relationship to wider landscape along southern and western boundaries. Views out from these locations.
Landscape Value			✓			Typical pastoral farmland.

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Retain and enhance boundary vegetation. Retain vegetation within field parcel. Maintain public right of way along northern boundary. Provide landscape buffers along southern and western boundary.

# Landscape Assessment Site HAU03

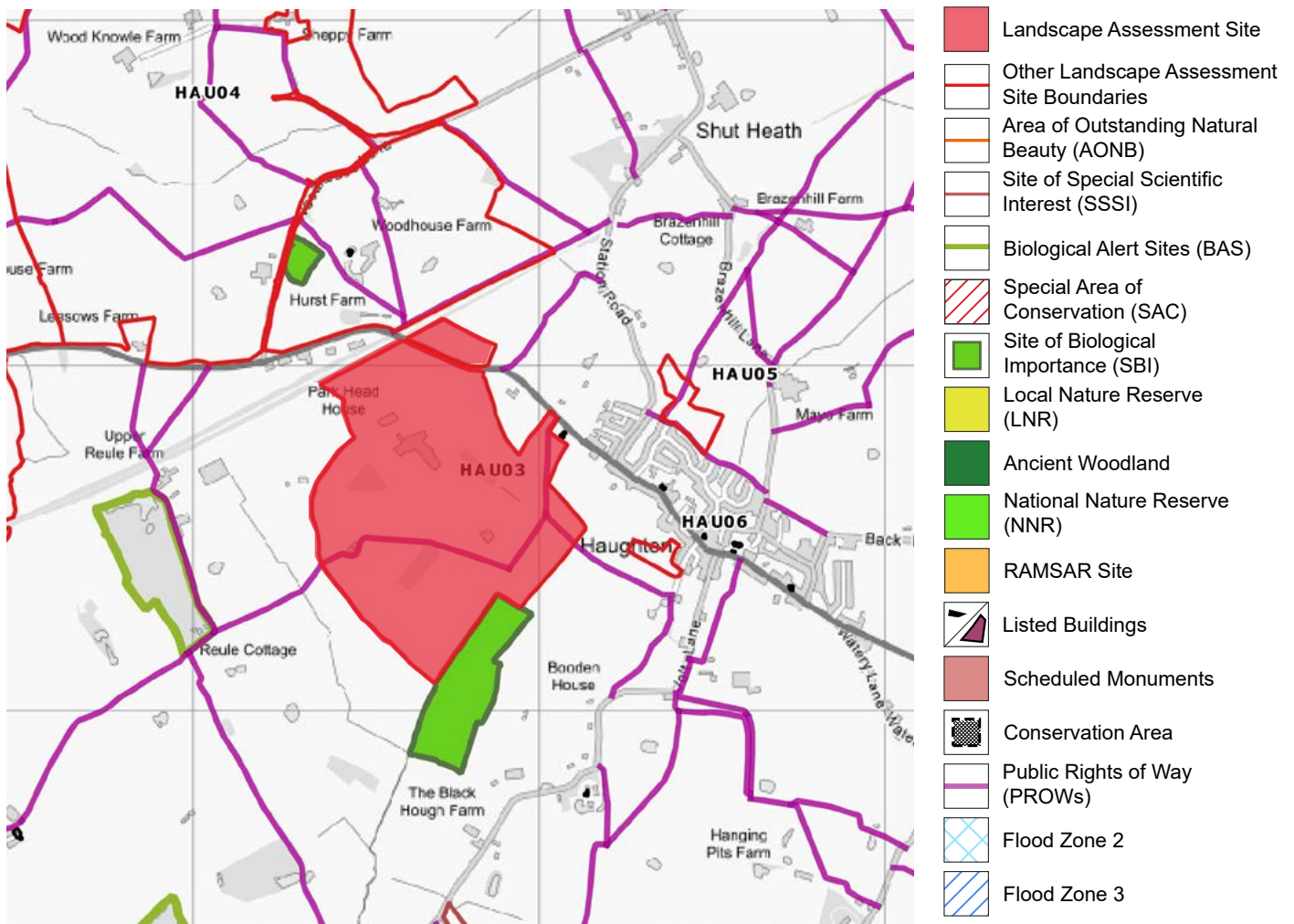
Several agricultural fields located to the west of Haughton, predominately to the south of the A518 with one field located to the north of the road. A former railway line and public footpath runs adjacent to the north with further public footpaths crossing the site. An existing farmstead is located within the site as well a number of ponds and woodland blocks.

**Settlement:** Haughton

**Designations:** None

**Landscape Character Area:** Ancient Clay Farmlands

**Considered as part of a potential Garden Village or Strategic Development Site:** Yes



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale				✓		Medium to large scale field pattern.
Landform				✓		Relatively flat site.
Landcover			✓			Agricultural land with mature trees an important landscape feature. A number of ponds and woodland blocks are situated within the site.
Biodiversity		✓				Site of Biological Interest located to the south east.
Man-made Influences			✓			Views to two existing properties off A518 and the relatively large farmstead within the site. The site is adjacent to the A518, its influence is most prominent in the north east of the site.
Scenic Quality and Character		✓				Mature trees within the site provide a scenic character.
Relationship with Existing Settlement Form			✓			Adjacent to the settlement edge. Views of two properties off the A518 from within the site. Large site compared to existing settlement.
Skylines and Settings				✓		The site is relatively flat and lies on similar contours to the surrounding landscape, limiting its effects upon skylines. The site would form part of the setting for Haughton on the approach from the west.
Movement			✓			Noise from A518, this is more prominent in the north east of the site.
Visibility, Key Views, Vistas			✓			Relatively flat site set within a landscape of vegetated field boundaries which help limit its visibility.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)		✓				Listed Heysham Cottage located to the east.
Relationship with Wider Landscape			✓			Some views to the adjacent landscape, though these are not particularly pronounced.
Landscape Value		✓				

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Retain the existing public footpaths within the site and as much as possible of the existing vegetation, particularly the mature trees and woodland blocks. Encourage additional planting to strengthen the site boundaries and the incorporation of existing ponds into any development.

## Landscape Assessment Site HAU04

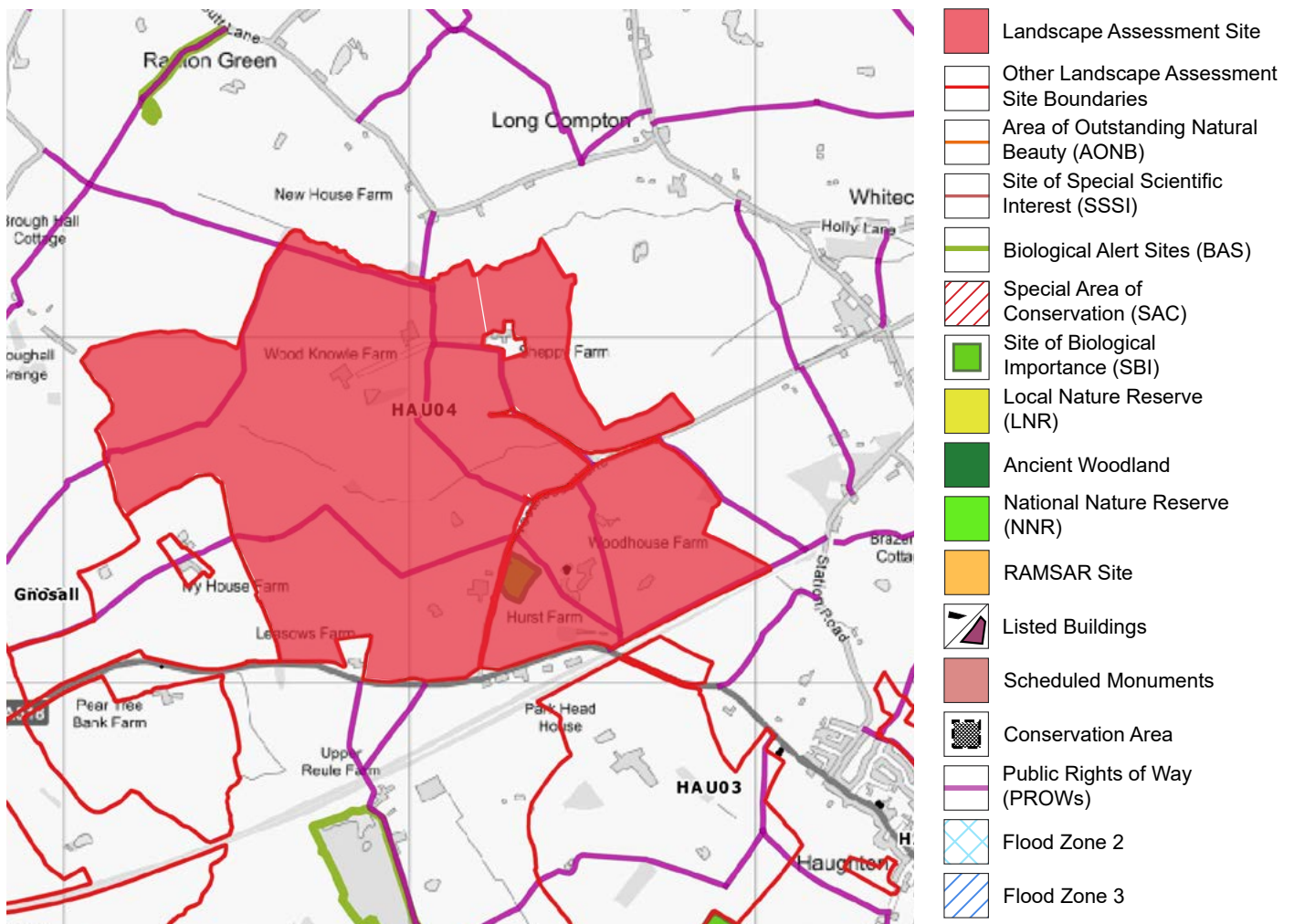
Large area of agricultural land located between Gnosall and Haughton. The site comprises a number of fields located to the south and north of Woodhouse Lane and includes farmsteads at Woodhouse Farm, Hurst Farm, Wood Knowle Farm and Bleak Farm. Shippy Lane provides access into the site and forms part of a number of public footpaths which run which cross the site. Existing site features include; ponds, drainage ditches, hedgerows and mature trees.

**Settlement: Haughton**

**Designations: Listed Building, Site of Biological Importance**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: Yes**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale				✓		Medium to large scale field pattern.
Landform			✓			Land rises to the north west of the site, landform within the site is relatively gentle.
Landcover			✓			Agricultural fields with field boundary vegetation. Established trees, and a number of ponds and drainage ditches.
Biodiversity	✓					Site of Biological Interest located in the south of the site adjacent to Woodhouse Lane.
Man-made Influences			✓			Number of farmsteads and Shippy Lane located within the site. Woodhouse Lane runs between the northern and southern portions of the site and the A518 runs adjacent to the south, a number of properties are located off the road. However, areas of the site have limited man-made influences.
Scenic Quality and Character		✓				Some scenic quality arising from views across agricultural land and established vegetation.
Relationship with Existing Settlement Form		✓				Separated from existing settlements at Gnosall and Haughton. If the site came forward as part of a Strategic Development Site, establishing a new settlement in this area the sensitivity would be reduced.
Skylines and Settings			✓			Land continues to rise to the north west of the site, limiting the site's potential effects upon skylines.
Movement			✓			Noise from A518 to the south and Woodhouse Lane.
Visibility, Key Views, Vistas		✓				Does not appear to be a widely visible site though higher land within the site has the potential to be more visible. Also the scale of the site adds to its potential visibility.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)	✓					Listed building at Woodhouse Farm located within the site.
Relationship with Wider Landscape			✓			Relatively enclosed by vegetation though some long distance views to the wider landscape where vegetation and landform allows.
Landscape Value		✓				

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Retain existing ponds, drainage ditches, public footpaths and vegetation wherever possible and incorporate into any development layout. Set any development into a robust Green Infrastructure framework and consider the frontages to the A518 and Woodhouse Lane. Restrict development on more visible areas of the site and establish new planting to mitigate the potential visual effects of development.

# Landscape Assessment Site HAU05

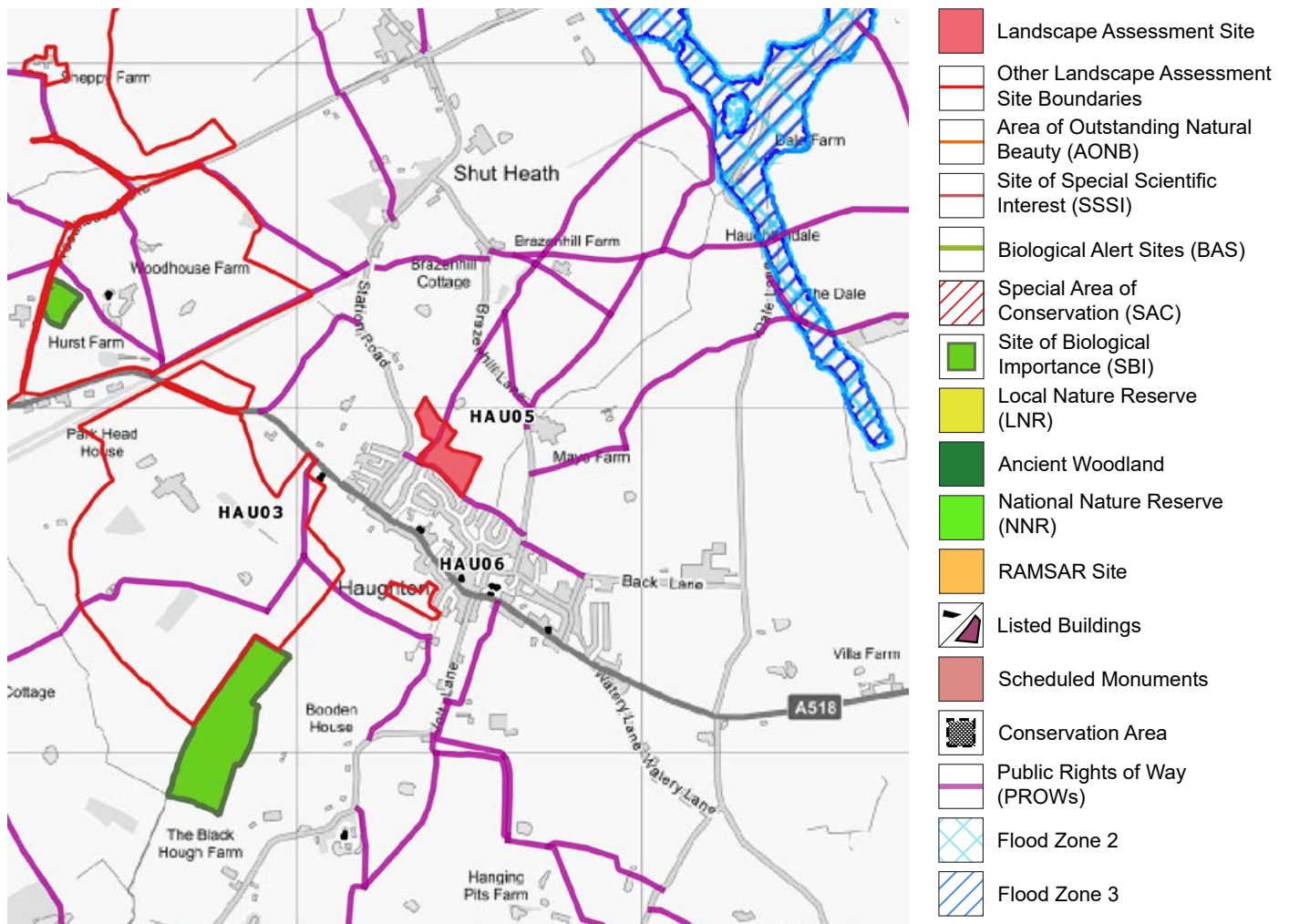
Irregular medium sized field parcel located to the north west of Haughton. Land is bound by existing properties to the south. The north, east and west the site is bound by surrounding farmland.

**Settlement: Haughton**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium sized irregular field parcel.
Landform				✓		Generally flat landform.
Landcover			✓			Overgrown grassland with varying boundary vegetation including overgrown hedgerows and large mature trees including oaks of significance.
Biodiversity					✓	No designations in close proximity.
Man-made Influences			✓			Located at settlement edge influence from existing properties to south and some extent west. A substation is located to the north west corner of the site and power lines run along the western boundary.
Scenic Quality and Character			✓			Some scenic quality with views out to the north. Largely influenced by existing settlement to the south.
Relationship with Existing Settlement Form			✓			Some connection although this is only along the southern boundary and to some extent western due to properties along Station Road.
Skylines and Settings			✓			Views to skyline to the north however does not play a major role within this landscape. Disrupted by existing vegetation and settlement. Falls within Setting Area H within the Cannock Chase AONB Views and Setting Guide.
Movement		✓				Some sense of tranquillity with limited movement due to village periphery location. Roads surrounding site are generally smaller, quieter roads.
Visibility, Key Views, Vistas			✓			Some views out to the north although built form and vegetation are present in these views.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No heritage features in close proximity.
Relationship with Wider Landscape		✓				Some relationship especially north and east although existing settlement is perceived in many views.
Landscape Value			✓			Overgrown grassland and large mature trees of note along the site's boundaries.

### Overall Landscape Sensitivity of the Site:

**Medium**

### Mitigation:

Retain mature trees. Retain and bring back under management hedgerows. Provide landscape buffer along northern boundary. Consider impact of extending development north - departure from current linear formation of village. Do not extend development into northern most parcel.

## Landscape Assessment Site HAU06

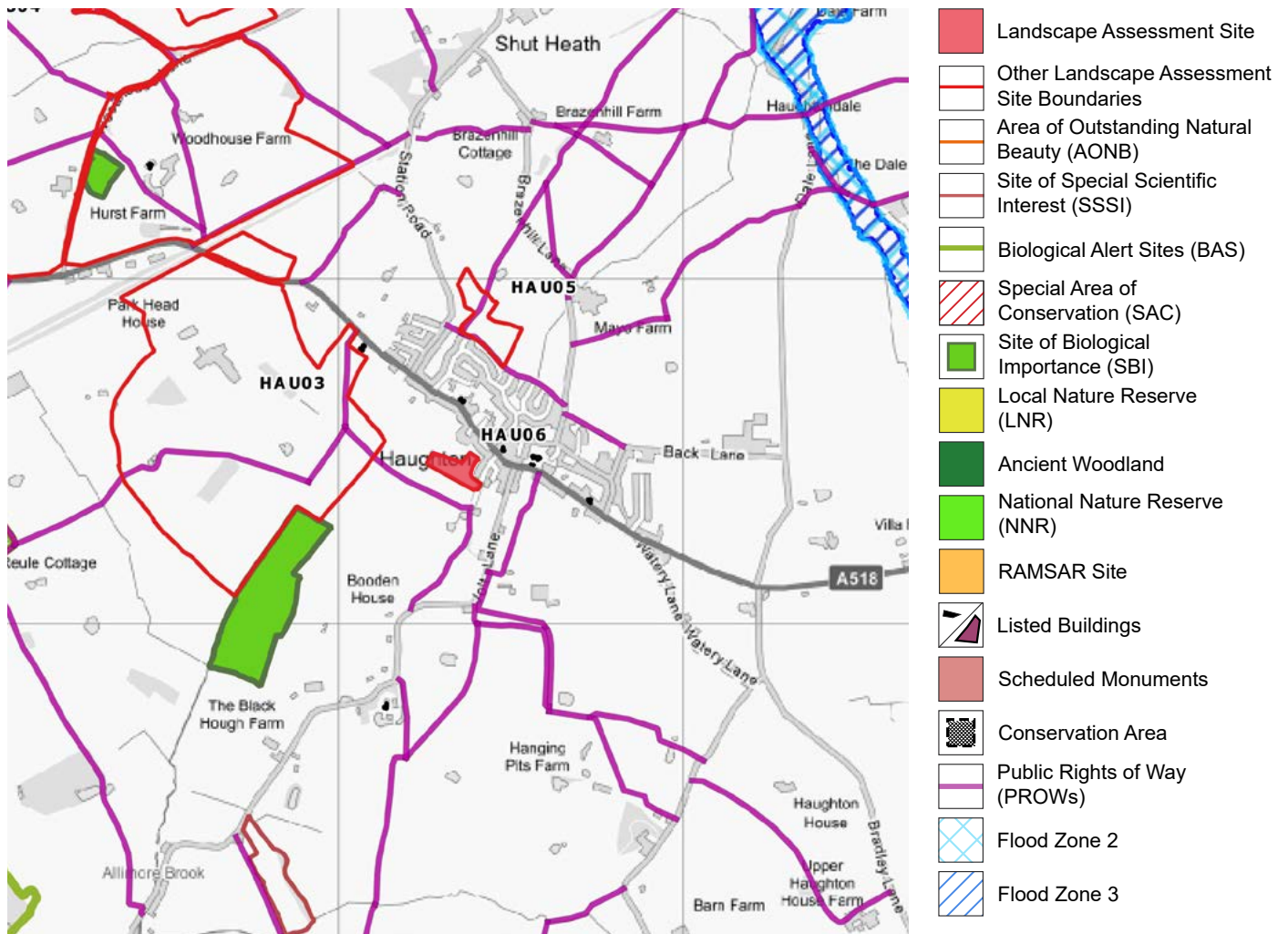
Irregular field parcel located south of Haughton. To the east the site is bound by existing properties and Park Lane. To the north lies the backs of properties that form the main settlement of Haughton along the A518. To the west and south lies surrounding farmland.

**Settlement: Haughton**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**





Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale		✓				Small-medium size irregular field parcel.
Landform				✓		Flat piece of pastoral land.
Landcover				✓		Typical pastoral land with boundary hedgerows and trees.
Biodiversity					✓	No designations in close proximity.
Man-made Influences			✓			Located at the back of properties that form Haughton's linear village structure along the A518.
Scenic Quality and Character			✓			Some scenic quality with views out to the south and west.
Relationship with Existing Settlement Form		✓				Located to the south of the existing settlement. Much of the site does not relate well to existing form.
Skylines and Settings				✓		Views out to the south and west. Skyline is not considered important in the setting. Falls within Setting Area H within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			Close proximity to the A518. Park Lane is a quiet track, some sense of tranquillity especially to the south and west.
Visibility, Key Views, Vistas			✓			Some views out to the south and west. Vegetation and existing settlement curb other views.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	Listed buildings in Haughton separated from the site by existing development.
Relationship with Wider Landscape			✓			Largely disrupted by existing settlement but some connection to south/west.
Landscape Value			✓			Typical pastoral land.

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Retain boundary vegetation and views to south and west. Provide landscape buffer to south. Consider relationship with existing town and linear formation.

## Landscape Assessment Site HIG05

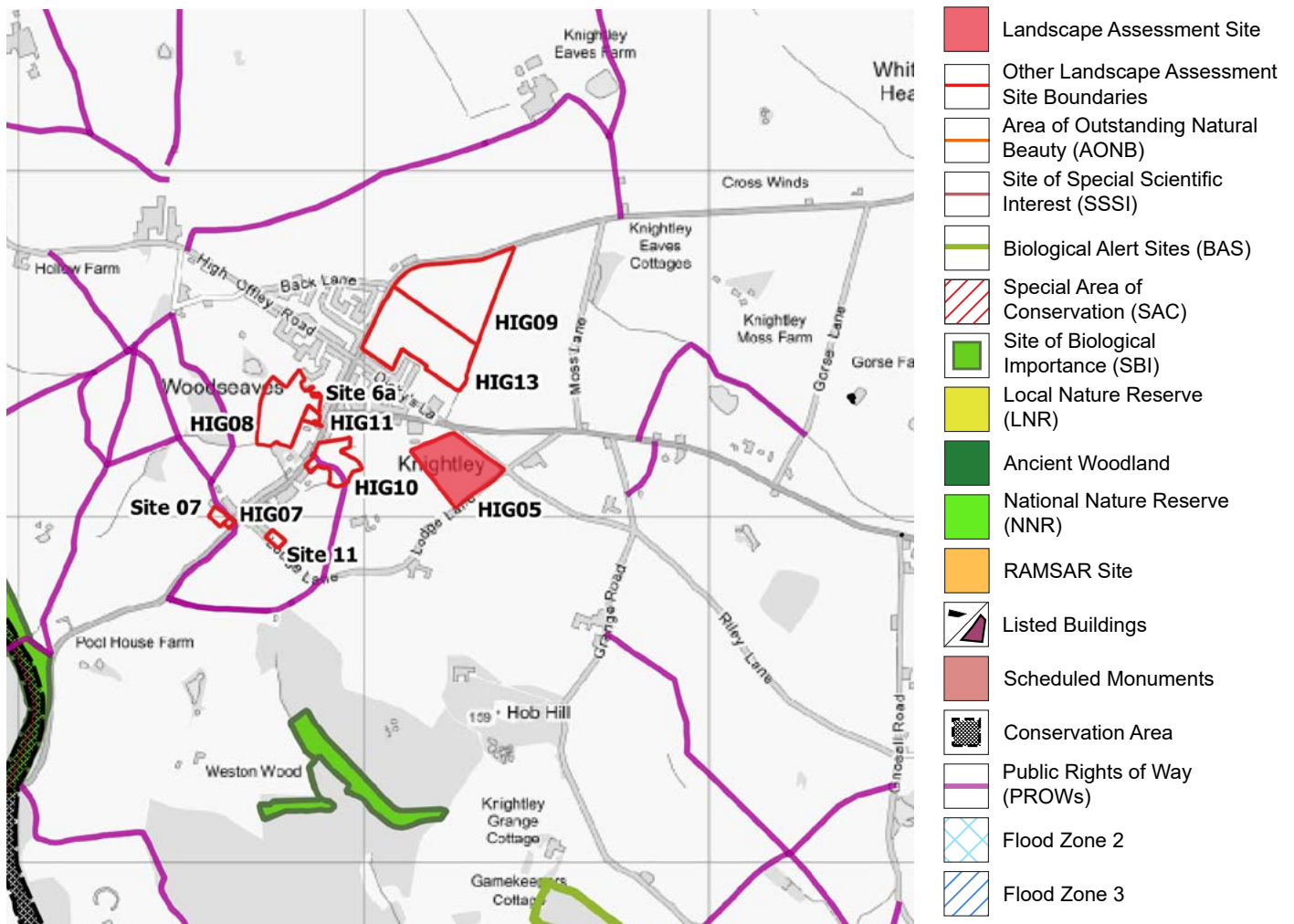
Part of a large arable field located south east of the main settlement of Woodseaves. Bounded by Riley Lane to the east and Lodge Lane to the south. Boundary vegetation is located along these lanes, whilst the parcel is open to the north/north west.

**Settlement: Woodseaves**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale					✓	Part of a large arable field.
Landform		✓				Land rises significantly to the south west and falls towards existing properties to the north.
Landcover					✓	Typical intensive farmland with limited vegetation.
Biodiversity					✓	No designations in close proximity.
Man-made Influences		✓				Small lanes bound the site with several farmsteads and properties located within close proximity. The southern boundary of the existing settlement edge is perceived at the northern point of the site. Pylons are located within and adjacent to the site.
Scenic Quality and Character			✓			There is significant noise from the A519 and B5405 and views of the existing settlement edge.
Relationship with Existing Settlement Form		✓				Only the most northern edge of the site has some connection to the existing settlement form. Due to topography the site is otherwise disconnected from the main village of Woodseaves and within the wider rural area.
Skylines and Settings				✓		Due to the topography the skyline is generally not perceived.
Movement		✓				Surrounding lanes are generally quiet. There is noise pollution from A519.
Visibility, Key Views, Vistas				✓		Due to topography long distant views are limited.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No heritage features within close proximity.
Relationship with Wider Landscape		✓				Currently feels part of the wider countryside, and not the village.
Landscape Value			✓			Typical farmland with limited features.

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

A landscape buffer along the western boundary with careful consideration as to how new built development would form a relationship with the existing settlement. Careful consideration will be needed when dealing with topography. Boundary hedgerows should be retained where possible.

## Landscape Assessment Site HIG07

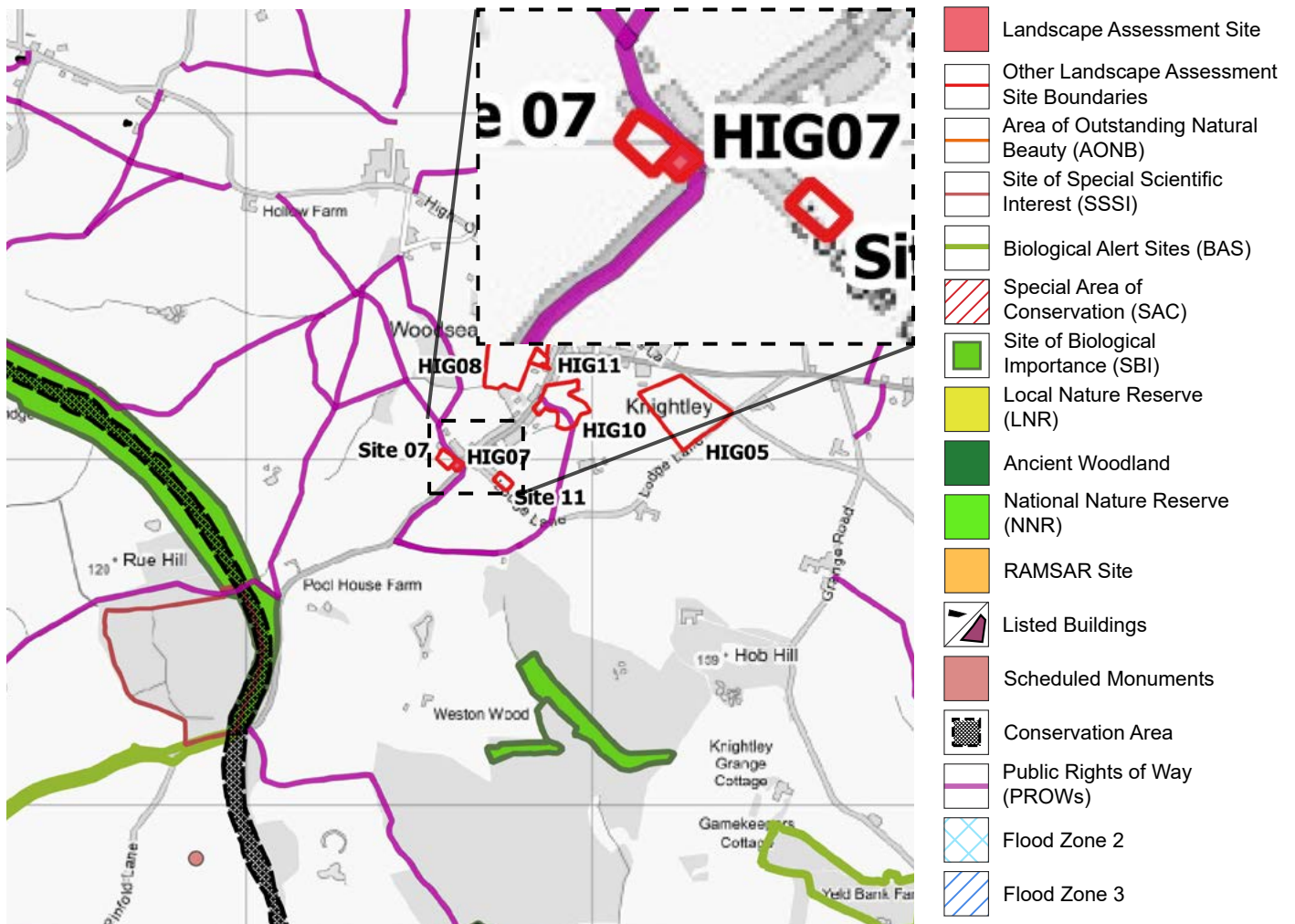
Brownfield site with existing two storey building. All hard standing with no boundary vegetation. Located north off the A519 to the south west of the main settlement of Woodseaves.

**Settlement: Woodseaves**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale	✓					Small scale parcel of land adjacent to existing properties.
Landform					✓	Flat piece of hardstanding.
Landcover					✓	Brownfield site with no existing vegetation.
Biodiversity					✓	No designations in close proximity.
Man-made Influences					✓	Adjacent to A519 and existing properties to the north, east and west.
Scenic Quality and Character					✓	Brownfield site located adjacent to existing properties. Contained parcel of landscape to the rear of the site.
Relationship with Existing Settlement Form				✓		Although not located in close proximity to main settlement of Woodseaves site forms linear extension of the settlement to the south.
Skylines and Settings					✓	No perceived skyline due to vegetation and topography.
Movement					✓	Adjacent to A519 - this is a busy main A road.
Visibility, Key Views, Vistas					✓	No key views of note due to existing vegetation screening any potential views to south.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No heritage features in close proximity.
Relationship with Wider Landscape					✓	No key views or connection with wider landscape.
Landscape Value					✓	Brownfield site.

### Overall Landscape Sensitivity of the Site:

**Low**

#### Mitigation:

Opportunity to create new development and provide some additional features. A landscape buffer along the northern boundary would be in keeping.

# Landscape Assessment Site HIG08

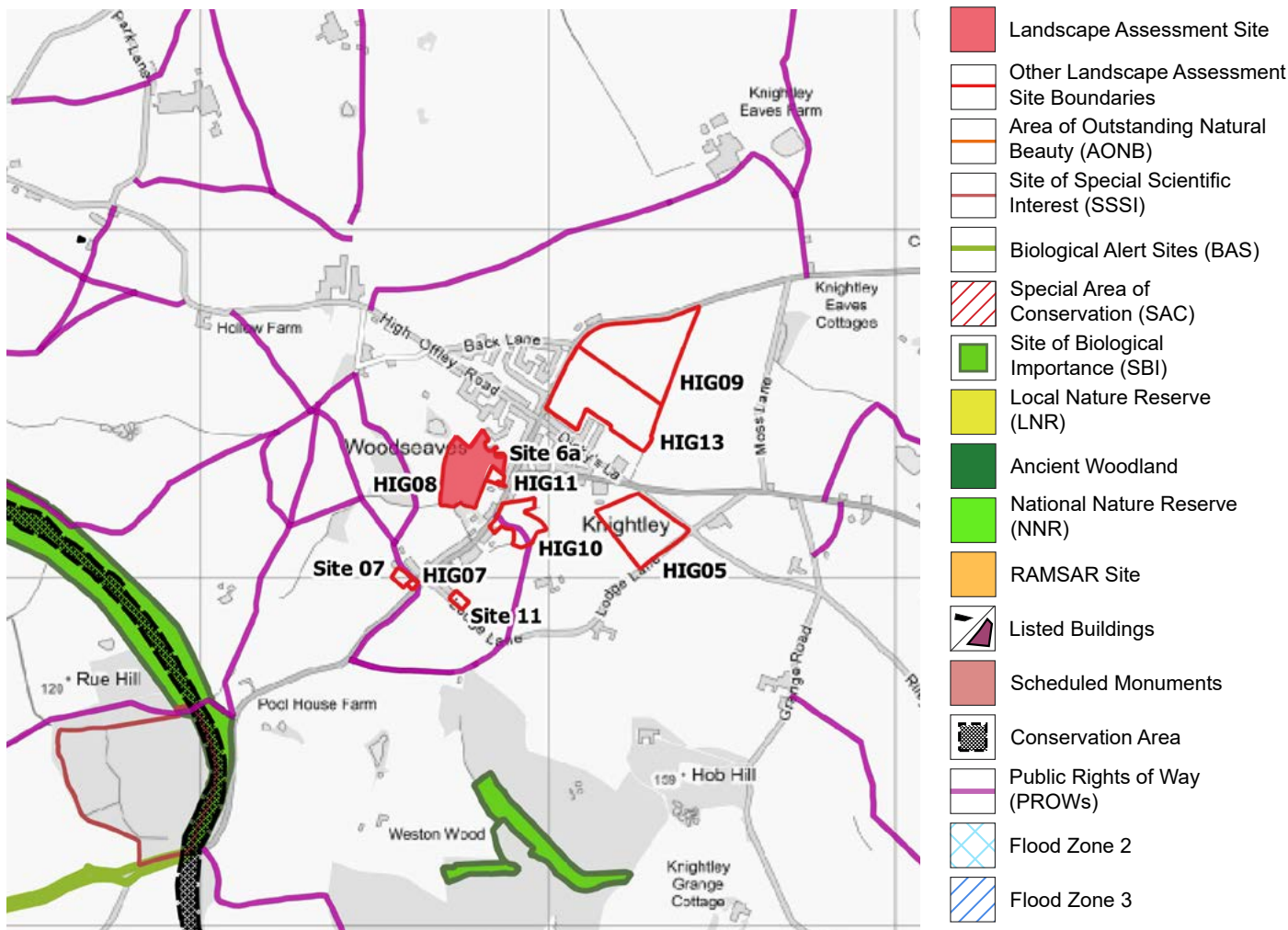
Located south of the main settlement of Woodseaves and at the back of houses fronting onto the A519 to the west. The site comprises three small-medium field parcels currently used as horse paddocks. Fields are demarcated by timber fencing. The site boundaries to the west/north west/south west are largely vegetated. Existing property bounds the east/north east/south east boundaries. Several estate parkland type tree planting is located on site as well as a pond and clumps of additional planting.

**Settlement: Woodseaves**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Small- medium scale field parcels.
Landform			✓			Land is generally flat but does fall away to the west.
Landcover		✓				Although typical fields the site also includes trees and a pond with associated vegetation.
Biodiversity					✓	No designations in close proximity.
Man-made Influences			✓			Located adjacent to existing settlement and the A519. Pylons are also located within the site.
Scenic Quality and Character			✓			The western portion of the site has greater scenic quality. Eastern has greater influences from existing settlement and the A519.
Relationship with Existing Settlement Form			✓			The site is located to the south of the existing settlement. Many existing properties back onto the site. The western part of the site has a weaker relationship with the existing settlement.
Skylines and Settings				✓		There are limited opportunities for views of the skyline due to existing properties and vegetation.
Movement		✓				Close proximity to A519 and existing routes.
Visibility, Key Views, Vistas			✓			Limited views out to landscape beyond due to mature boundary vegetation.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No views to heritage features.
Relationship with Wider Landscape			✓			The perception of this is limited due to existing mature boundary vegetation and existing settlement.
Landscape Value		✓				Pastoral farmland with several landscape features including trees and a pond. Mature boundary vegetation at boundaries.

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Extensive landscape buffers to west and south. Retain landscape features. This would be a significant extension of Woodseaves and therefore significant green infrastructure would need to be provided. Would need to come forward with adjacent sites.

## Landscape Assessment Site HIG09

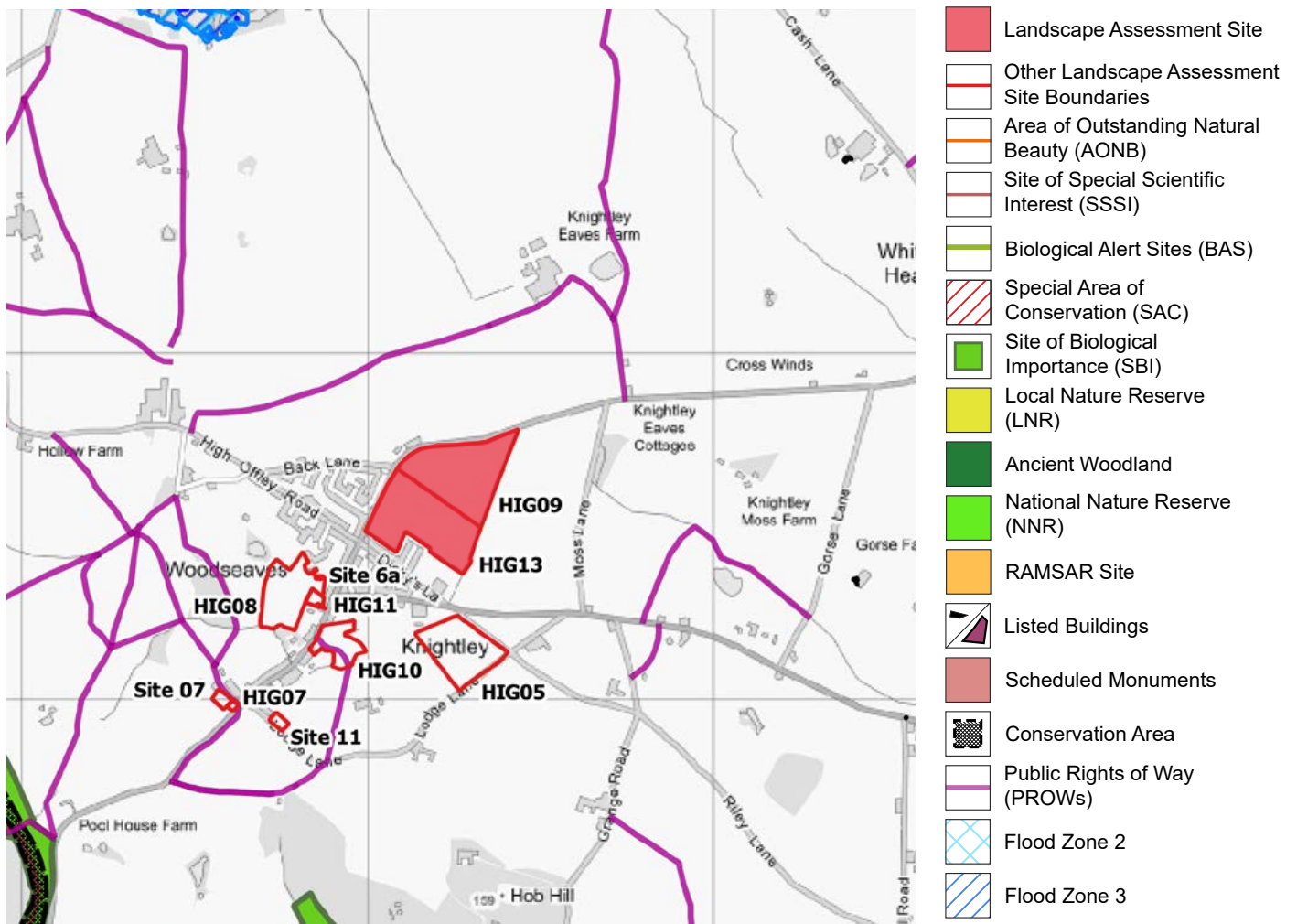
Located to the north east of the village of Woodseaves, incorporating land within site HIG13 in the south and a large pastoral field in the north. Land within the site is divided by post and wire fencing. The site is bounded by the A519 to the north and west and existing properties to the south. To the east, beyond a boundary hedgerow, lies agricultural land.

**Settlement: Woodseaves**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**





Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale				✓		Medium to large pastoral fields.
Landform			✓			Low level undulations with land rising and falling more noticeably to housing along the southern boundary. Flatter landform to north.
Landcover				✓		Typical pastoral land with some boundary vegetation including hedgerows and hedgerow trees including oaks.
Biodiversity					✓	No designations within close proximity.
Man-made Influences			✓			Bounded by the A519 to the north and west. Housing faces into the site to the west beyond the A519. Housing also bounds southern boundary.
Scenic Quality and Character			✓			Agricultural land to the north and east but A519 does disturb this and as does the settlement edge of Woodseaves to the south and west.
Relationship with Existing Settlement Form			✓			Bound by existing settlement to south and south west with adjacent countryside to the north and east.
Skylines and Settings			✓			More extensive views to north and east albeit disrupted by A519 and/or existing vegetation. Skyline generally disrupted by existing settlement to south and west.
Movement		✓				A519 to north and existing settlement edge to the south and south west.
Visibility, Key Views, Vistas		✓				Key views out to wider landscape from north, east and to some extent west.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No heritage designations in close proximity.
Relationship with Wider Landscape		✓				Views out to existing landscape to the north and east
Landscape Value			✓			Typical farmland with some landscape features.

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Would create a significant extension of Woodseaves to the east. Built development should not extend beyond existing settlement to the south and a significant landscape buffer should be provided to the east/north east. Existing features should be retained.

# Landscape Assessment Site HIG10

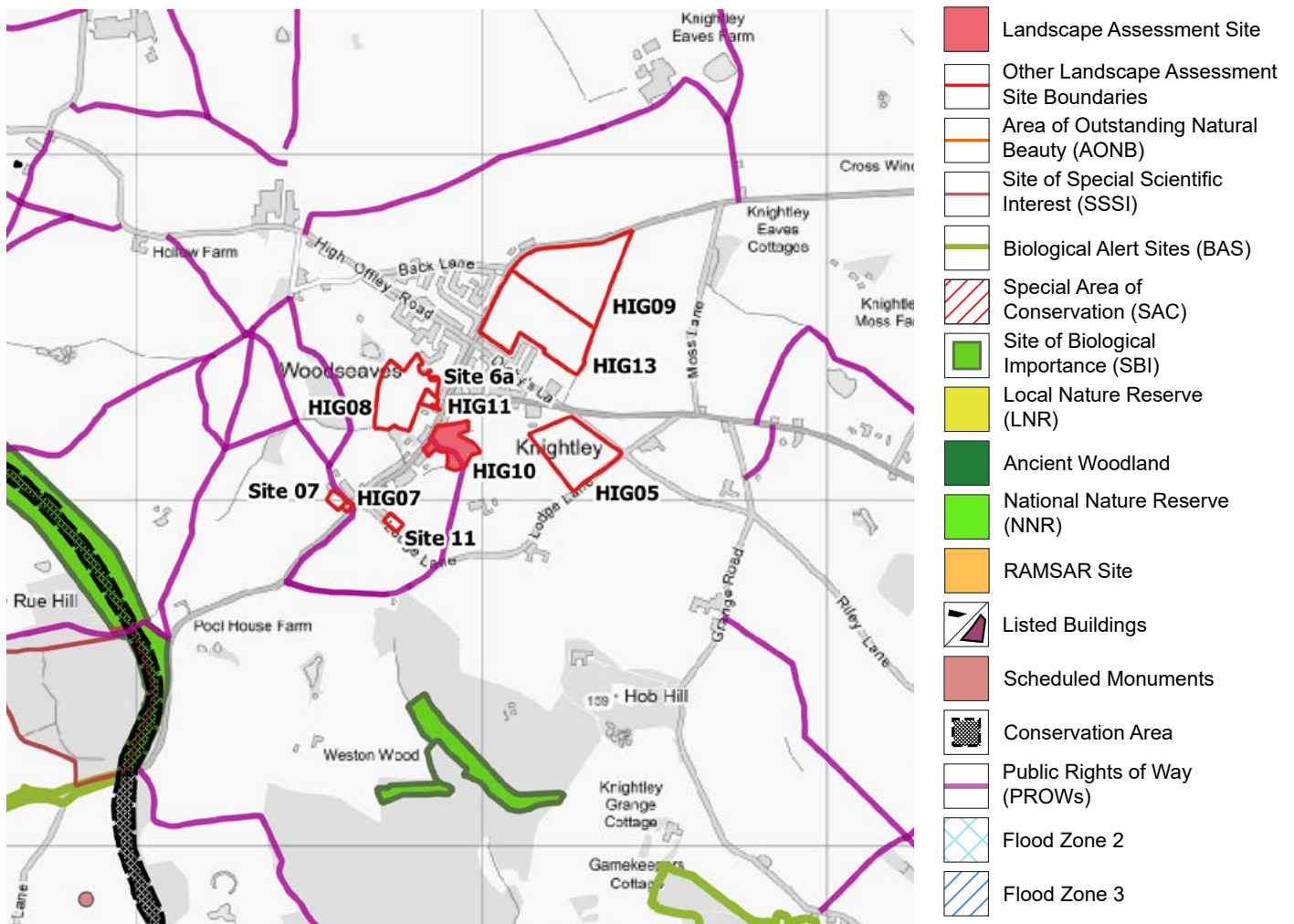
Irregular parcel of pastoral farmland. Undulating topography. The A519 lies along the north western boundary. To the north west and south west the site is bounded by existing properties. Beyond the site to the east and south east lies existing farmland. There is a public right of way located within the site that follows the western boundary.

**Settlement: Woodseaves**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale		✓				Small/medium irregular field.
Landform		✓				Noticeable localised topographical changes. Land is generally lower within the centre and northern part of the site and rises to a high point to the west before falling rapidly again towards the southern/ western boundary.
Landcover				✓		Typical farmland with some boundary vegetation including hedgerows and trees.
Biodiversity					✓	No designations within close proximity to the site.
Man-made Influences				✓		Located adjacent to the A519 and to the south of the main settlement.
Scenic Quality and Character		✓				This is mainly affected by existing settlement and by the road. Some attractive views out from the centre of the village across the site. Farming is clearly evident with ancillary buildings and farmyards visible in views. Views are most scenic west/south west.
Relationship with Existing Settlement Form			✓			The site feels enclosed with settlement on all boundaries apart from the southern one. The main A519 and existing adjacent properties provide a strong connection to existing settlement. This also means that the site provides an attractive function in views out from the centre of the village.
Skylines and Settings				✓		Limited views of the skyline due to topography and existing settlement. There are more long distant views from the south west of the Wrekin.
Movement				✓		Lies adjacent to the main A519 which is perceived across whole site.
Visibility, Key Views, Vistas			✓			Key views from south/south east boundary towards the Wrekin. Limited views from anywhere else within the site.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)			✓			Views towards Wrekin.
Relationship with Wider Landscape			✓			Along the southern and western boundary there is a greater connection to wider landscape. However north and east is disturbed by existing settlement and A519.
Landscape Value			✓			Typical farmland with some hedgerows and trees at boundaries.

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Retain footpath within a suitable landscape corridor. Maintain views south/south west towards the Wrekin and wider landscape. Carefully consider effect a change in topography will have on these views. Retain and enhance boundary vegetation.

# Landscape Assessment Site HIG11

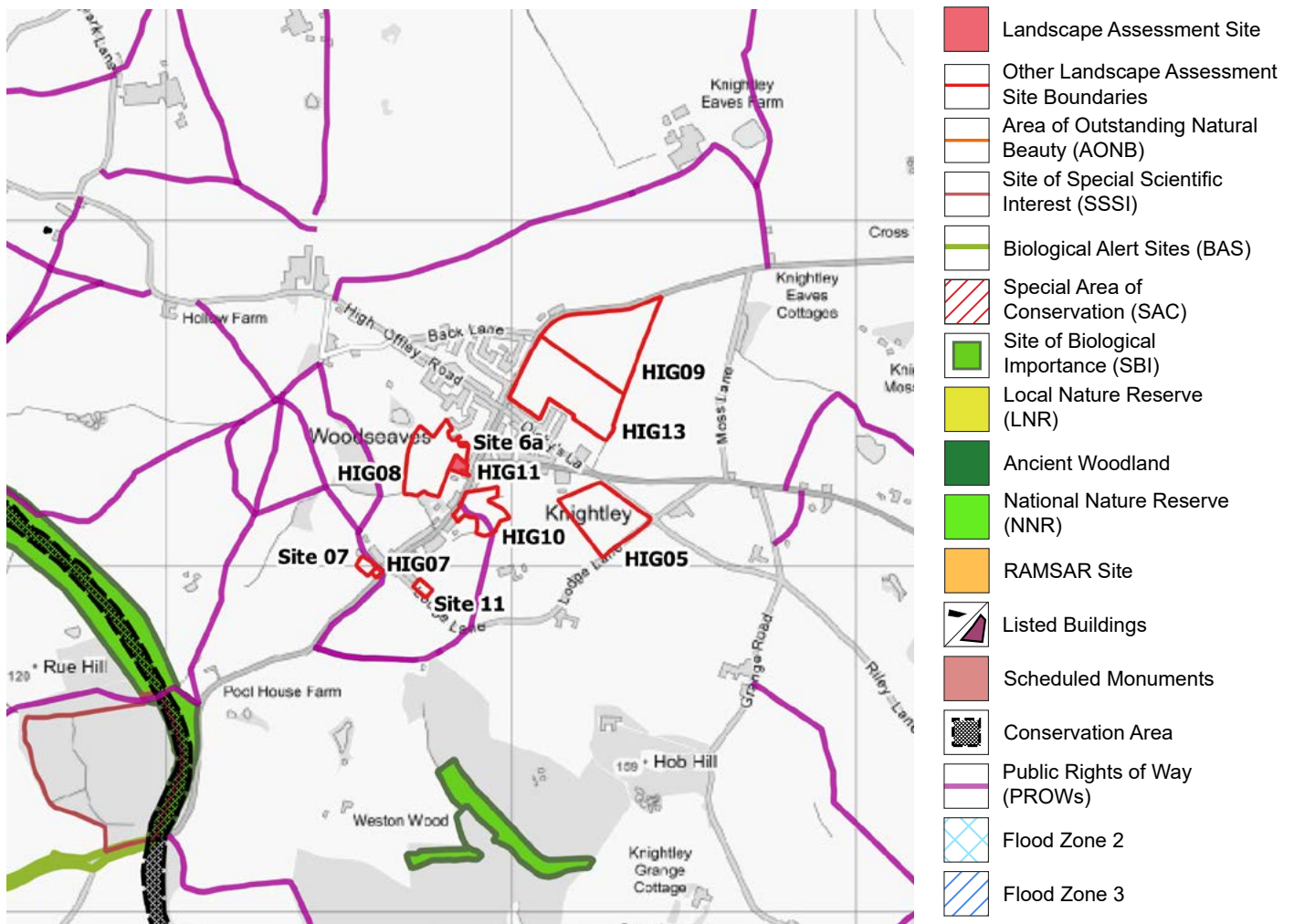
Medium/small size, regular pastoral land. South of the main settlement and located off the A519. Surrounded by existing property to the north, south and east with further farmland located west.

**Settlement: Woodseaves**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale		✓				Medium-small regular field parcel.
Landform					✓	Flat field parcel.
Landcover				✓		Land is typical farmland with limited boundary vegetation. Boundaries are predominantly fencing.
Biodiversity					✓	No designations within close proximity.
Man-made Influences			✓			Noise from the A519 and typical settlement influences.
Scenic Quality and Character			✓			Located along settlement edge some scenic quality with views out to the north west, west.
Relationship with Existing Settlement Form				✓		Located along the settlement edge to the south of the main settlement. Would tie in with existing development.
Skylines and Settings				✓		There would be a limited effect on skyline due to existing settlement and surrounding vegetation. There are limited long distant views.
Movement			✓			A519 and surrounding settlement does impact the site. Area is more tranquil to west, north west.
Visibility, Key Views, Vistas				✓		Limited long distant views due to existing settlement and vegetation. Some more scenic views to the north west, west.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No views to heritage features.
Relationship with Wider Landscape			✓			Surrounding countryside to the north west and west however site is closely connected to existing settlement.
Landscape Value				✓		Typical farmland at settlement edge with boundary vegetation.

**Overall Landscape Sensitivity of the Site:**

**Medium/Low**

**Mitigation:**

Standard good design, no particular measures.

# Landscape Assessment Site HIG13

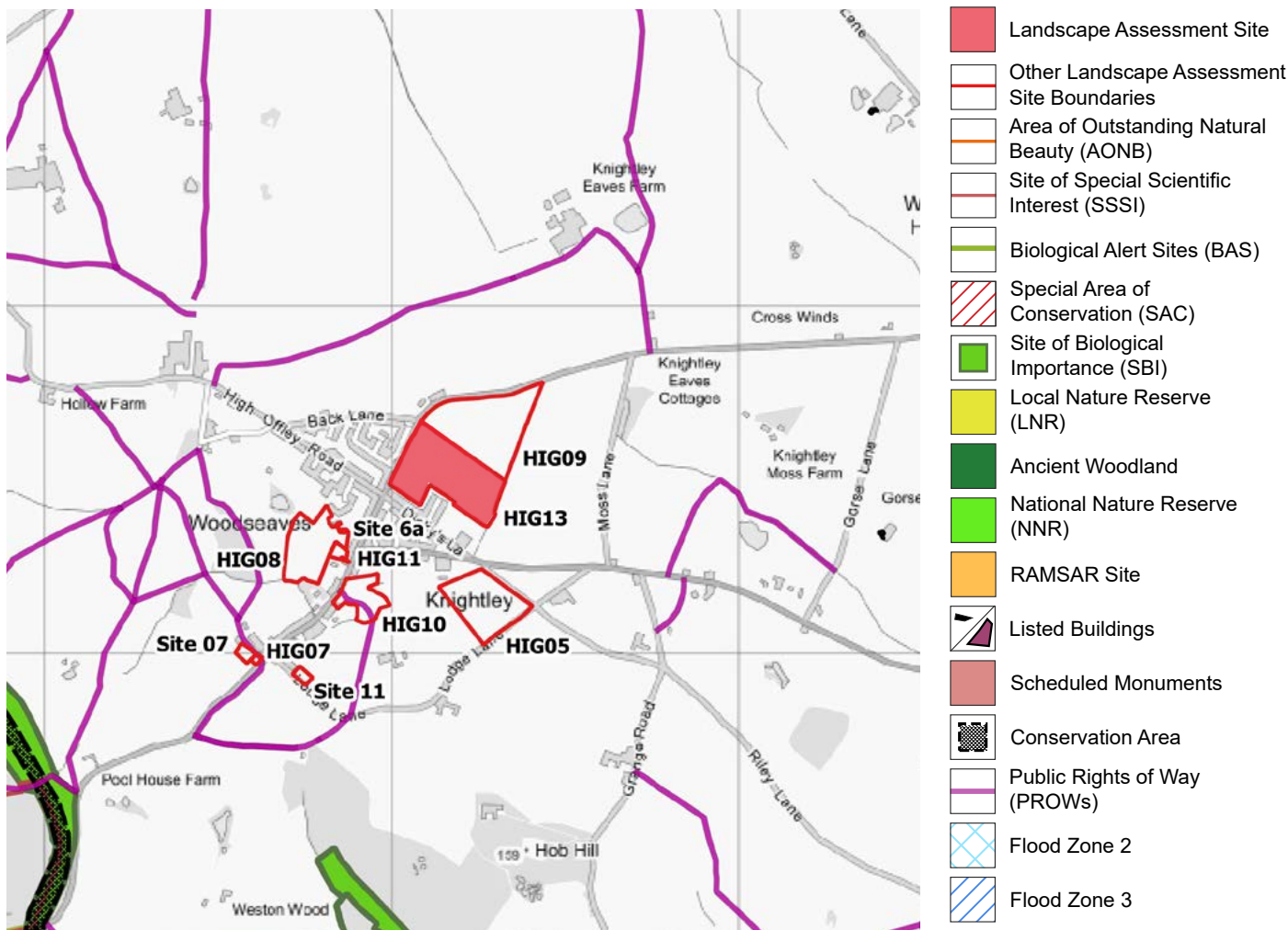
Located to the north east of the village of Woodseaves land comprises two field parcels subdivided by post and wire fencing. Current pastoral land with boundary vegetation along the A519 to the west. One small cluster of trees along the eastern boundary. Houses bound the southern boundary, fields to the north and east and the A519 and additional housing to the west. HIG13 also forms part of the wider HIG09 site.

**Settlement: Woodseaves**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium size pastoral fields.
Landform			✓			Low level undulations with land rising and falling more noticeably to housing along the southern boundary.
Landcover					✓	Typical pastoral fields with little boundary vegetation of note, mainly along southern boundary.
Biodiversity					✓	No designations in close proximity to the site.
Man-made Influences			✓			A519 lies along western boundary and housing faces into the site beyond this. Housing also bounds southern boundary.
Scenic Quality and Character			✓			Disturbance from A519 and existing settlement edge.
Relationship with Existing Settlement Form			✓			Bound by housing along western boundary and housing faces onto site beyond A519, open to north and east.
Skylines and Settings			✓			Landform to the north and east is generally flat and therefore a skyline can be viewed to some extent east, this is broken by existing vegetation. Existing properties disturb any views west and south.
Movement			✓			Most disturbance from the A519 and existing settlement edge.
Visibility, Key Views, Vistas			✓			Some key views out to the wider landscape north but mainly east.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No heritage features within close proximity.
Relationship with Wider Landscape			✓			Located at settlement edge views to landscape beyond are possible to north and east.
Landscape Value			✓			Typical farmland adjacent to settlement edge.

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Retain boundary vegetation along A519 including trees. Create landscape buffers to north and east.

## Landscape Assessment Site SITE 6A

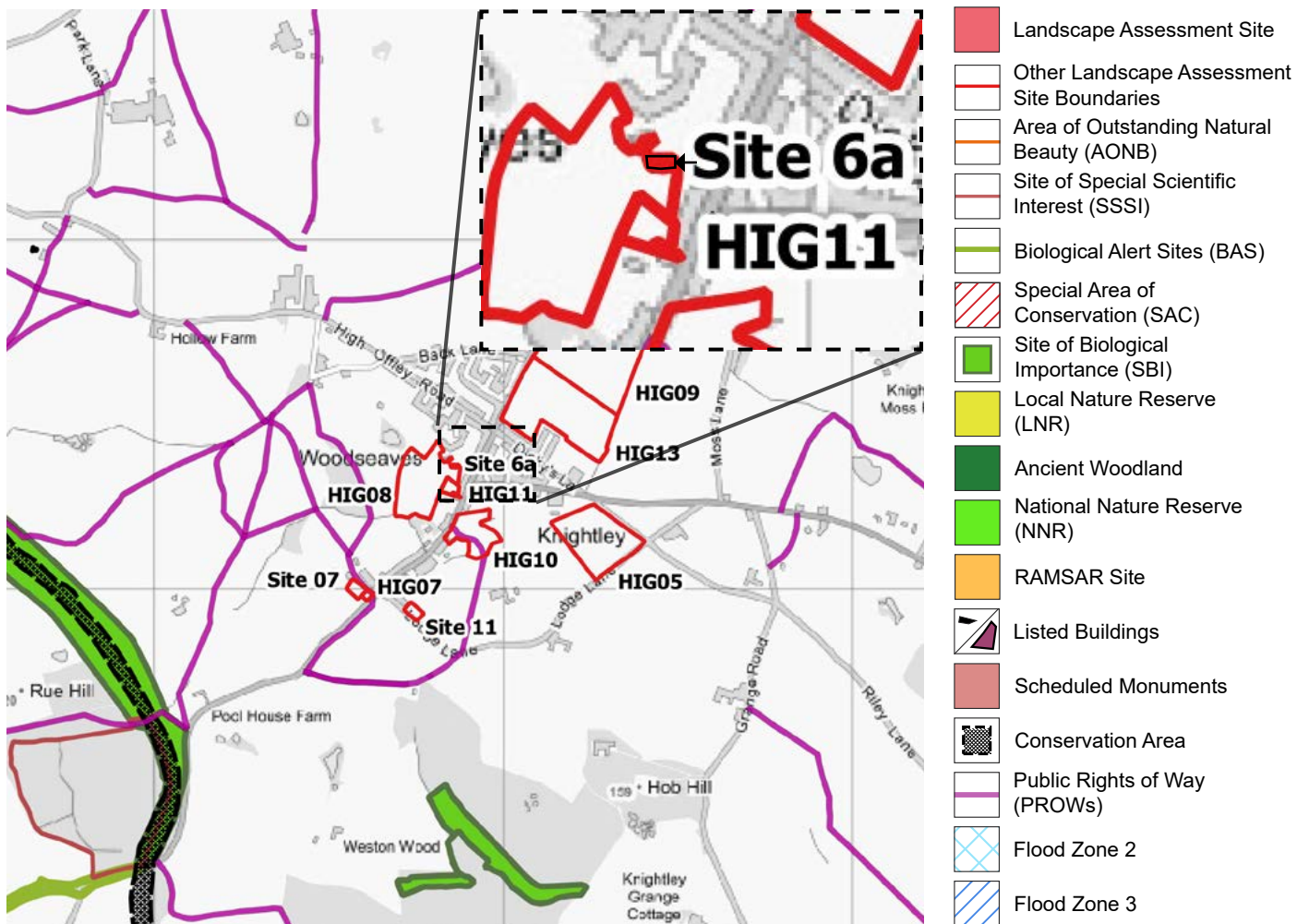
Very small parcel of land that falls within existing residential property boundaries. Located to the south of Woodseaves off the A519 to the west of the Cock Inn pub. To the west and immediate south lies existing farmland. To the north and east the site is bound by existing settlement.

**Settlement: Woodseaves**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**





Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Very small parcel of land but forms part of existing residential property.
Landform					✓	Part of existing property and due to size of site landform is not anticipated to be greatly different across the site.
Landcover				✓		Part of existing residential property with typical driveway, garden features. Some boundary vegetation.
Biodiversity					✓	No designations within close proximity.
Man-made Influences				✓		Falls within settlement edge of Woodseaves.
Scenic Quality and Character				✓		Some views out to the south and west but these will largely be viewed with the existing context of Woodseaves.
Relationship with Existing Settlement Form					✓	Lies within existing settlement boundary.
Skylines and Settings					✓	No impact on skyline anticipated due to scale and existing vegetation/settlement edge.
Movement				✓		Located at settlement edge with typical movement of a village. Located within close proximity to the A519.
Visibility, Key Views, Vistas				✓		Some views may be afforded south and west but largely in the context of Woodseaves. Boundary vegetation limits views.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No designations in close proximity.
Relationship with Wider Landscape				✓		Some relationship to the south and west but limited due to size of site.
Landscape Value				✓		Typical garden of existing residential property.

**Overall Landscape Sensitivity of the Site:**

**Medium/Low**

**Mitigation:**

Focus views to the west and south. Retain existing vegetation where possible.

# Landscape Assessment Site SITE 07

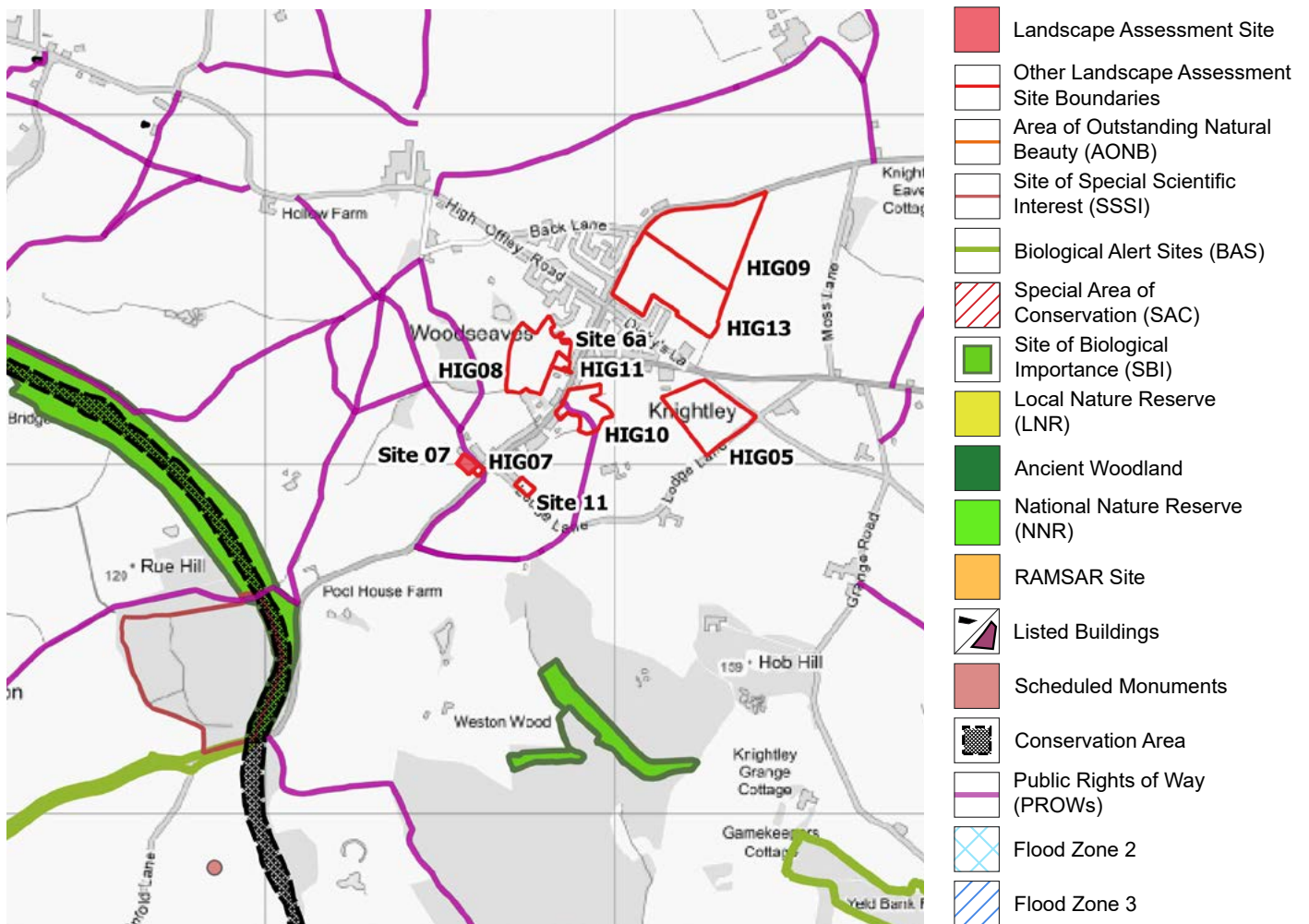
Small field parcel with existing ancillary buildings. Located south west of the main settlement of Woodseaves and north of the A519.

**Settlement: Woodseaves**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale		✓				Small parcel of land that forms part of a larger field.
Landform				✓		Generally flat site.
Landcover				✓		Typical farmland. A small area of scrub planting located on site but generally limited vegetation.
Biodiversity					✓	No designations in close proximity.
Man-made Influences				✓		Located in close proximity to the A519 and surrounding properties.
Scenic Quality and Character				✓		More scenic towards the west but this is limited due to existing properties and the A519.
Relationship with Existing Settlement Form				✓		Located along linear settlement extension of Woodseaves to south.
Skylines and Settings				✓		There are no notable skylines due to existing properties and vegetation.
Movement				✓		Located in close proximity to the A519 and existing properties. Less movement to west of the site.
Visibility, Key Views, Vistas				✓		Some limited views out to the west but short distance.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No heritage features in close proximity.
Relationship with Wider Landscape				✓		Located within existing settlement edge.
Landscape Value				✓		Small area of typical farmland with farm buildings. Located adjacent to main A519 and existing properties.

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

#### Mitigation:

Landscape buffer along south western boundary.

# Landscape Assessment Site SITE 11

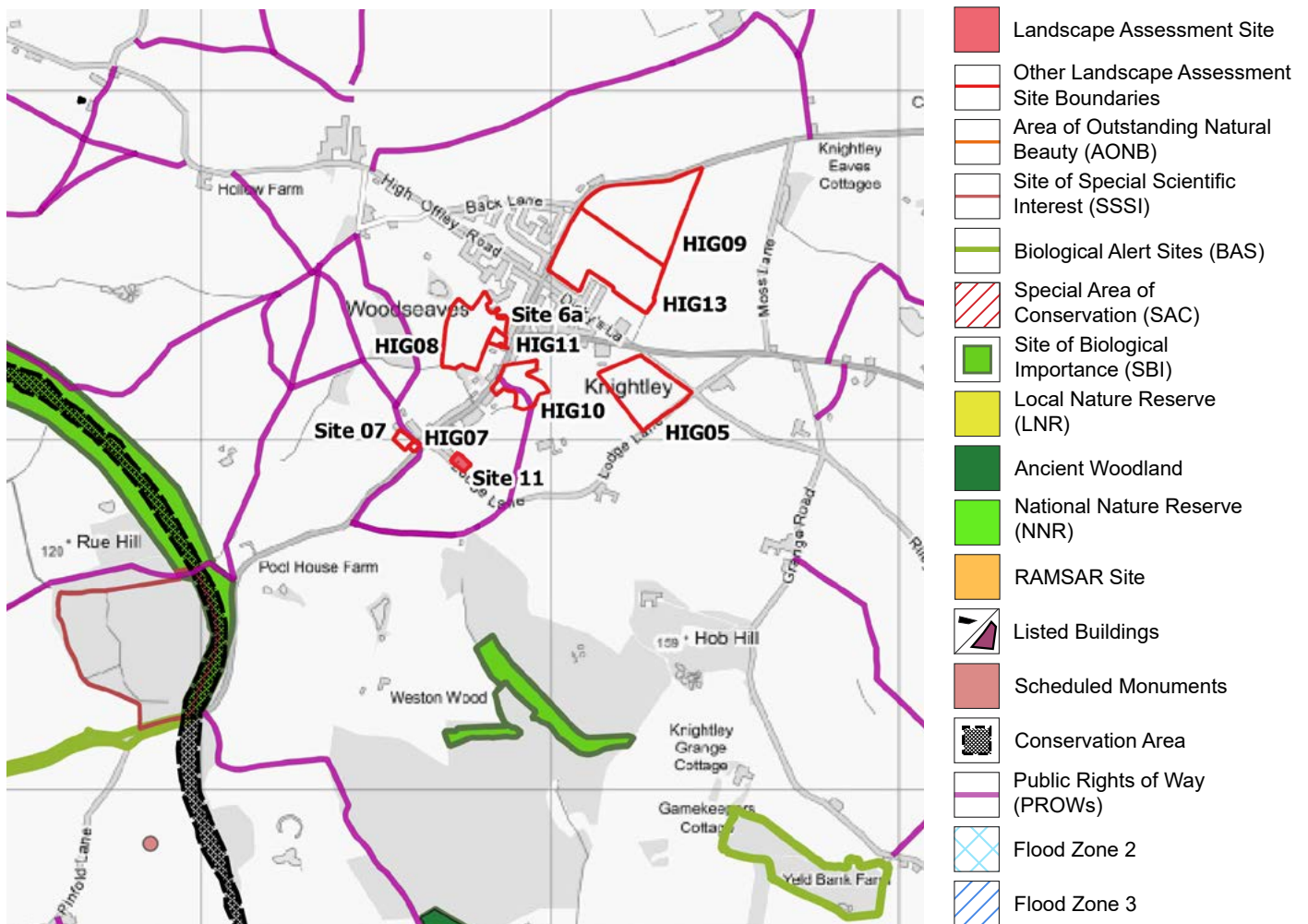
Small, rectangular pastoral field parcel located north of Lodge Lane. Existing property located to the west. Bounded by a large field parcel to the north and other smaller parcels with ancillary building to the south east.

**Settlement: Woodseaves**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale	✓					Very small individual field parcel.
Landform					✓	Flat landform.
Landcover				✓		Typical pastoral land. Well-kept hedges bound the south/south west boundaries.
Biodiversity					✓	No designations in close proximity.
Man-made Influences			✓			Properties located adjacent to site. Lodge Lane located to south.
Scenic Quality and Character				✓		Existing properties perceived in most views. Surrounding landscape is working farmland.
Relationship with Existing Settlement Form		✓				Although not located close to the main existing settlement, it is located adjacent to linear extension of the settlement to the south. Would extend the village in an uncharacteristic form.
Skylines and Settings					✓	No significant skyline is perceived.
Movement			✓			A519 perceived from this location.
Visibility, Key Views, Vistas				✓		Limited extensive views due to topography. Existing properties are perceived in views from site.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No heritage features in close proximity.
Relationship with Wider Landscape				✓		This is limited due to existing settlements and large farmsteads within close proximity.
Landscape Value				✓		Typical small parcel of pastoral land.

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Add additional boundary vegetation to north and east. Retain as much existing hedgerow as possible.

# Landscape Assessment Site HIX01

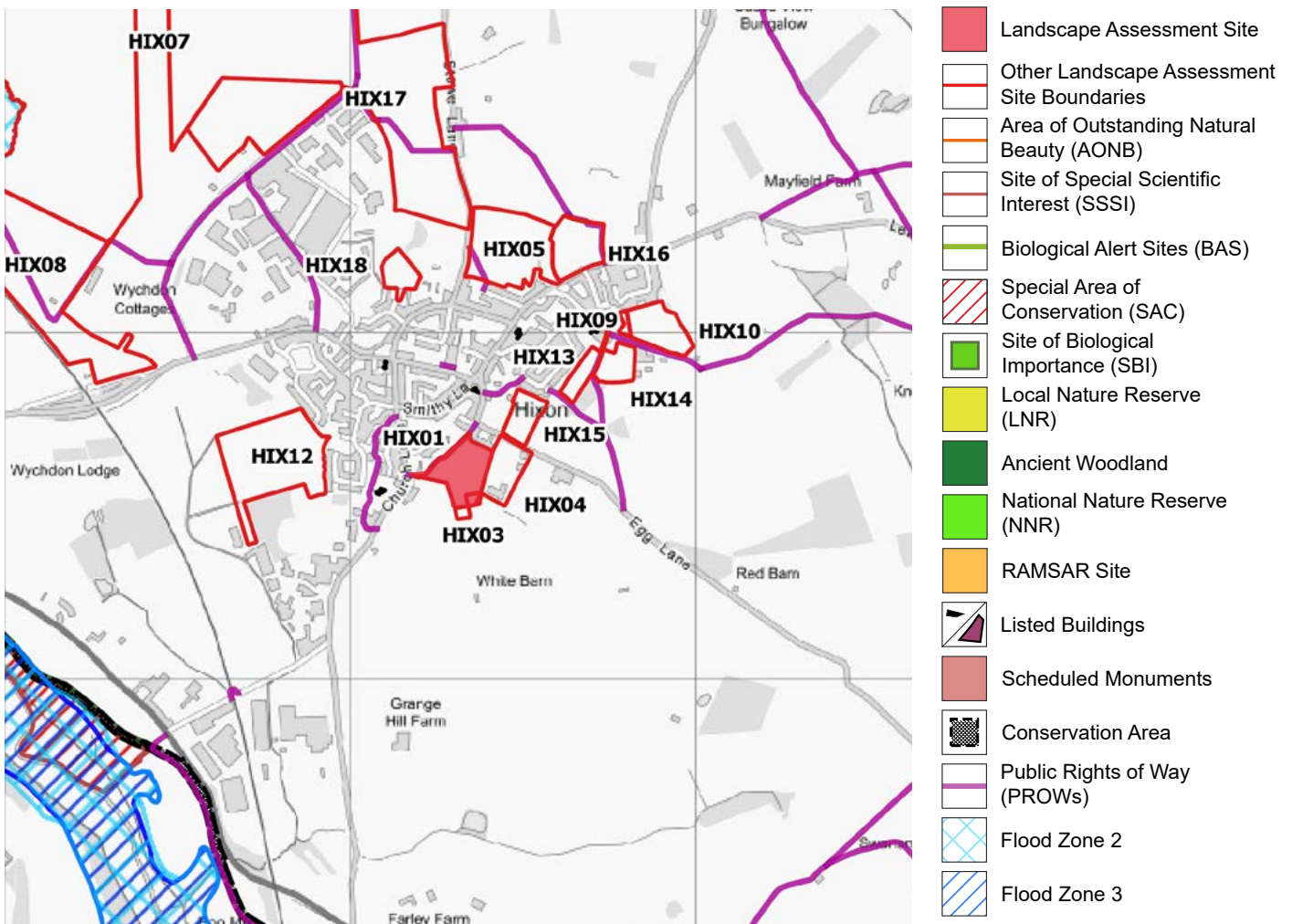
Agricultural land to the east of Church Lane on the south eastern extent of Hixon. Properties off The Croft and Egg Lane adjoin the site to the west and north. A residential site under construction is located to the south west, falling partly within the site. To the east is located Grange Farm which falls within the adjacent site HIX04. To the south the site adjoins further agricultural land part of which forms the southern parcel of site HIX03, the northern parcel of site HIX03 is included in the south east of the site. A Public Right of Way runs along the site's western boundary.

**Settlement: Hixon**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			The site forms part of a medium scale field.
Landform			✓			Site slopes down to the south.
Landcover					✓	Agricultural land with limited vegetation.
Biodiversity					✓	No nearby sites.
Man-made Influences			✓			New residential development under construction to the south east and partly within the site. Existing properties off The Croft and Grange Court to the north and west. There are views from the north of the site to St. Peter's church.
Scenic Quality and Character				✓		Not a particularly scenic site adjacent to the settlement edge.
Relationship with Existing Settlement Form				✓		Existing development/development under construction adjoins the site to the north, west and south west.
Skylines and Settings					✓	The site is enclosed by existing/under construction development on three sides and by rising land to the east and south east. Falls within Setting Area A within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			Movement from adjacent settlement edge.
Visibility, Key Views, Vistas				✓		Site enclosed by existing / under construction development and local topography which limits its visibility. Views available from adjacent housing and the Public Right of Way which crosses the site.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)		✓				Views available towards St. Peter's church, these are clearest from higher land in the north of the site.
Relationship with Wider Landscape			✓			Views to the immediate landscape to the east and south east but landform prevents views beyond.
Landscape Value			✓			

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

### Mitigation:

Maintain views to St. Peter's spire where possible and retain the Public Right of Way within a green corridor, providing an attractive frontage to it. Establish a landscape buffer where the site adjoins countryside to the south.

## Landscape Assessment Site HIX03

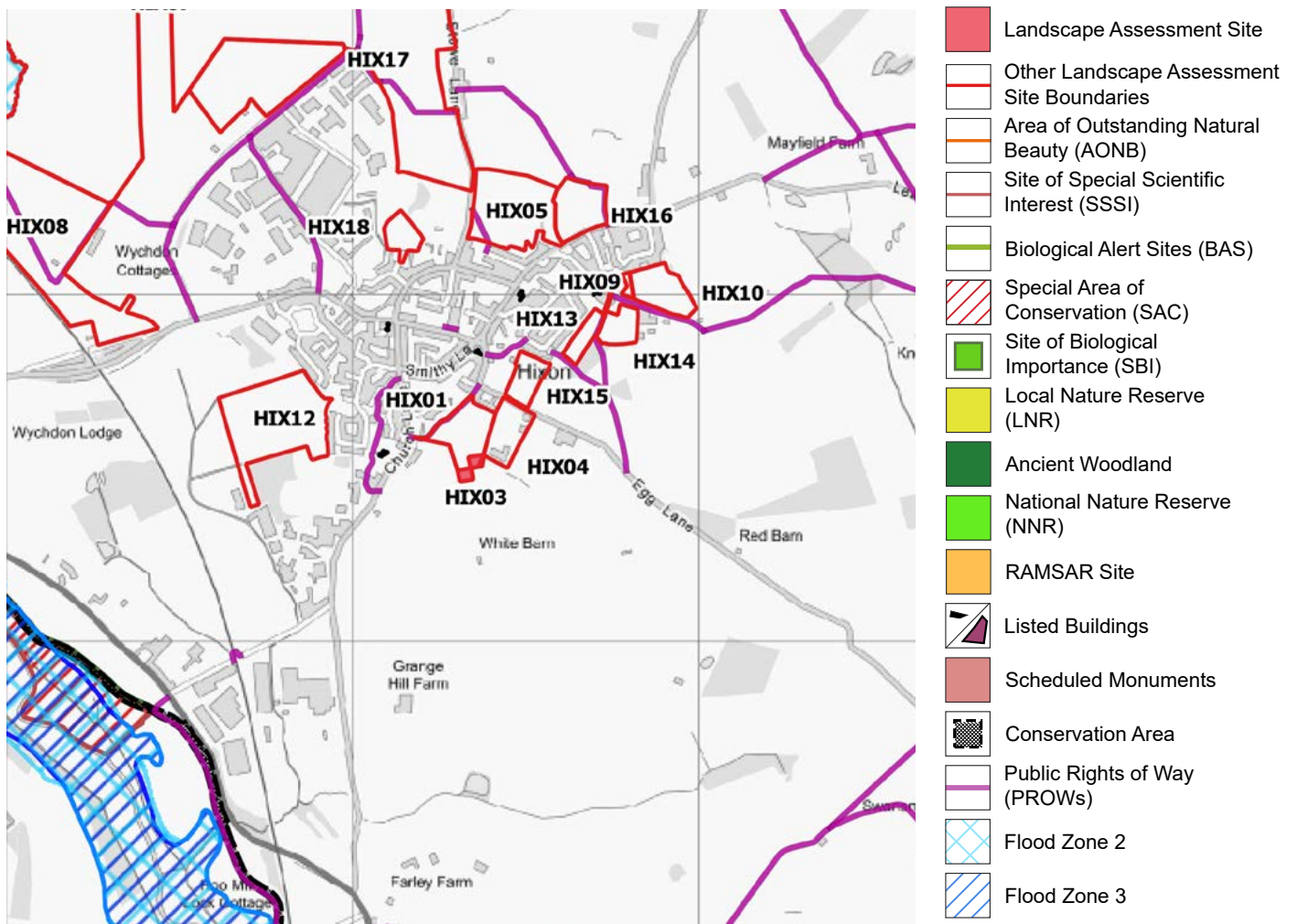
Two small parcels of land located to the south east of the settlement adjacent to Grange Farm and adjoining the larger site HIX01 to the north and site HIX04 to the north east. The northern parcel of this site is also included within the boundary of site HIX01.

**Settlement: Hixon**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photograph



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Set within medium scale fields.
Landform		✓				The southernmost parcel of land is located on rising landform.
Landcover					✓	Agricultural land with limited vegetation.
Biodiversity					✓	No nearby sites.
Man-made Influences			✓			Views to existing settlement edge, adjacent to a residential site under construction to the west and farm buildings to the north east.
Scenic Quality and Character				✓		Not a particularly scenic site with nearby development.
Relationship with Existing Settlement Form		✓				Would require site HIX01 to come forward in order to feel connected with the settlement edge. The southern parcel extends beyond the hedgerow boundary which marks the southern extent of the adjacent site under construction.
Skylines and Settings				✓		Limited effects due to the surrounding development and topography. Falls within Setting Area A within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			Nearby settlement edge and roads.
Visibility, Key Views, Vistas				✓		The site is relatively enclosed by development and topography. Views available from nearby housing and the Public Right of Way to the north.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)			✓			Potential views to St Peter's to the west.
Relationship with Wider Landscape				✓		Views across the immediate landscape to the south and east but limited in extent by rising landform.
Landscape Value				✓		

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Only develop if site HIX01 is also developed. Limit development to the northern parcel within hedgerow line and away from elevated land to the south. Provide a landscaped edge to the south.

# Landscape Assessment Site HIX04

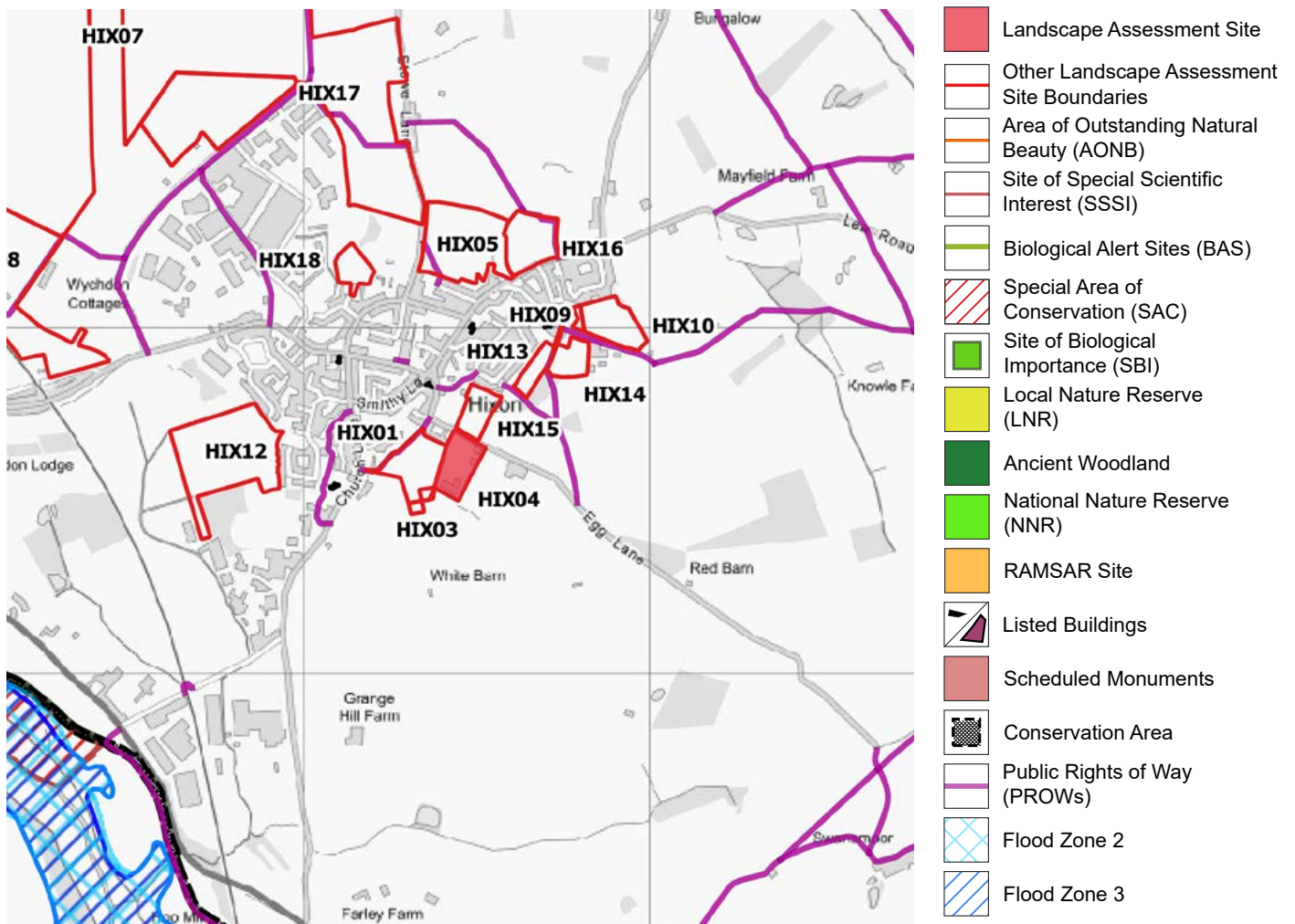
Agricultural land around Grange Farm on the eastern extent of Hixon. Egg Lane runs to the north and properties off Egg Lane lie to the north west. To the west and south west is located agricultural land forming sites HIX03 and HIX01 and to the east and south adjacent countryside. Buildings at Grange Farm are located in the south of the site as well as a number of scattered derelict outbuildings within the site. To the north east a bungalow is located within the site boundary.

**Settlement: Hixon**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Part of a medium scale landscape.
Landform			✓			Site slopes to the south west.
Landcover					✓	Agricultural land with derelict buildings, a farm building to the south and a bungalow to the north east.
Biodiversity					✓	No nearby designated sites.
Man-made Influences				✓		Adjacent properties and views to further housing including a residential development under construction to the south west. Also views to St. Peter's church to the south west.
Scenic Quality and Character			✓			Adjacent to the settlement edge but views across landscape provides some scenic quality.
Relationship with Existing Settlement Form			✓			Located between existing properties off Egg Lane. However, the south of the site would feel somewhat disconnected from the settlement if site HIX01 is not developed.
Skylines and Settings			✓			Site is located on rising land resulting in some limited effects on skylines. The site would also form the entrance to Hixon when approached from Egg Lane. Falls within Setting Area A within the Cannock Chase AONB Views and Setting Guide.
Movement		✓				Adjacent to settlement edge but relatively quiet.
Visibility, Key Views, Vistas			✓			Elevated nature of the site extends its visibility.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)		✓				Views available to St. Peter's church.
Relationship with Wider Landscape		✓				Views across landscape to the south and east.
Landscape Value			✓			

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Any development layout should incorporate views to St. Peter's church and positive frontage to Egg Lane. Existing vegetation should be retained as far as possible and a landscaped edge should be provided where the site adjoins the countryside.

## Landscape Assessment Site HIX05

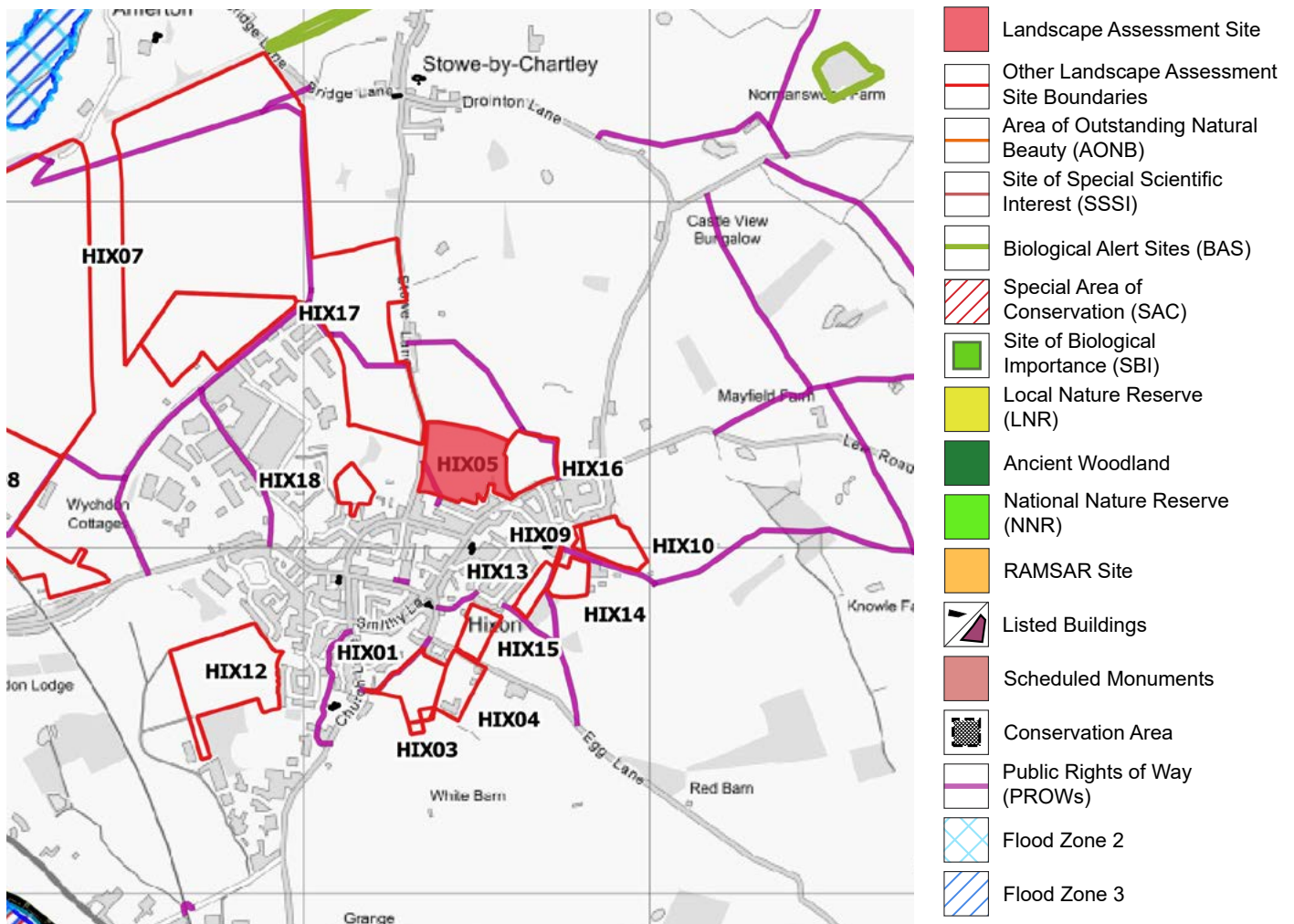
Agricultural land located to the east of Stowe Lane and west of Legge Lane. Properties off Greenfields, Stowe Lane and Legge Lane adjoin the site to the south and south east. Trees and hedgerows enclose the site to the north, east and west and divide the land parcels within the site. A Public Right of Way runs diagonally through the south west of the site and a small caravan site is located in the south east of the site.

**Settlement:** Hixon

**Designations:** None

**Landscape Character Area:** Settled Farmlands

**Considered as part of a potential Garden Village or Strategic Development Site:** No



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale		✓				Small to medium scale fields divided by vegetation.
Landform				✓		Landform slopes relatively gently to the south.
Landcover				✓		Predominantly agricultural land with lines of established trees along field boundaries. A small caravan site is located in the south east of the site.
Biodiversity					✓	No nearby designated sites.
Man-made Influences				✓		Adjoining settlement edge to the south and south east. Small caravan site located in the south east of the site.
Scenic Quality and Character			✓			Some scenic qualities such as established vegetation and views to wider landscape, but also detracting features such as views of adjacent development.
Relationship with Existing Settlement Form			✓			Adjoins existing settlement edge to the south and south east.
Skylines and Settings			✓			Some potential effects due to site's slightly elevated nature. Falls within Setting Area A within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			Adjoins Stowe Lane and adjacent to Lea Road.
Visibility, Key Views, Vistas			✓			Some effects on views due to the slightly elevated nature of the site. Views from Public Right of Way through the site.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)				✓		Nearest listed building is the Bank House on High Street, this is separated from the site by existing development and set amongst existing residential properties.
Relationship with Wider Landscape			✓			Views over landscape to the east and west.
Landscape Value			✓			

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Retain existing vegetation where possible and establish a landscape buffer to countryside to the north. The existing Public Right of Way in the south west should be retained as part of any development's green infrastructure.

# Landscape Assessment Site HIX07

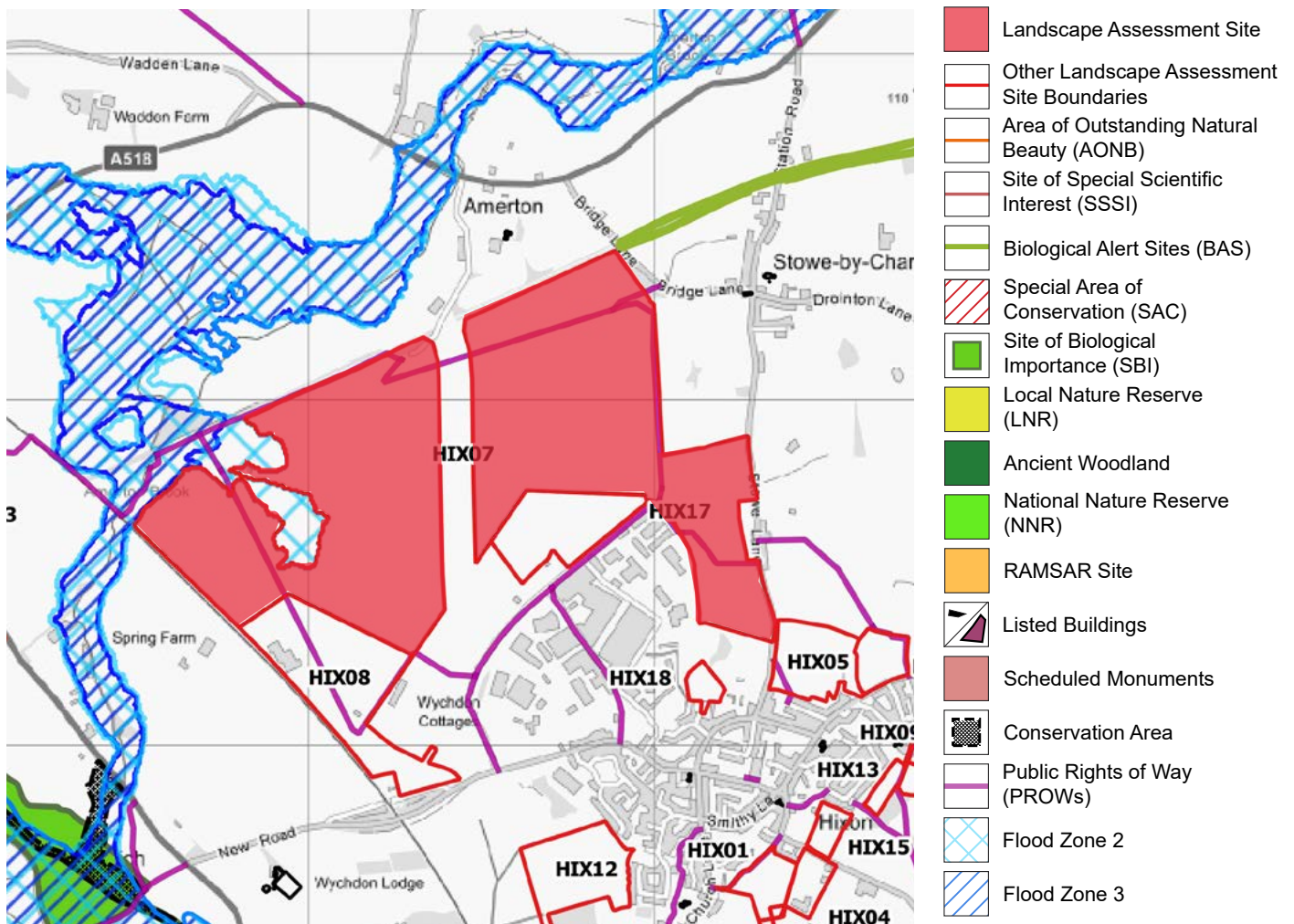
Site occupying part of the former airfield on the north eastern extent of Hixon. To the south is located Hixon Airfield Industrial Estate and to the west the railway runs adjacent to the site boundary. To the east lies Stowe Lane and the settlement of Stowe-by-Chartley and to the north beyond a woodland belt is located Amerton. The site is divided into two parts with a strip of land separating the eastern and western parts. A number of Public Rights of Way cross the site.

**Settlement: Hixon**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: Yes**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale					✓	Large, open site owing to its former use as an airfield.
Landform					✓	Relatively flat site.
Landcover					✓	Intensive agricultural land with remnants of airfield hardstanding and an area of industrial cabins, containers and vehicles.
Biodiversity		✓				A Biodiversity Alert Site is located adjacent to the north east of the site.
Man-made Influences					✓	Predominately an industrial influence from structures within the site and the large industrial estate to the south but also housing visible at Hixon and Stowe-by-Chartley. Wind turbines visible from the site.
Scenic Quality and Character				✓		The site does not feel scenic owing to the strong industrial influence.
Relationship with Existing Settlement Form			✓			Adjacent to an industrial area of the settlement but more separated from residential areas.
Skylines and Settings					✓	The site is low lying compared to the surrounding landscape restricting effects on skylines and settings. Falls within Setting Area A within the Cannock Chase AONB Views and Setting Guide.
Movement				✓		Noise from industrial area which is prominent in the south of the site. The A51 and railway to the east can also be heard.
Visibility, Key Views, Vistas			✓			Flat, low lying nature of the site lessens effects though the site is large so likely to be visible in views from distant rising land as well as closer receptors. A number of Public Rights of Way cross the site.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)			✓			A number of listed buildings are located within the surrounding landscape including at Stowe-by-Chartley and Amerton, intervening vegetation helps to limit views.
Relationship with Wider Landscape			✓			Views across the wider landscape particularly to the south and east.
Landscape Value				✓		

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

#### Mitigation:

Set any development within a strong green infrastructure providing a sense of place to the landscape. Retain Public Rights of Way and existing vegetation and incorporate them into the site layout as well as providing new habitats and vegetation. Reinforce the site boundaries particularly the northern edge which should form a strong green edge to the settlement and complement the Biodiversity Alert Site to the north east with new habitats in the north of the site.

## Landscape Assessment Site HIX08

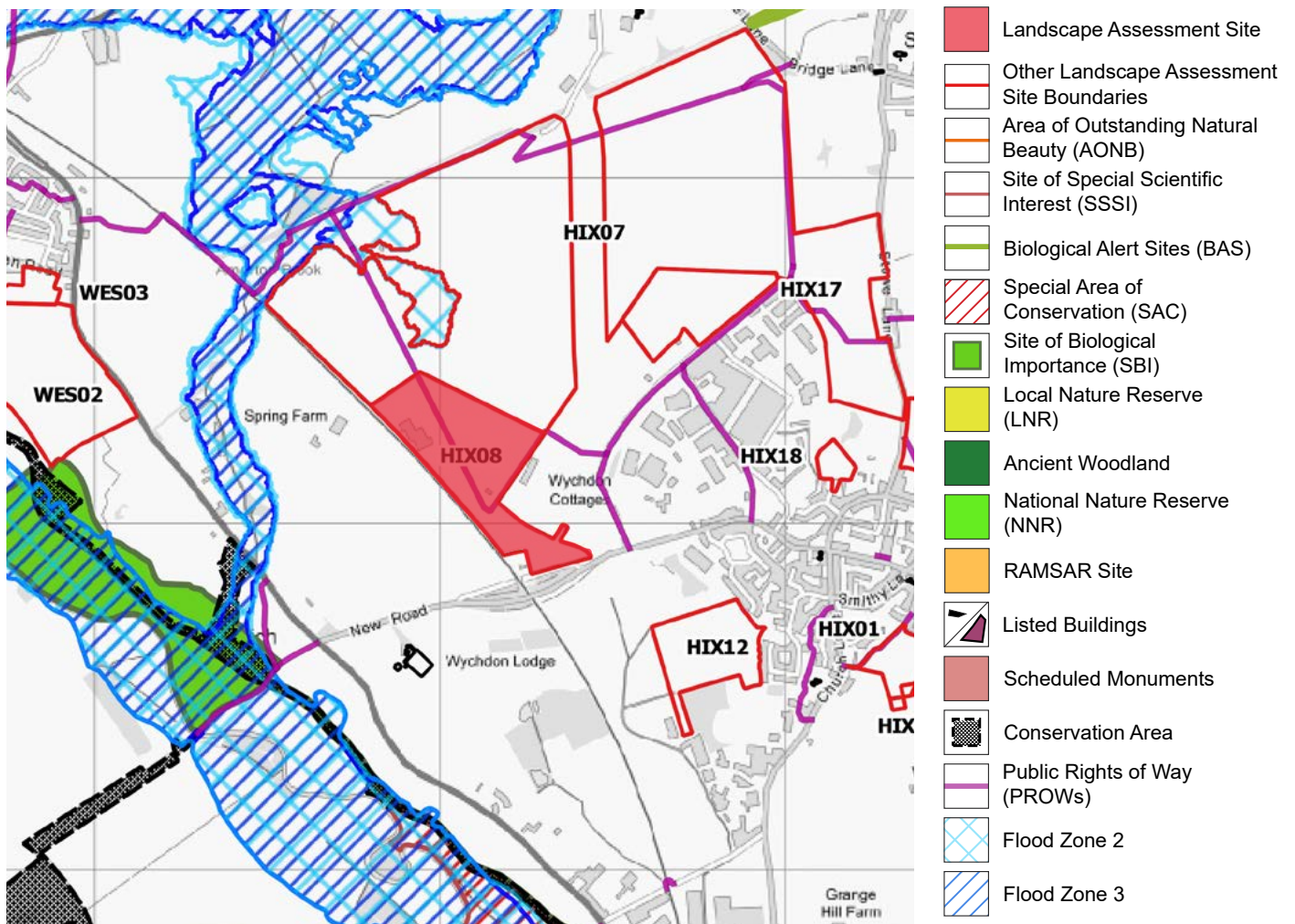
Part of the former airfield north of Hixon located adjacent to the railway line to the west and New Road to the south. Land within site HIX07 also located on the former airfield is located to the north and east with Hixon Airfield Industrial Estate located to the south east. Industrial units are present on part of the site and a Public Right of Way passes through the site, entering along its northern boundary and continuing eastward from the site to the industrial estate.

**Settlement: Hixon**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: Yes**





Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale					✓	A lack of boundary vegetation gives the site a feeling of belonging to a large scale landscape.
Landform					✓	Relatively flat site.
Landcover					✓	Intensive agricultural land with industrial units. A track (which is also a Public Right of Way) runs through the site.
Biodiversity					✓	No nearby designated sites.
Man-made Influences					✓	Adjacent to a large industrial area and industrial units within the site.
Scenic Quality and Character					✓	Heavy industrial influence limits scenic qualities.
Relationship with Existing Settlement Form			✓			Adjacent to the industrial edge of the settlement though feels separate from residential areas. Would need site HIX07 to provide a better connection to the existing settlement.
Skylines and Settings				✓		Flat, low lying site with limited effects on skylines and settings. Falls within Setting Area A within the Cannock Chase AONB Views and Setting Guide.
Movement					✓	Movement from industrial uses adjacent to and within the site.
Visibility, Key Views, Vistas				✓		Flat low-lying site with relatively limited visibility though some views from distant rising land may be possible the main receptors will be users of the Public Right of Way within and close to the site.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)				✓		Intervening vegetation limits effects upon listed features.
Relationship with Wider Landscape				✓		Some views to rising land to the east but generally the site feels more connected with the industrial area.
Landscape Value				✓		

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

#### Mitigation:

Establish a landscape buffer to separate the site from adjacent industrial uses. Retain the existing Public Right of Way and reinforce the site boundary to the west. Any masterplan for the site should be designed to be harmonious with the other sites on the former airfield.

# Landscape Assessment Site HIX09

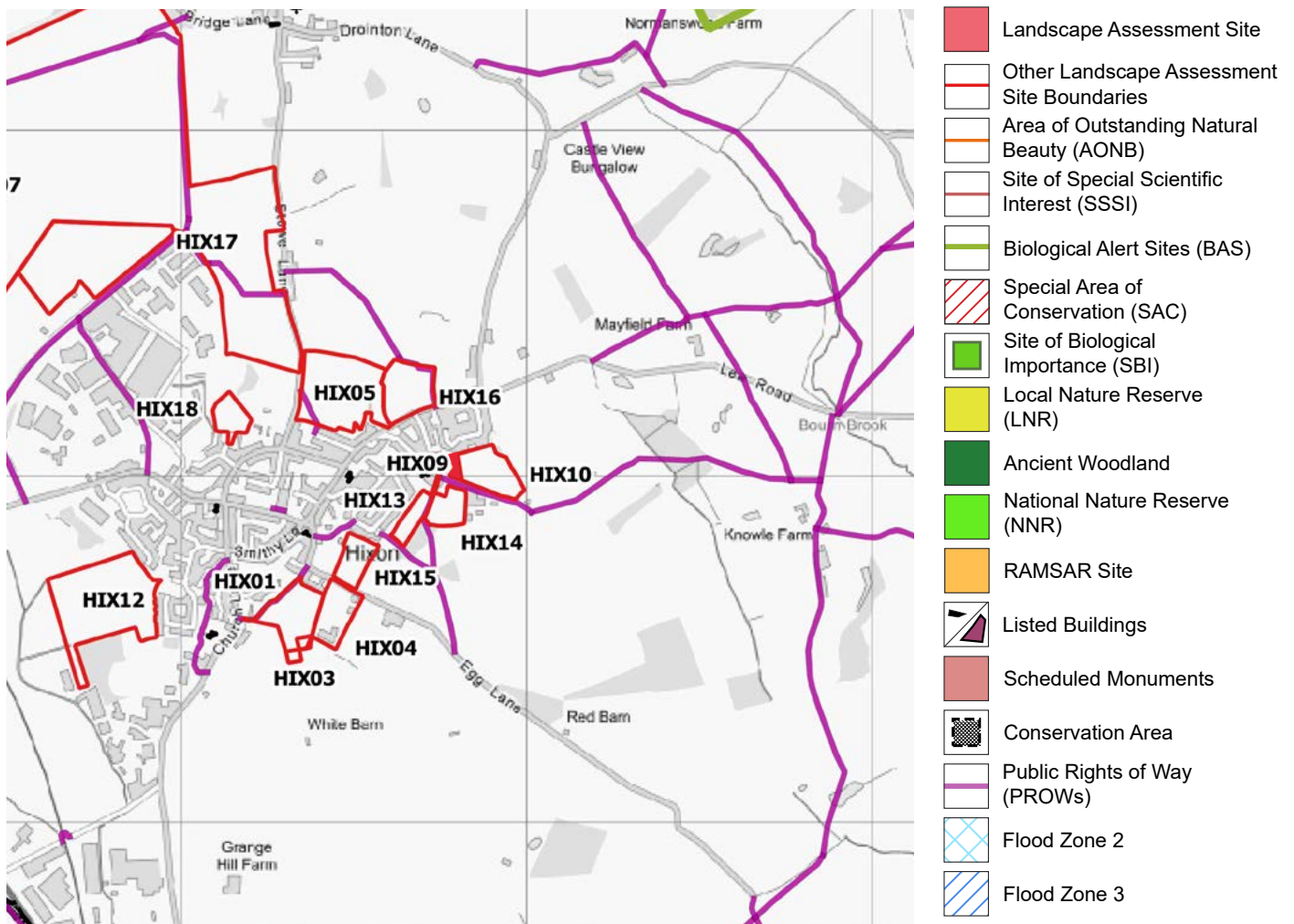
Small parcel of land to the north of Puddle Hill. Existing properties off Puddle Hill and Swansmoor Drive adjoin the site to the north and west. To the east lies site HIX10.

**Settlement: Hixon**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photograph

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Relatively small parcel of land though lack of enclosure to the east gives an impression of belonging to a larger scale landscape.
Landform					✓	Relatively flat site.
Landcover				✓		Overgrown grass/scrub with relatively limited boundary vegetation.
Biodiversity					✓	No nearby designated sites.
Man-made Influences				✓		Adjoining modern residential development on two sides.
Scenic Quality and Character				✓		Detracting factors such as adjacent development limited scenic quality of the site.
Relationship with Existing Settlement Form					✓	Small site located adjacent to the settlement edge with adjoining development to the north and west.
Skylines and Settings				✓		Small, flat site with limited effects on setting and skylines. Falls within Setting Area A within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			Some movement due to adjacent settlement.
Visibility, Key Views, Vistas				✓		Small site adjacent to the settlement edge with relatively limited effects on views though views will be available from the Public Right of Way to the south.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)			✓			Nearest listed feature is Mount Pleasant off Puddle Hill to the south west. This property is set within the existing settlement adjacent to modern properties.
Relationship with Wider Landscape			✓			Views across landscape to the east.
Landscape Value			✓			

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

#### Mitigation:

If the adjacent site HIX10 is developed ensure the layouts for both sites are harmonious. Retain the hedgerow to the Public Right of Way to the south.

## Landscape Assessment Site HIX10

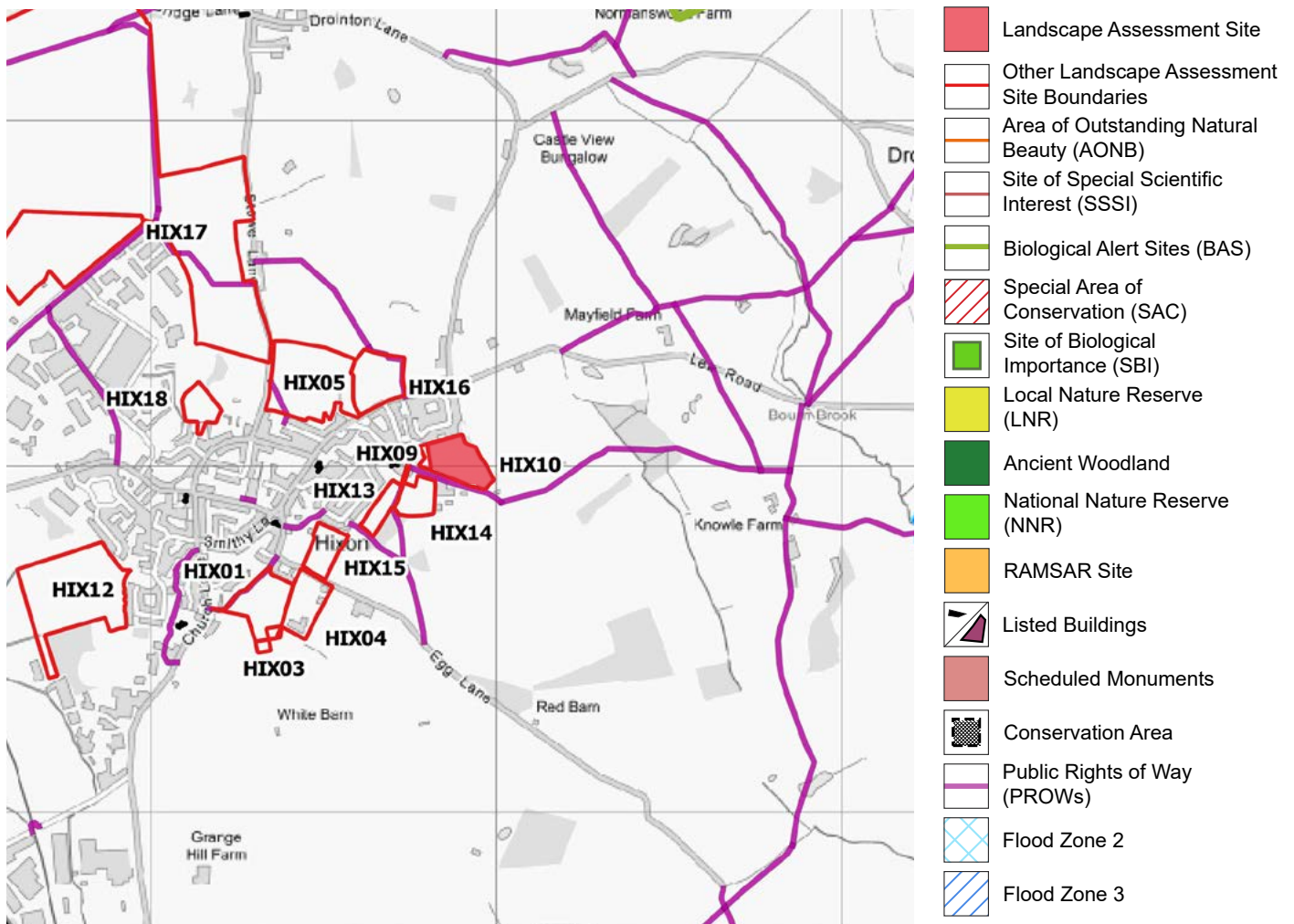
Agricultural field located between Puddle Hill and modern residential properties off Swansmoor Drive. To the west is located site HIX09 and properties off Puddle Hill. To the south runs Puddle Hill which becomes a farm track serving Yew Tree Farm to the south and Walledge Barn to the south east. The track also functions as a Public Right of Way. A number of agricultural buildings are located to the south of the track. To the east the site adjoins adjacent agricultural land.

**Settlement: Hixon**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale				✓		Medium to large scale field.
Landform					✓	Relatively flat site.
Landcover					✓	Agricultural land with vegetation limited to site boundaries.
Biodiversity					✓	No nearby designated sites.
Man-made Influences				✓		Views of modern housing to the north and west. Adjacent property to the south east and agricultural units to the south.
Scenic Quality and Character				✓		Not a particularly scenic site though some views of landscape to the east. Built form located on three sides.
Relationship with Existing Settlement Form				✓		Built form on three sides of the site including the settlement edge to the north and west.
Skylines and Settings			✓			Some limited effects as the site sits on higher contours than the landscape to the east. Falls within Setting Area A within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			Some movement associated with adjacent settlement and agricultural Sites.
Visibility, Key Views, Vistas			✓			Views from adjacent housing and Public Right of Way. Site more visually open to the east.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)				✓		Nearest listed feature is grade II listed Mount Pleasant on Puddle Hill which is situated within the settlement and adjacent to modern residential development.
Relationship with Wider Landscape			✓			Views to rolling landscape to the east.
Landscape Value			✓			

**Overall Landscape Sensitivity of the Site:**

**Medium/Low**

**Mitigation:**

A layout should be implemented which is harmonious with the adjacent site HIX09 if developed. Retain existing vegetation including hedgerow to the Public Right of Way to the south and establish a landscape buffer to the east helping to create an improved settlement edge.

## Landscape Assessment Site HIX12

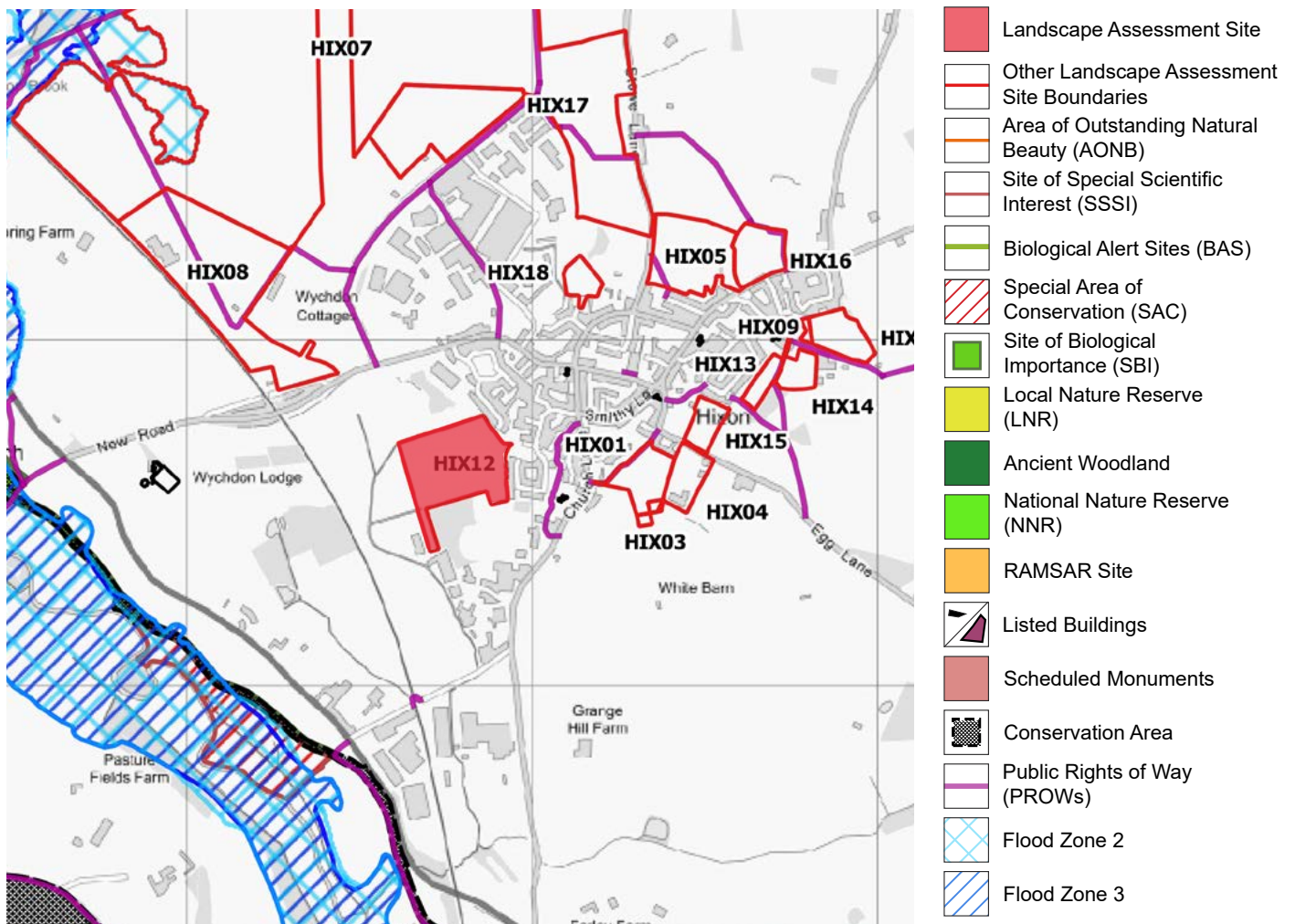
Land located off New Road between existing industrial development to the north and south and to the west of modern residential development off Sycamore Drive and Victoria Walk. The site comprises part of a large field with a smaller field located in the south east. The site is bound by vegetation to the north, east and south with the boundary to the west being open. An existing driveway providing access to the industrial estate to the south crosses the site.

**Settlement: Hixon**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			The majority of the site is part of a large-scale field with a smaller scale field located in the south east.
Landform					✓	Relatively flat site.
Landcover			✓			Overgrown grassland and scrub present on the site.
Biodiversity					✓	No nearby designated sites.
Man-made Influences				✓		Views to adjacent development as well as the electric railway line to the west and a distant view of a wind turbine. An existing driveway also passes through the site.
Scenic Quality and Character				✓		Influence of development limits scenic qualities.
Relationship with Existing Settlement Form			✓			The east of the site in particular relates to the existing settlement edge.
Skylines and Settings					✓	The site is set back from any entrances into the settlement and is a low-lying site with little effect upon skylines. Falls within Setting Area A within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			Adjacent development and access route through the site provide a sense of movement.
Visibility, Key Views, Vistas				✓		Limited public vantage points from which to gain views of the site as a result of the site's location and surrounding context.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)				✓		St. Peter's church to the east is separated from the site by existing development. Wychdon Lodge grade II listed building and a conservation area along the Trent Mersey canal are located to the west, the nearest of these is approximately 0.7km from the site.
Relationship with Wider Landscape			✓			Views west across adjacent landscape towards distant rising land.
Landscape Value			✓			

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Focus development to the east of the site where it best relates to the existing residential edge. Retain existing vegetation and site boundaries and establish a landscape buffer to the open boundary to the west.

## Landscape Assessment Site HIX13

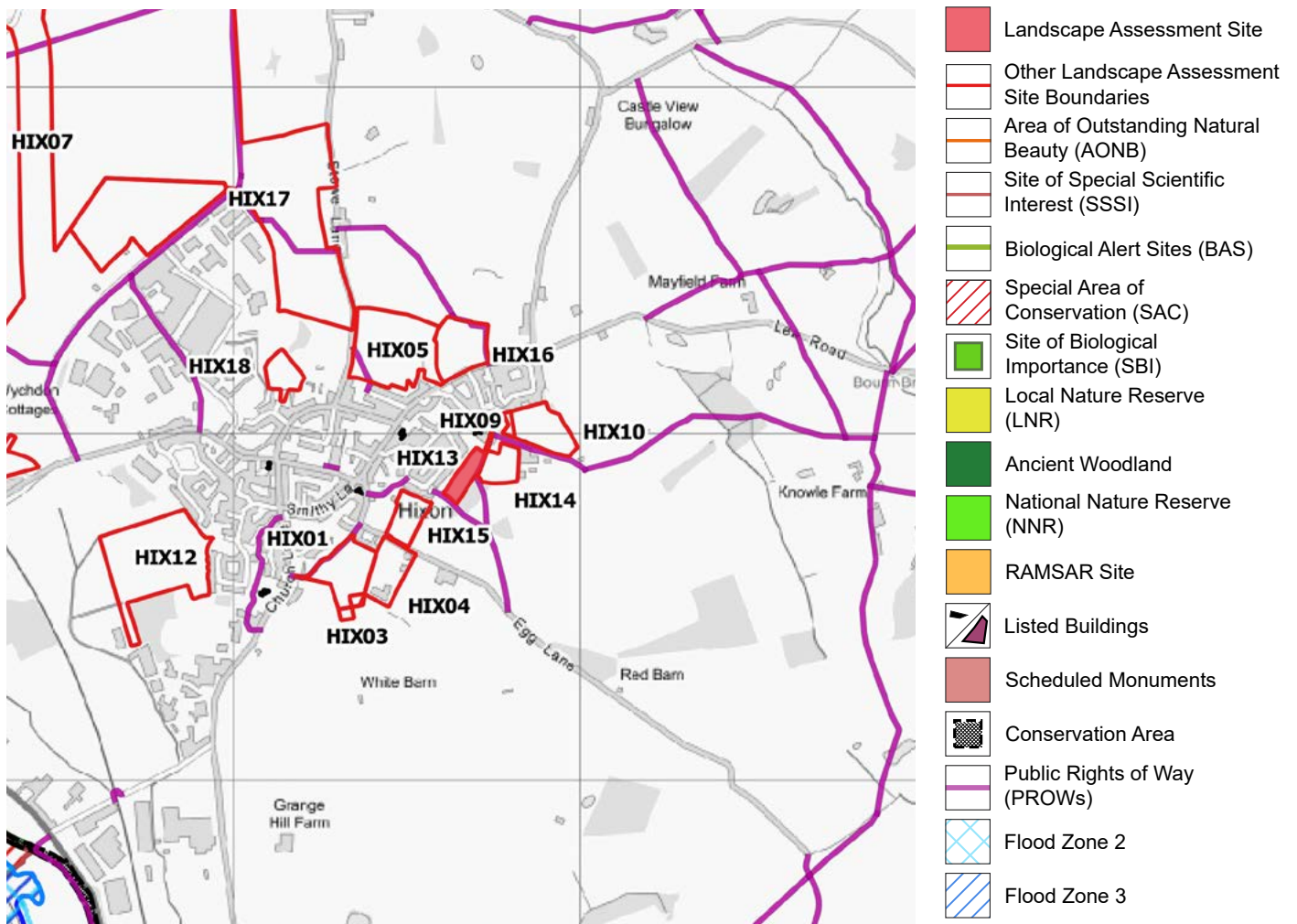
Area of overgrown land located to the east of properties off Ridgeway. The north east of the site forms the garden to a modern property situated off Puddle Hill and to the south east the site adjoins a woodland block. A track runs through the north east of the site forming part of the Public Right of Way which runs along part of the site's eastern boundary. A further Public Right of Way is located adjacent to the south of the site.

**Settlement: Hixon**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**





Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			The majority of the site is formed by a medium scale field with a further parcel of land in the north east forming a residential garden.
Landform					✓	Relatively flat site.
Landcover			✓			Grassed site with some longer type grass present.
Biodiversity					✓	No nearby designated sites.
Man-made Influences					✓	Strong influence of existing housing off Ridgeway and Puddle Hill which back onto the northern and western site boundaries.
Scenic Quality and Character				✓		Not a particularly scenic site located adjacent to development.
Relationship with Existing Settlement Form				✓		Adjacent to the settlement edge with development on two sides.
Skylines and Settings					✓	Flat site adjacent to the existing settlement edge and set back from the Puddle Hill route into the village. Falls within Setting Area A within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			Noise from A51 carries to the site and the adjacent settlement also provides movement.
Visibility, Key Views, Vistas				✓		Views predominantly limited to adjacent housing and the Public Right of Ways which run through/adjacent to the site. Woodland to the southeast helps enclose the site.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)			✓			Grade II listed Mount Pleasant located off Puddle Hill to the north west of the site. The building is set within the existing settlement.
Relationship with Wider Landscape				✓		Enclosed site with limited relationship with the wider landscape.
Landscape Value				✓		

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

#### Mitigation:

Retain garden area to property to the north east and provide an attractive frontage to the Public Right of Way which should be retained as a green corridor through the development. Ensure any layout allows for the retention and continued growth of the woodland to south east.

# Landscape Assessment Site HIX14

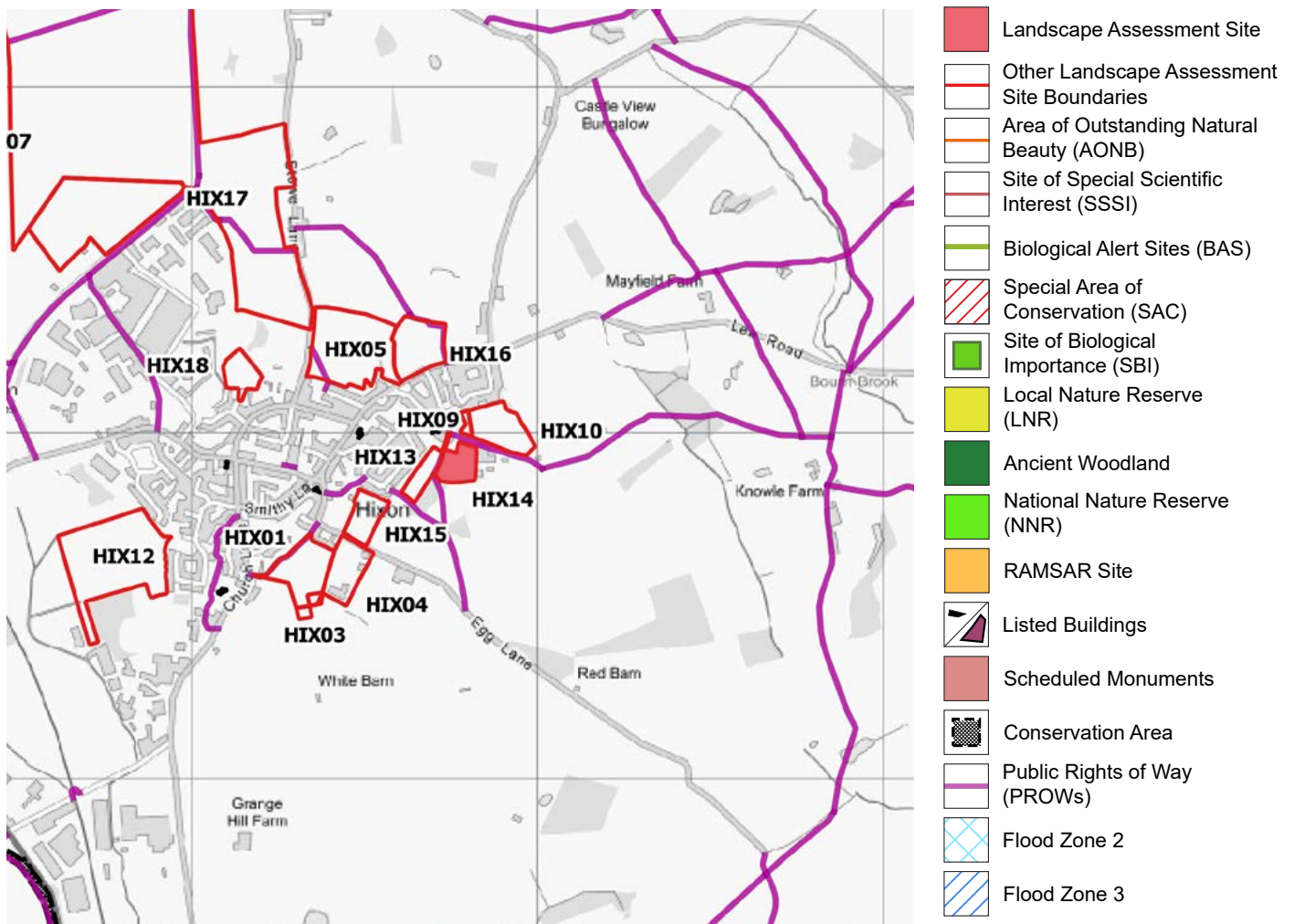
Agricultural land to the south of Puddle Hill on the eastern extent of Hixon. To the east are agricultural buildings at Yew Tree Farm and to the north west a property off Puddle Hill adjoins the site. The site is enclosed by a combination of hedgerows and tree planting including tree groups located adjacent to the north and south west of the site. A Public Right of Way runs adjacent to the west of the site.

**Settlement: Hixon**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Generally medium scale.
Landform					✓	Relatively flat site.
Landcover				✓		Agricultural site with some scrap materials/clutter present. Existing pond in the west of the site is a positive feature.
Biodiversity					✓	No nearby designated sites.
Man-made Influences				✓		Adjacent property to the north off Puddle Hill and agricultural units to the east. Also views to the west of properties off Ridgeway.
Scenic Quality and Character				✓		Not a particularly scenic site.
Relationship with Existing Settlement Form				✓		Along with site HIX13 to the west the site occupies a space between agricultural buildings and the residential edge of Hixon.
Skylines and Settings				✓		Flat site lying on similar contours to the surrounding landscape. Falls within Setting Area A within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			Noise from A51 carries to the site and general movement associated with the settlement edge.
Visibility, Key Views, Vistas			✓			Views from the adjacent Public Right of Way and landscape to the south though generally visibility is relatively limited.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)			✓			Grade II listed Mount Pleasant is located to the north west off Puddle Hill within the existing settlement.
Relationship with Wider Landscape				✓		Some views to landscape to the south though generally a relatively limited relationship with the wider landscape.
Landscape Value				✓		

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

#### Mitigation:

Retain existing pond and complement with new landscaping. Create an attractive frontage to the Public Right of Way to the west and establish a landscape buffer to the south connecting with the existing woodland to contain the site and establish a green edge to the settlement.

## Landscape Assessment Site HIX15

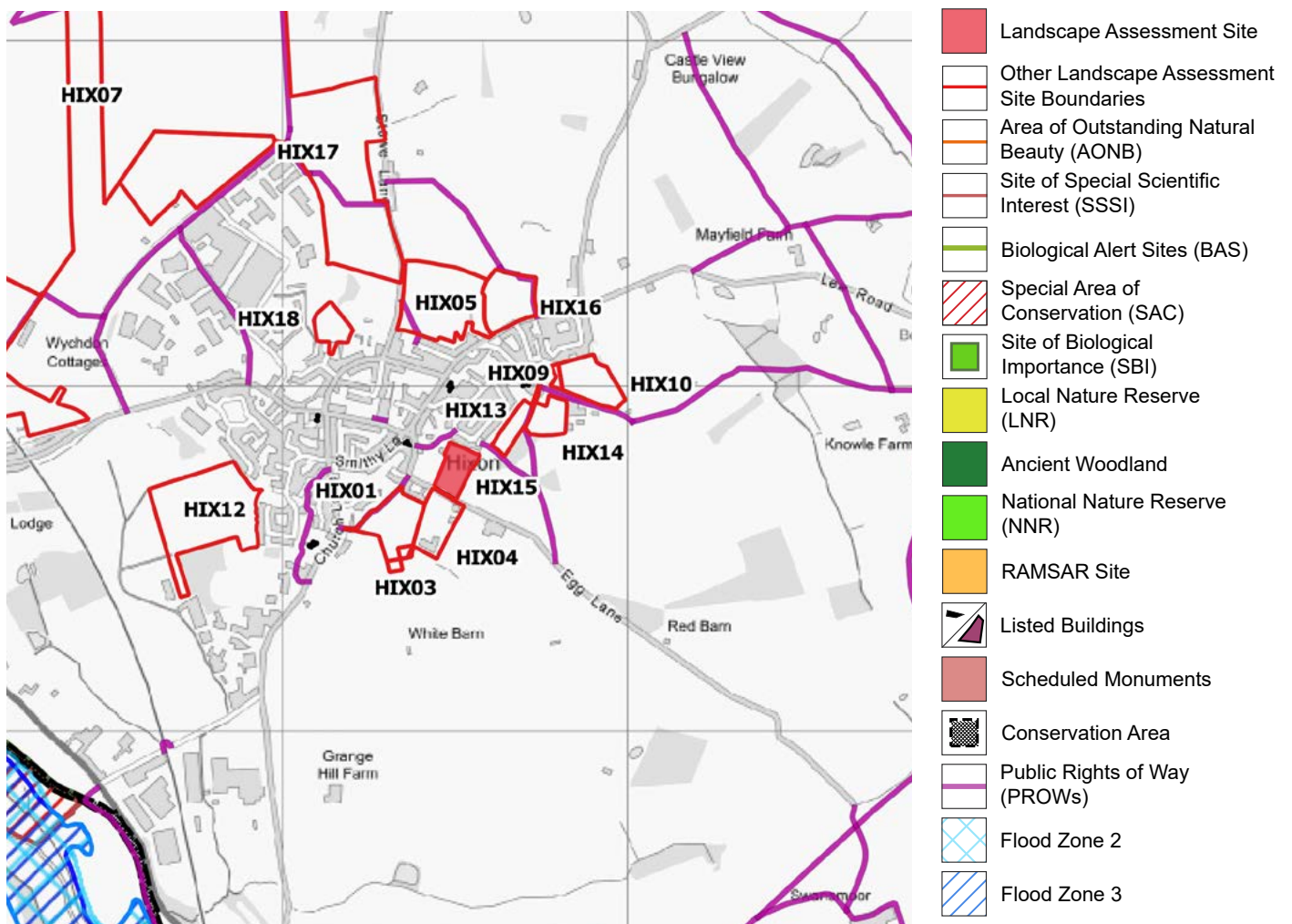
Land to the north of Egg Lane on the eastern extent of Hixon. Allotments off Egg Lane lie adjacent to the east and properties off Ridgeway adjoin to the north. Properties off Egg Lane are located to the south west and to the west beyond an adjoining field.

**Settlement: Hixon**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium scale.
Landform				✓		The site slopes gently to the south and is elevated above Egg Lane.
Landcover					✓	Horse paddocks with limited vegetation. Though central tree is a positive feature.
Biodiversity					✓	No nearby designated sites.
Man-made Influences				✓		Houses of Ridgeway adjoin the site to the north and properties off Egg Lane lie to the south west and west.
Scenic Quality and Character				✓		Not a particularly scenic site, influenced by adjacent development.
Relationship with Existing Settlement Form				✓		The settlement edge is adjacent to the north west.
Skylines and Settings			✓			The site is situated on higher land though lower than the adjacent Ridgeway which occupies a ridge to the north of the site. The site is elevated above Egg Lane and would form the setting to Hixon when approached from Egg Lane. Falls within Setting Area A within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			Adjacent settlement edge provides some movement and Egg Lane runs to the south, though this is a relatively quiet route.
Visibility, Key Views, Vistas			✓			Views from nearby properties and landscape to the east.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)				✓		Limited views/effects.
Relationship with Wider Landscape				✓		Views to wider landscape to the east and south.
Landscape Value				✓		

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

#### Mitigation:

Retain the existing tree in the centre of the site, provide a positive frontage to Egg Lane and a landscaped edge to the development.

# Landscape Assessment Site HIX16

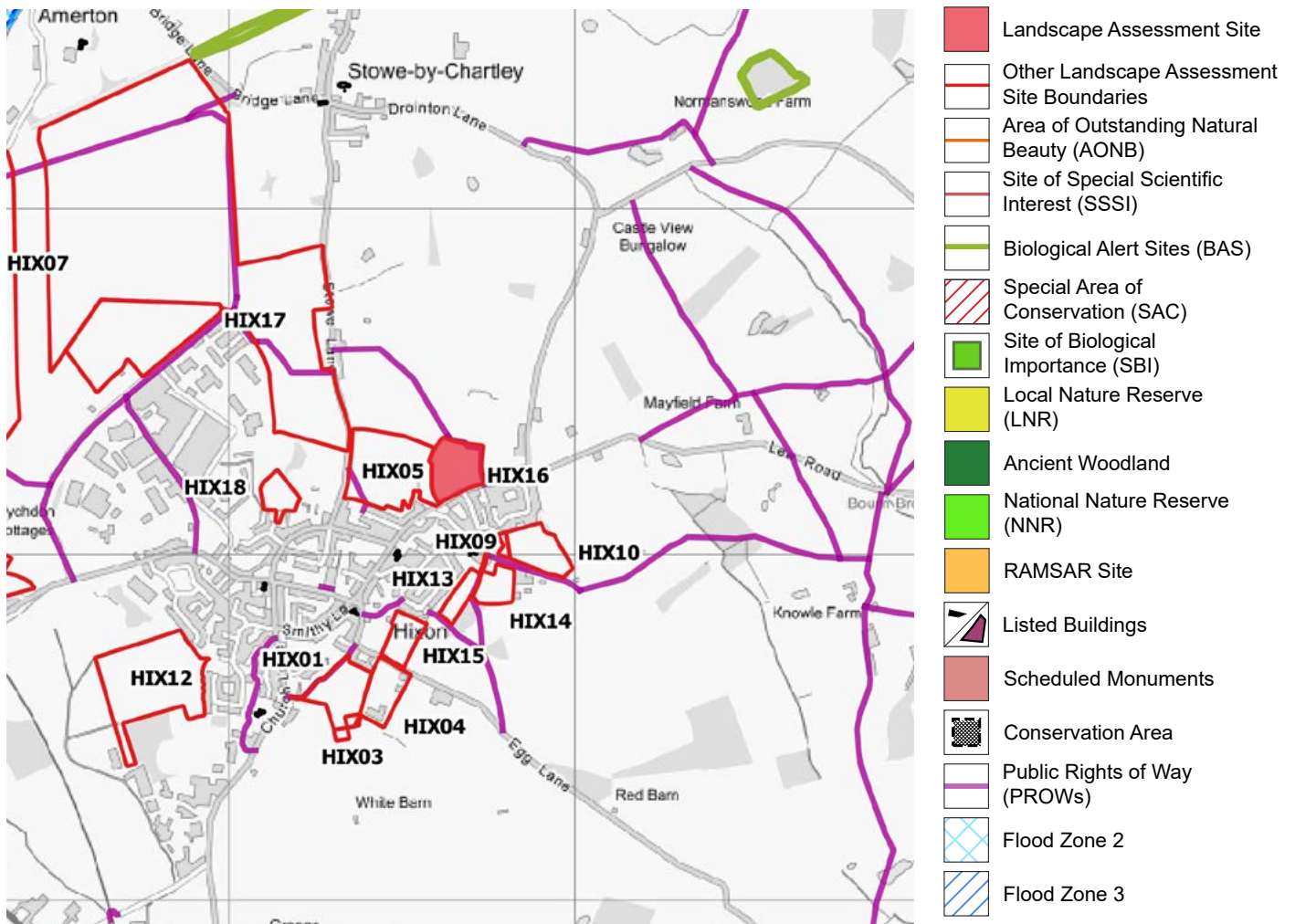
Agricultural field located to the north of Lea Road, Hixon. The site is sub divided into horse paddocks and enclosed by a combination of hedgerows and trees. A line of trees separates the site from site HIX05 located to the west. A public Right of Way runs along the eastern and northern edges of the site.

**Settlement: Hixon**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium scale field subdivided by fences into horse paddocks.
Landform		✓				Land rises to the east.
Landcover					✓	Agricultural land with vegetation limited to the site boundaries.
Biodiversity					✓	No nearby designated sites.
Man-made Influences			✓			Views of properties off Lea Road as well as views over further development in Hixon to the south west. A distant view is also available to a wind turbine located on a high land to the south west.
Scenic Quality and Character			✓			Wide views give a sense of scenic quality though views of development also present.
Relationship with Existing Settlement Form		✓				Adjacent to the settlement edge though the site's rising land sets it apart somewhat.
Skylines and Settings			✓			Rising land results in some potential effects. Falls within Setting Area A within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			Adjacent Lea Road and the settlement edge.
Visibility, Key Views, Vistas			✓			Views from adjacent housing and landscape to the west including the Public Right of Way. Some potential longer distant views due to the site's rising land.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	Nearest listed feature on Puddle Hill to the south, this is separated from the site by existing development.
Relationship with Wider Landscape		✓				Long views to landscape to the west and north.
Landscape Value			✓			

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Set development back from higher land to the north and east. Retain existing vegetation and establish a landscape buffer to countryside to the north. An attractive frontage should be provided to Lea Road.

# Landscape Assessment Site HIX17

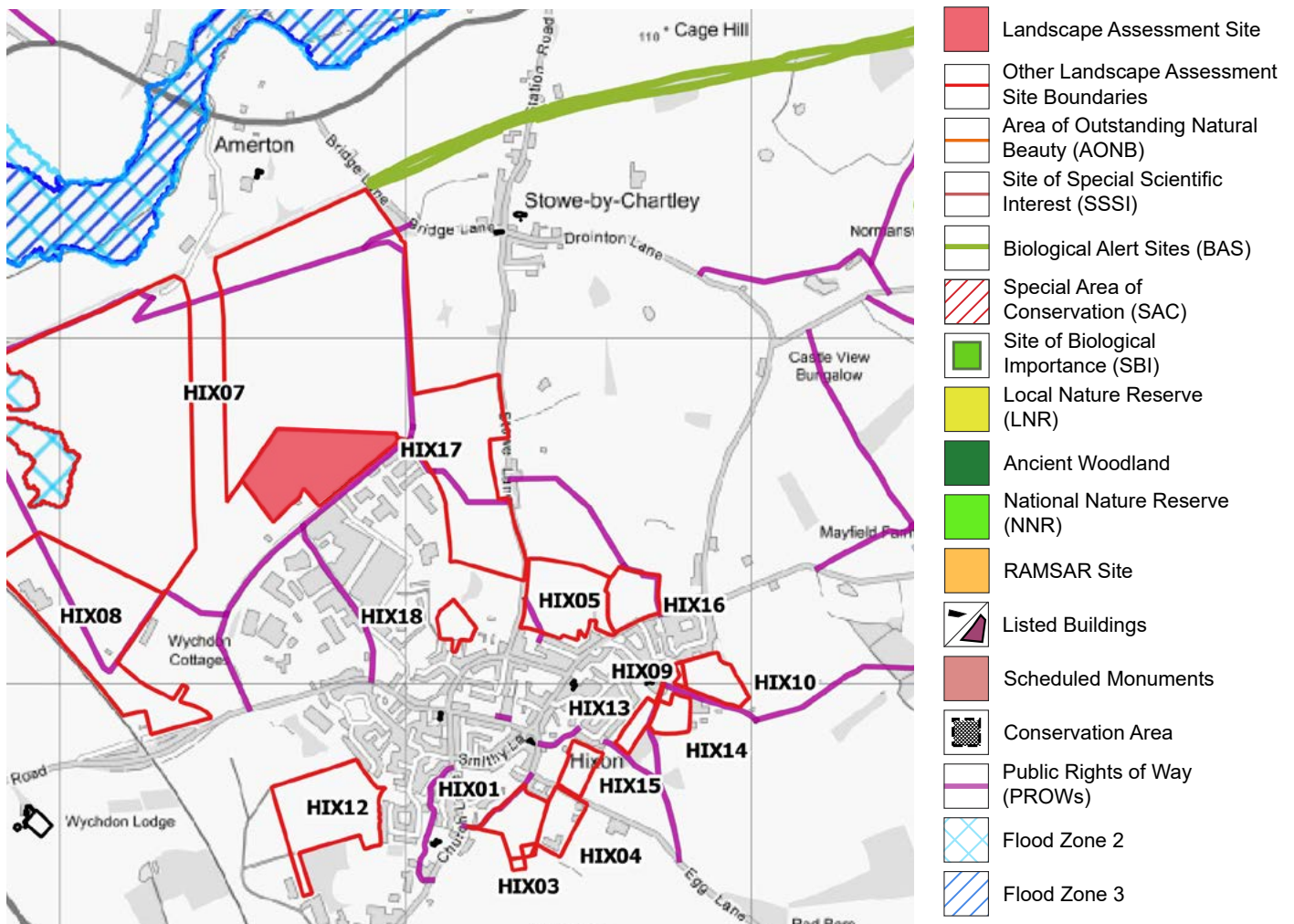
Part of the former airfield to the north of Hixon. The site adjoins the Hixon Airfield Industrial Estate to the south. To the north, east and west is located further land within the former airfield with that to the north and north west forming the adjacent site HIX07. A Public Right of Way runs along a road within the industrial estate to the south.

**Settlement: Hixon**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: Yes**



Representative Photographs



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale					✓	A lack of boundary vegetation provides a sense of a larger scale landscape.
Landform					✓	Relatively flat site.
Landcover				✓		The site is formed by an area of overgrown grass.
Biodiversity					✓	No nearby designated sites.
Man-made Influences					✓	The adjacent industrial area heavily influences the site.
Scenic Quality and Character					✓	Industrial influence limits the site's scenic quality.
Relationship with Existing Settlement Form			✓			Adjacent to the settlement's industrial edge though separated from residential areas. Would need site HIX07 to provide more of a connection.
Skylines and Settings				✓		Flat, low lying site. Falls within Setting Area A within the Cannock Chase AONB Views and Setting Guide.
Movement					✓	Adjacent, noisy industrial area.
Visibility, Key Views, Vistas				✓		Relatively, small site with limited effects upon views. Main visual receptors will be users of the Public Right of Way to the south.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)				✓		Separated from designated features by development and vegetation.
Relationship with Wider Landscape				✓		Views to rising land to the east but the adjacent industrial area exerts a stronger influence.
Landscape Value				✓		

### Overall Landscape Sensitivity of the Site:

**Low**

#### Mitigation:

Provide a landscape buffer to separate the site from the adjacent industrial uses. Ensure any masterplan for the site forms part of a wider plan for the former airfield and establishes a strong green infrastructure network.

# Landscape Assessment Site HIX18

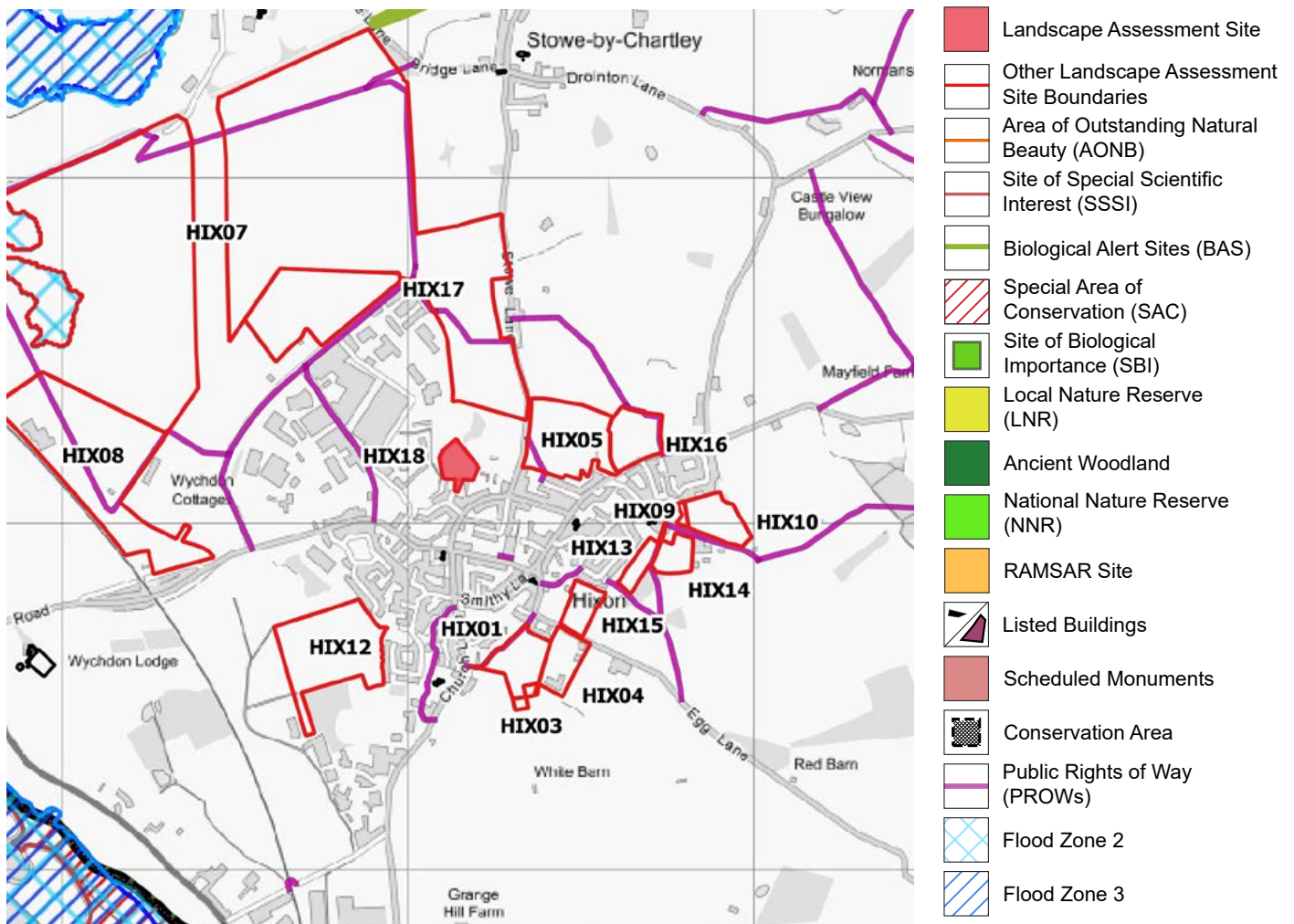
Land north of Hall Farm Close, Hixon. The site comprises part of a field located between existing housing off Hall Farm Close and Stowe Lane and industrial development on the southern extent of the Hixon Airfield industrial estate. Tree planting separates the site from the adjacent industrial development. To the north east the site adjoins agricultural land.

**Settlement: Hixon**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Site forms part of a medium scale field.
Landform					✓	Gently sloping.
Landcover					✓	Grassed / agricultural land with limited vegetation.
Biodiversity					✓	No nearby designated sites.
Man-made Influences				✓		Adjacent to modern housing off Hall Farm Close and properties off Stowe Lane.
Scenic Quality and Character				✓		Not a particularly scenic site.
Relationship with Existing Settlement Form				✓		Adjoins settlement edge to the south and south east with industrial development adjacent to the west.
Skylines and Settings				✓		Relatively enclosed and flat site. Falls within Setting Area A within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			Adjacent settlement edge and industrial area.
Visibility, Key Views, Vistas				✓		Relatively enclosed by development and vegetation.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No features in close proximity.
Relationship with Wider Landscape				✓		Views to adjacent landscape to the north but also influenced by adjoining properties.
Landscape Value			✓			

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

#### Mitigation:

Retain existing site vegetation and enclose any new development with a landscaped boundary. Seek to retain existing green space on Hall Farm Close or, if not possible, a new green should be established within the site.

## Landscape Assessment Site HOP02

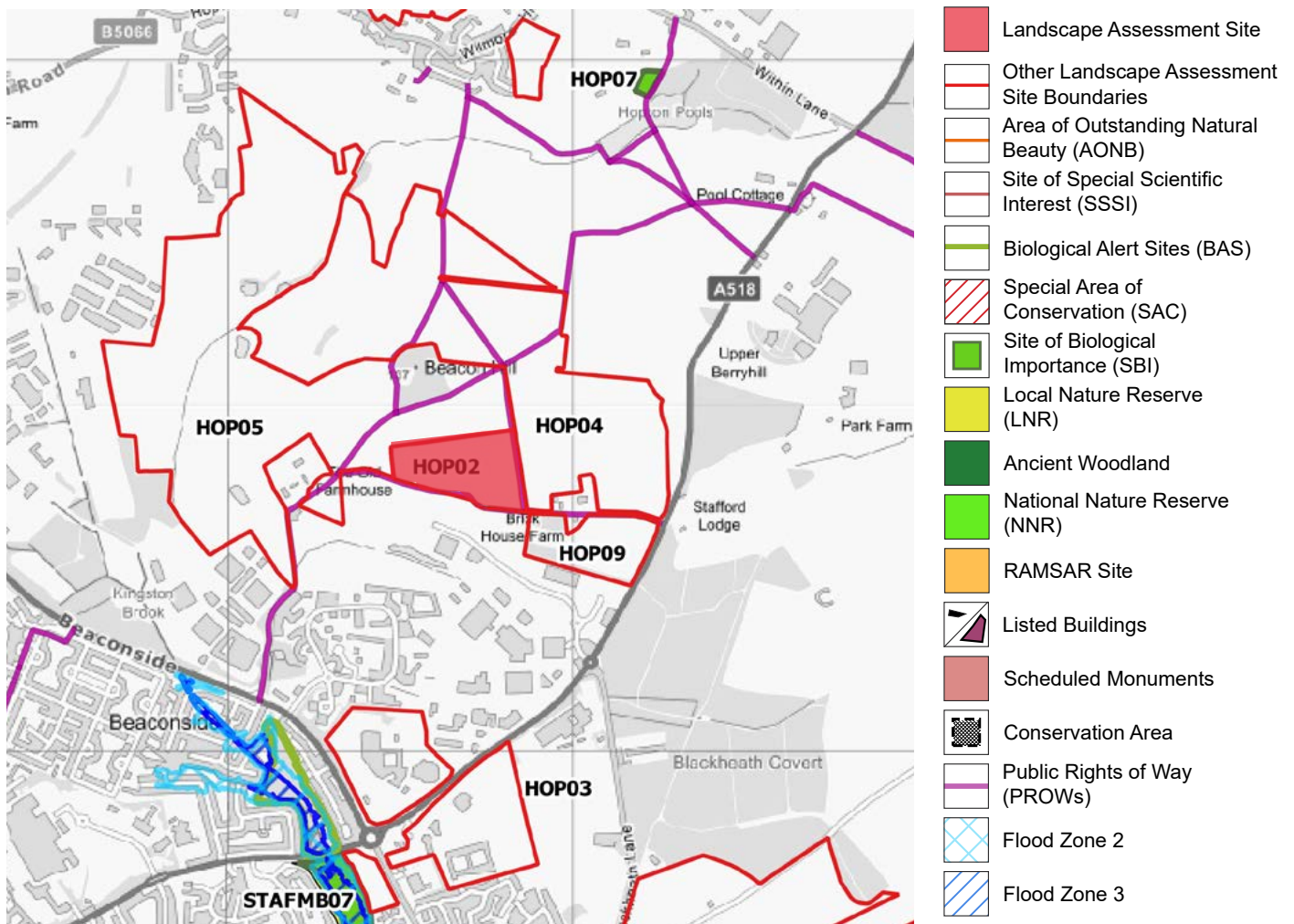
Field located to the east of Stafford. The site boundaries are defined by hedgerows and a woodland block lies adjacent to the north west. A Public Right of Way runs along the site's eastern and southern boundaries.

**Settlement: Stafford**

**Designations: None**

**Landscape Character Area: Sandstone Hills and Heaths**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale					✓	Large scale field.
Landform		✓				Undulating landform which rises to the north and west.
Landcover					✓	Predominantly intensive agricultural land with vegetation restricted to site boundaries.
Biodiversity					✓	No nearby designated sites.
Man-made Influences				✓		Industrial development to the south and views to the existing settlement to the south west. Power lines run through the site.
Scenic Quality and Character				✓		Some scenic quality and character though this is limited by adjacent industrial development.
Relationship with Existing Settlement Form			✓			Adjacent industrial development though somewhat separated from existing residential areas.
Skylines and Settings			✓			Higher land in the north of the site but skyline located beyond the site. Falls within Setting Area J within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			Noise from the A518 and some noise from adjacent industrial area.
Visibility, Key Views, Vistas			✓			Elevated northern area has intervisibility with settlement to the south and south west. In the south the site is lower lying and less prominent.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No nearby designated features.
Relationship with Wider Landscape			✓			Wide views to the south from north of the site.
Landscape Value			✓			

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Restrict development to lower southern part of the site. Retain existing vegetation and Public Rights of Way.

## Landscape Assessment Site HOP03

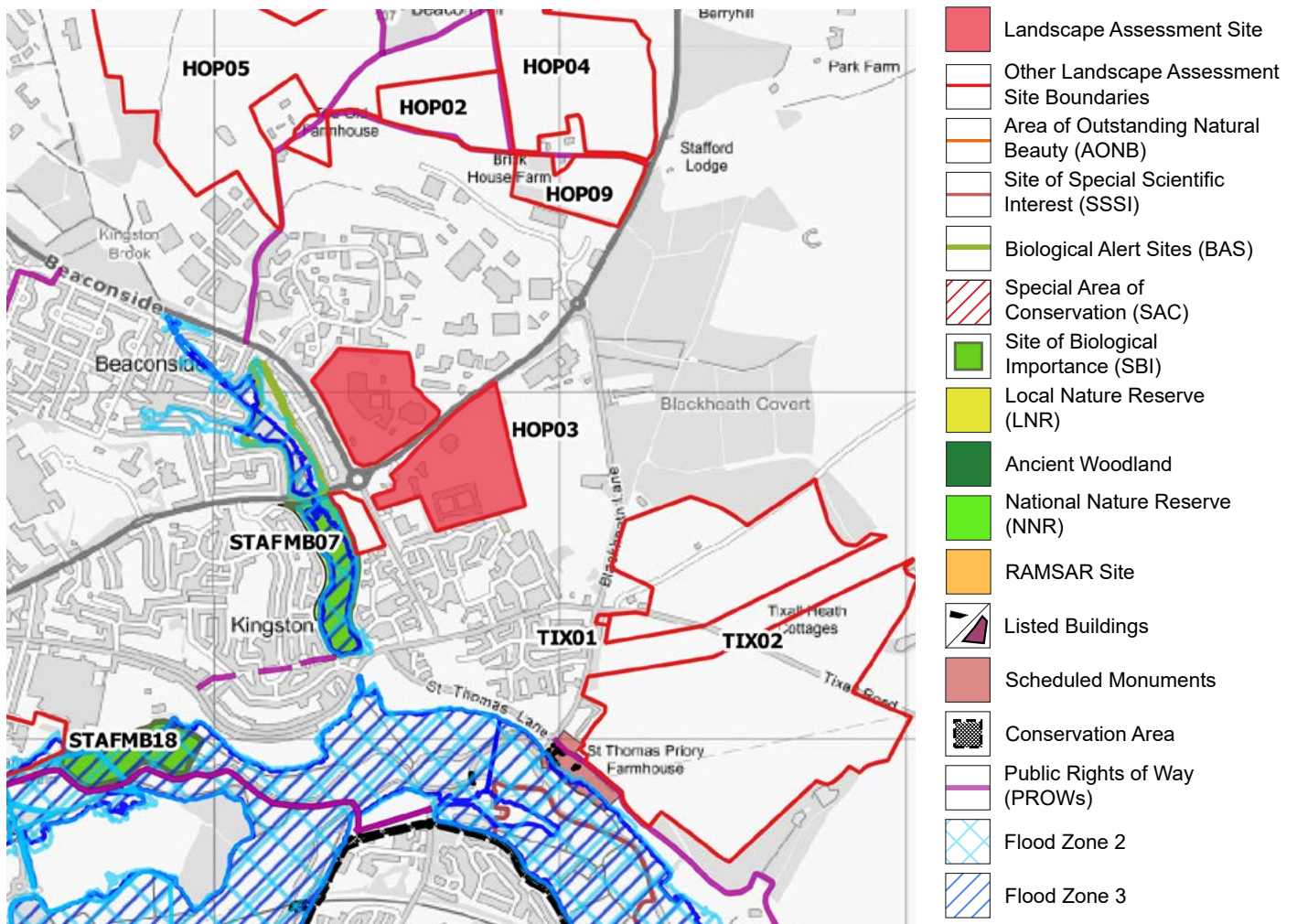
Site of Stafford Court, fitness centre and Stafford Education and Enterprise Centre located within the eastern edge of Stafford. The site is divided into two parts either side of Weston Road and the A513 runs to the west. The site is largely enclosed by adjacent development.

**Settlement: Stafford**

**Designations: None**

**Landscape Character Area: Urban**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Developed site.
Landform					✓	Gentle landform with a slight rise to the north east.
Landcover				✓		Developed site though some tree planting present particularly to the south west of the northern parcel.
Biodiversity			✓			Nearest designated sites are a Site of Biological Importance and a Biodiversity Alert Site is located to the west beyond the A513.
Man-made Influences					✓	Set within the settlement with development present within the site.
Scenic Quality and Character					✓	Developed site with limited scenic quality.
Relationship with Existing Settlement Form					✓	Lies within the existing settlement.
Skylines and Settings					✓	Occupies similar contours to the surrounding settlement. Falls within Setting Area I within the Cannock Chase AONB Views and Setting Guide.
Movement				✓		Adjacent to Weston Road and the A513.
Visibility, Key Views, Vistas				✓		Visibility predominantly from the surrounding settlement.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No listed features close by.
Relationship with Wider Landscape					✓	Some views from parts of the site to landscape to the north though the site relates much more to the settlement it is part of.
Landscape Value					✓	

### Overall Landscape Sensitivity of the Site:

**Low**

#### Mitigation:

Retain the established quality trees within the site wherever possible to provide structure to any new development. Ensure attractive frontages are provided to the adjacent roads and an appropriate boundary is provided to the cemetery which adjoins the site to the south east.

## Landscape Assessment Site HOP04

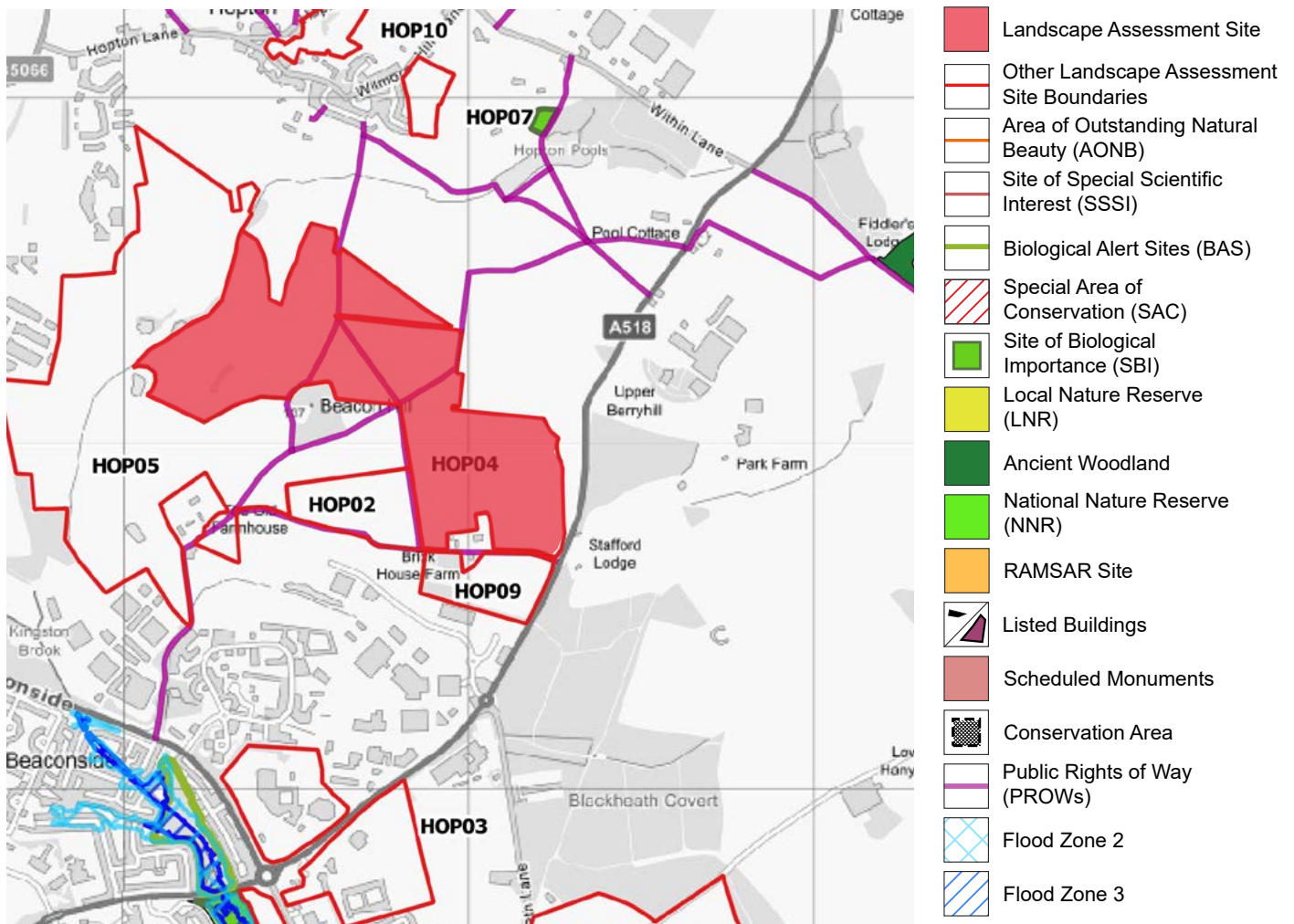
Large site comprising fields located between the north eastern edge of Stafford and Hopton. The A518 runs to the east and to the south and west the site adjoins Site HOP02, HOP05 and HOP09. Hedgerows divide the fields within the site and define the site boundaries. Several Public Rights of Way run through the site.

**Settlement: Stafford**

**Designations: None**

**Landscape Character Area: Sandstone Hills and Heaths, Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale				✓		Medium to large scale.
Landform				✓		Site slopes to the north towards Hopton.
Landcover					✓	Predominantly intensive agricultural with hedgerows along field boundaries. A woodland block lies adjacent to the south.
Biodiversity					✓	No nearby designated sites.
Man-made Influences		✓				The settlement of Hopton is visible to the north. To the east are the A518 and industrial development and wind turbines. Currently an isolated parcel of land not adjacent to settlement.
Scenic Quality and Character		✓				Some scenic qualities and character derived from the long views to the north west and wooded landscape to the east and gently rolling landform.
Relationship with Existing Settlement Form	✓					The site is separated from Stafford by fields forming Site HOP09 and HOP05. Development of the site would reduce the separation between Stafford and Hopton.
Skylines and Settings		✓				Potential to form the skyline in views from Hopton and landscape to the north east and north west. Falls within Setting Areas I and J within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			A518 adjacent to the east though apart from this the site is relatively quiet.
Visibility, Key Views, Vistas		✓				Views from Hopton to the north and intervisibility with landscape to the north east and north west.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No nearby designated features, registered battlefield approximately 1km to the north.
Relationship with Wider Landscape		✓				Wide views particularly to the north west.
Landscape Value		✓				

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Restrict development to the south to maintain as much separation as possible from Hopton. Retain Public Rights of Way and existing vegetation and establish a landscape buffer to the north. Would only work in landscape terms if the adjacent sites also developed.

## Landscape Assessment Site HOP05

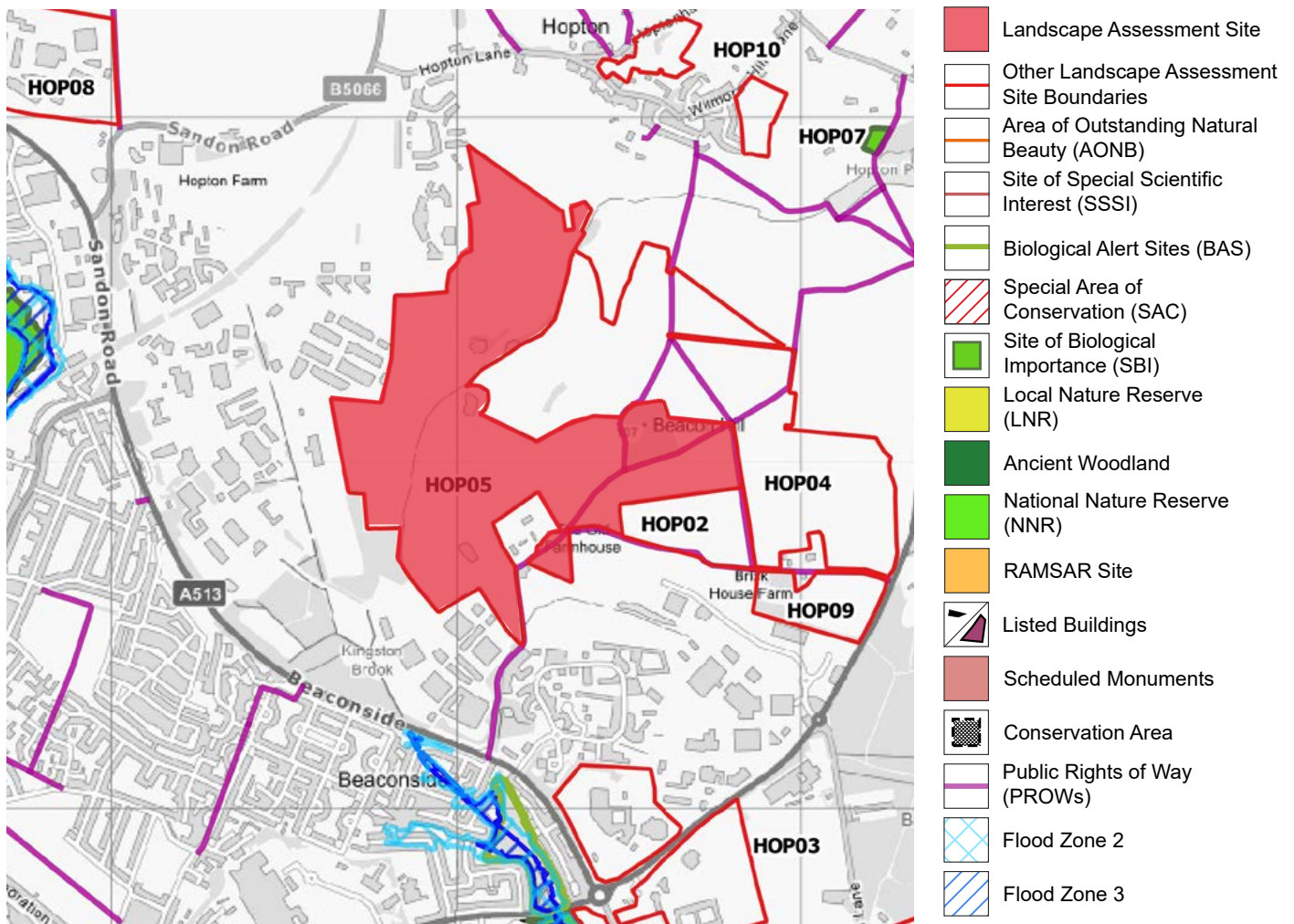
Large site comprising several fields located to the east of Stafford. To the north the site adjoins Site HOP04 and to the south east Site HOP02. To the south and west lies the existing settlement edge. Vegetation, ditches and watercourses divide the fields within the site and define the site boundaries. A woodland block is located in the north east of the site on top of Beacon Hill. Several Public Rights of Way run through the site / along the site's boundaries.

**Settlement: Stafford**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium scale landscape with fields divided by hedgerows.
Landform			✓			Rolling landform rising to the north.
Landcover				✓		Predominantly intensive agricultural land with hedgerows. A woodland block is located in the north east of the site.
Biodiversity					✓	No designated sites in close proximity.
Man-made Influences			✓			Adjacent to settlement edge to the west with views to industrial and residential development, particularly from higher land in the north of the site where there are wide views across the existing settlement. Electricity pylons and wind turbines are also visible from the site.
Scenic Quality and Character			✓			Despite adjacent settlement, the site has scenic qualities such as rolling landform and the distinctive woodland block in the north east.
Relationship with Existing Settlement Form			✓			Lower land to the south is located closer to the settlement edge. Rising nature of land in the north sets it apart from the lower lying settlement to the south. Development would reduce separation between Stafford and Hopton.
Skylines and Settings	✓					Rising land to the north sits above much of the adjacent landscape including the settlement to the south. Falls within Setting Areas I and J within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			Noise from main roads carry to the site though lack of adjacent roads.
Visibility, Key Views, Vistas	✓					Elevated site with wide visibility.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No designated features in close proximity, registered battle field to the east beyond Hopton.
Relationship with Wider Landscape	✓					Wide views across the landscape including beyond the settlement to the south.
Landscape Value			✓			

### Overall Landscape Sensitivity of the Site:

**High**

#### Mitigation:

Relate development close to the existing settlement edge and set back from rising land to the north. Retain existing vegetation including the woodland block and set any new development within a robust green infrastructure network. Public Rights of Way through the site should also be retained.

# Landscape Assessment Site HOP07

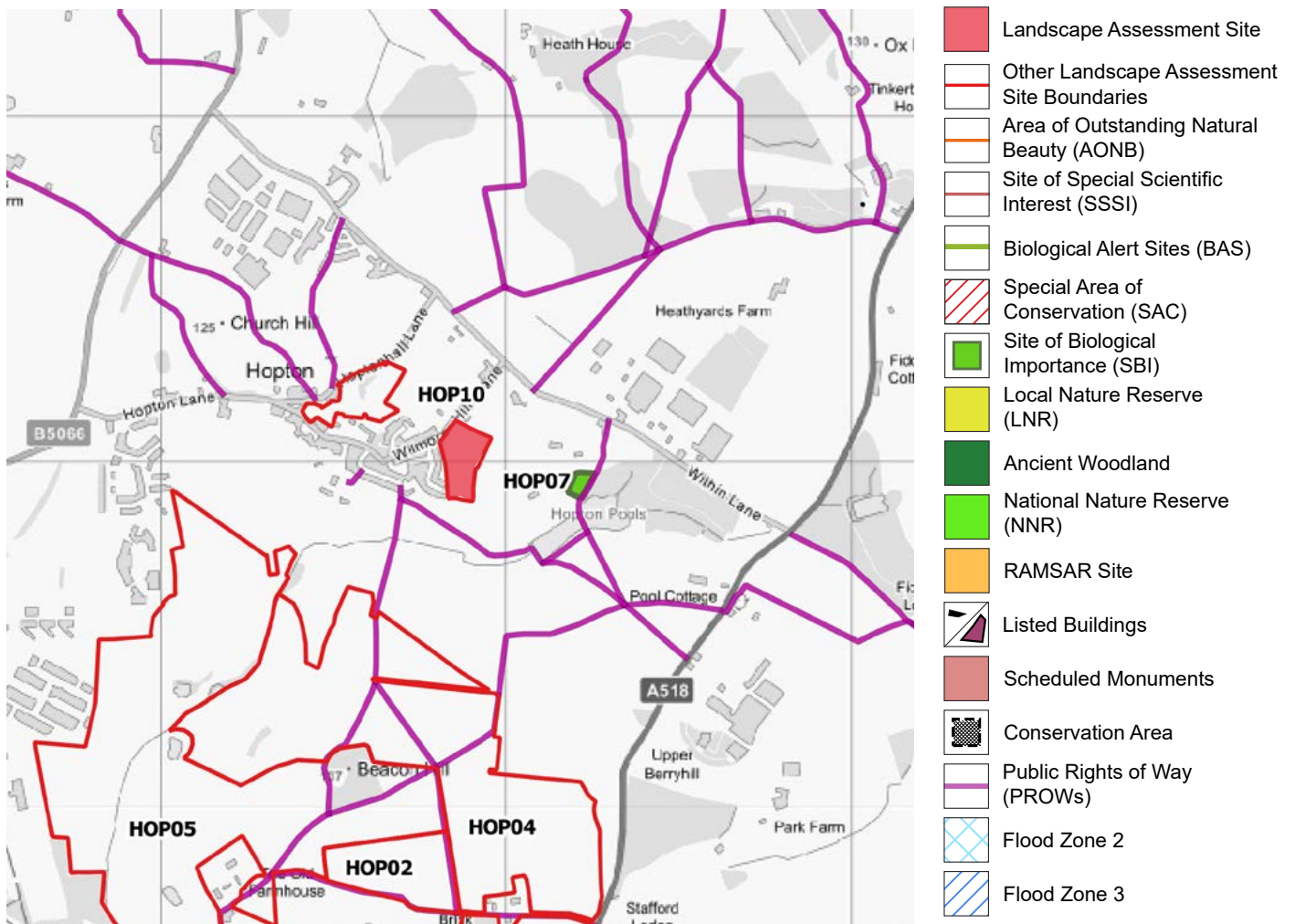
Field on the eastern extent of Hopton to the east of Wilmore Hill Lane and Battle Ridge. Housing off Battle Ridge backs onto the site and the site is enclosed by hedgerows to the north east and south.

**Settlement: Hopton**

**Designations: None**

**Landscape Character Area: Sandstone Hills and Heaths**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium scale field.
Landform				✓		Relatively flat site occupying a plateau on top of a local valley.
Landcover					✓	Agricultural land with vegetation limited to the site boundaries.
Biodiversity					✓	Nearest designated site is approximately 300m to the east.
Man-made Influences			✓			Bungalows along Battle Ridge Road back onto the site. Properties are also situated along Wilmore Hill Lane to the north west with one property adjoining the site. Wilmore Road runs to the north west.
Scenic Quality and Character			✓			The site is a typical agricultural field located adjacent to development but has some scenic qualities such as the long views to the east.
Relationship with Existing Settlement Form			✓			Located adjacent to the settlement edge.
Skylines and Settings		✓				Situated on an elevated ridge which forms the setting to Hopton when approached from Wilmore Hill Lane. Falls within Setting Area J within the Cannock Chase AONB Views and Setting Guide.
Movement		✓				Some movement associated with settlement edge and adjacent Wilmore Hill Lane though a relatively quiet route.
Visibility, Key Views, Vistas		✓				Visible from the landscape to the east due to elevated position. Nearby views from adjacent properties and roads.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)			✓			Battle of Hopton Heath battlefield is located to the north east beyond Within Lane.
Relationship with Wider Landscape			✓			Views available over countryside to the east and towards distant rising land.
Landscape Value			✓			

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Provide a positive frontage to Wilmore Hill Lane and the entrance to the village along this route. Establish a landscape buffer to countryside to the north and east.

## Landscape Assessment Site HOP08

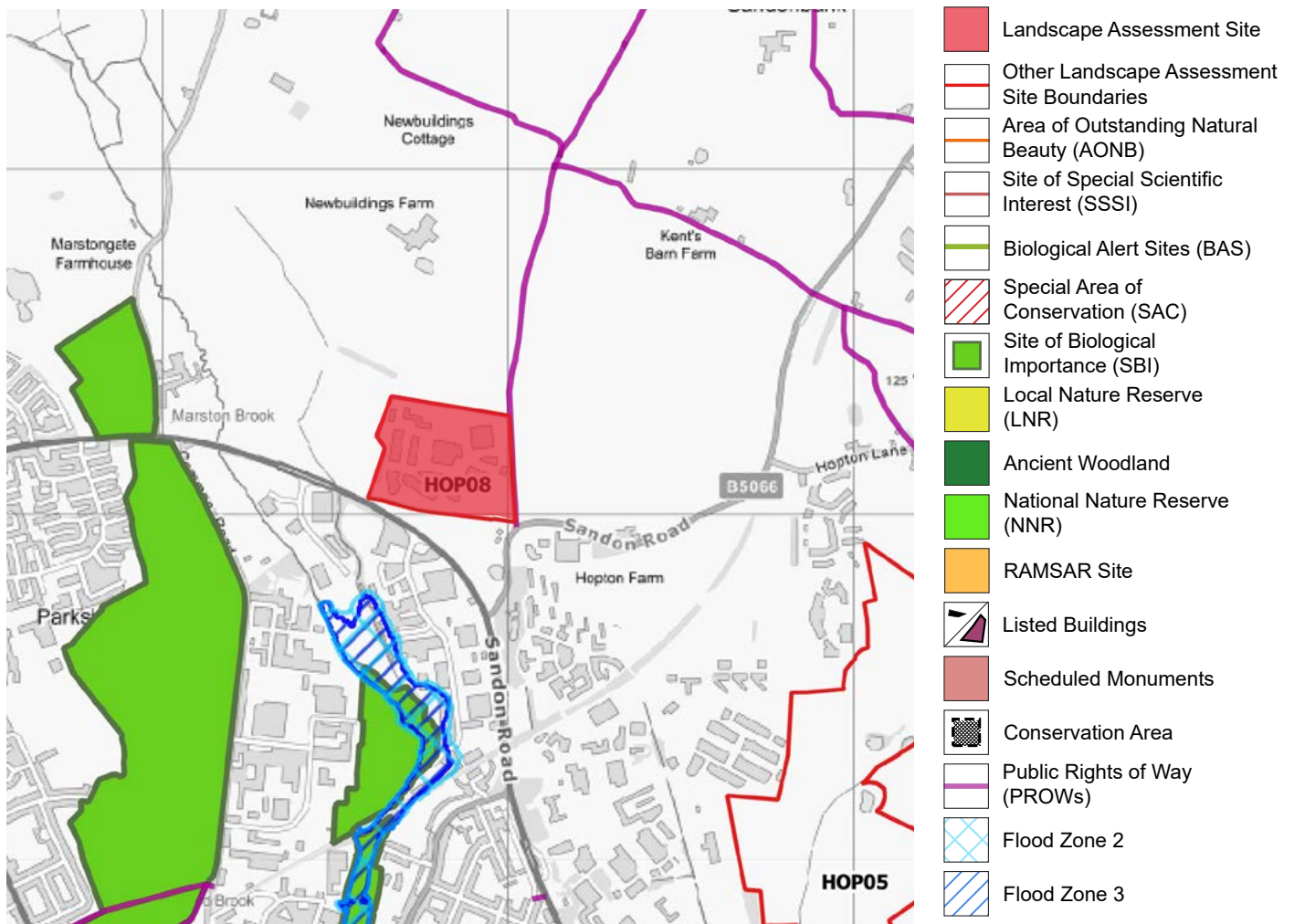
MOD site located to the north of the A513 in the north of Stafford. An access track and Public Right of Way are located to the east of the site. To the north, east and west lie agricultural fields with the existing settlement located to the south beyond a small area of agricultural land. Tollgate Industrial Estate is located to the south west.

**Settlement: Stafford**

**Designations: None**

**Landscape Character Area: Urban**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Developed site.
Landform					✓	Relatively flat site.
Landcover					✓	Developed site with existing buildings, currently used by the MOD.
Biodiversity				✓		Nearest designated sites are located beyond industrial development to the south and agricultural land to the west.
Man-made Influences					✓	Adjacent to Tollgate Industrial Estate and properties off Sandon Road. Development present on the site.
Scenic Quality and Character					✓	Developed nature of site restricts scenic quality.
Relationship with Existing Settlement Form		✓				Adjacent to settlement edge. Though limited residential use nearby.
Skylines and Settings				✓		Located on the northern edge of the settlement but a relatively low-lying site with little effects on skylines. Falls within Setting Area I within the Cannock Chase AONB Views and Setting Guide.
Movement				✓		Adjacent to the A513 and industrial estate.
Visibility, Key Views, Vistas				✓		Relatively low-lying site with relatively limited visibility. Views from Public Right of Way which runs adjacent to the east.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No nearby designated features.
Relationship with Wider Landscape			✓			Some intervisibility with adjacent landscape though also influenced by adjacent development.
Landscape Value				✓		

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

#### Mitigation:

Opportunity to replace existing buildings on site with a high quality residential development. Landscaped edges / buffers to be provided to the north, east and west to enclose the site. An attractive frontage to be provided to the Public Right of Way to the east. Site itself of little landscape quality, but residential development would be relatively isolated from existing settlement pattern.

# Landscape Assessment Site HOP09

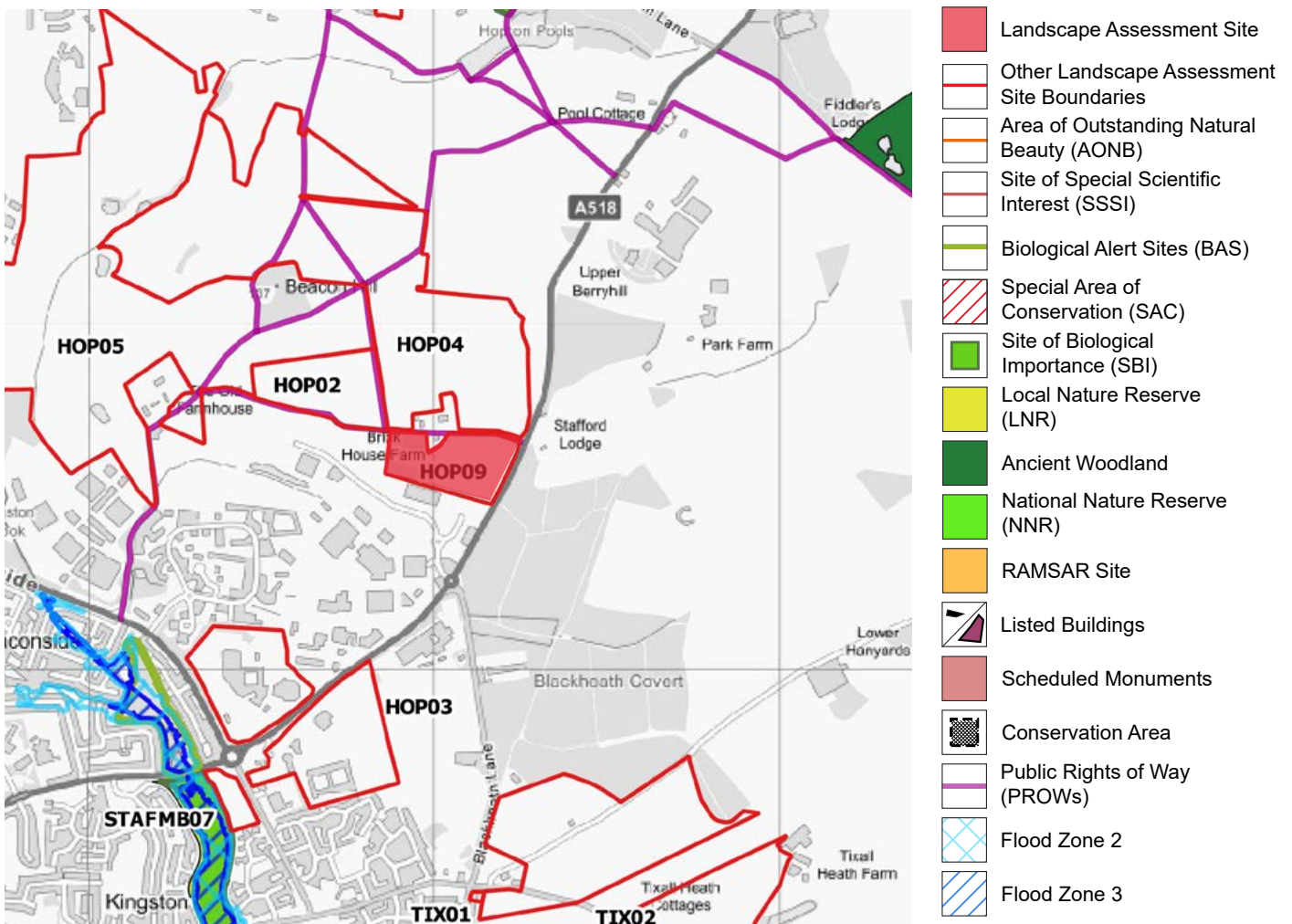
Fields to the east of Stafford, adjacent to the A518 to the west. Two woodland blocks are located in the west of the site. A Public Right of Way runs to the north and the site adjoins industrial development to the south.

**Settlement: Stafford**

**Designations: None**

**Landscape Character Area: Urban**

**Considered as part of a potential Garden Village or Strategic Development Site: No**





Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium to large scale field with woodland blocks to the west.
Landform					✓	Gentle rise in the landform to the west.
Landcover			✓			The eastern field is agricultural land with two established woodland blocks located in the west of the site.
Biodiversity					✓	No nearby designated sites.
Man-made Influences				✓		Industrial development to the south and the A518 to the east.
Scenic Quality and Character				✓		Scenic quality limited by adjacent road and development, though wooded area to the west has some scenic quality.
Relationship with Existing Settlement Form			✓			Located adjacent to industrial development, somewhat separated from existing residential areas, but adjoining settlement edge.
Skylines and Settings				✓		Low lying, relatively enclosed site with limited effects on skylines. Would form part of the setting on the approach into Stafford from the A518. Falls within Setting Area I within the Cannock Chase AONB Views and Setting Guide.
Movement					✓	Adjacent to the busy A518.
Visibility, Key Views, Vistas				✓		Relatively enclosed and low-lying site with limited visibility. Views from the Public Right of Way to the north and A518.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No nearby designated features.
Relationship with Wider Landscape				✓		Views to surrounding landscape restricted by topography, vegetation and development. Some relationship with wooded area to the east of the A518.
Landscape Value				✓		

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

#### Mitigation:

Retain woodland blocks and establish a positive frontage to the A518 to the east.

# Landscape Assessment Site HOP10

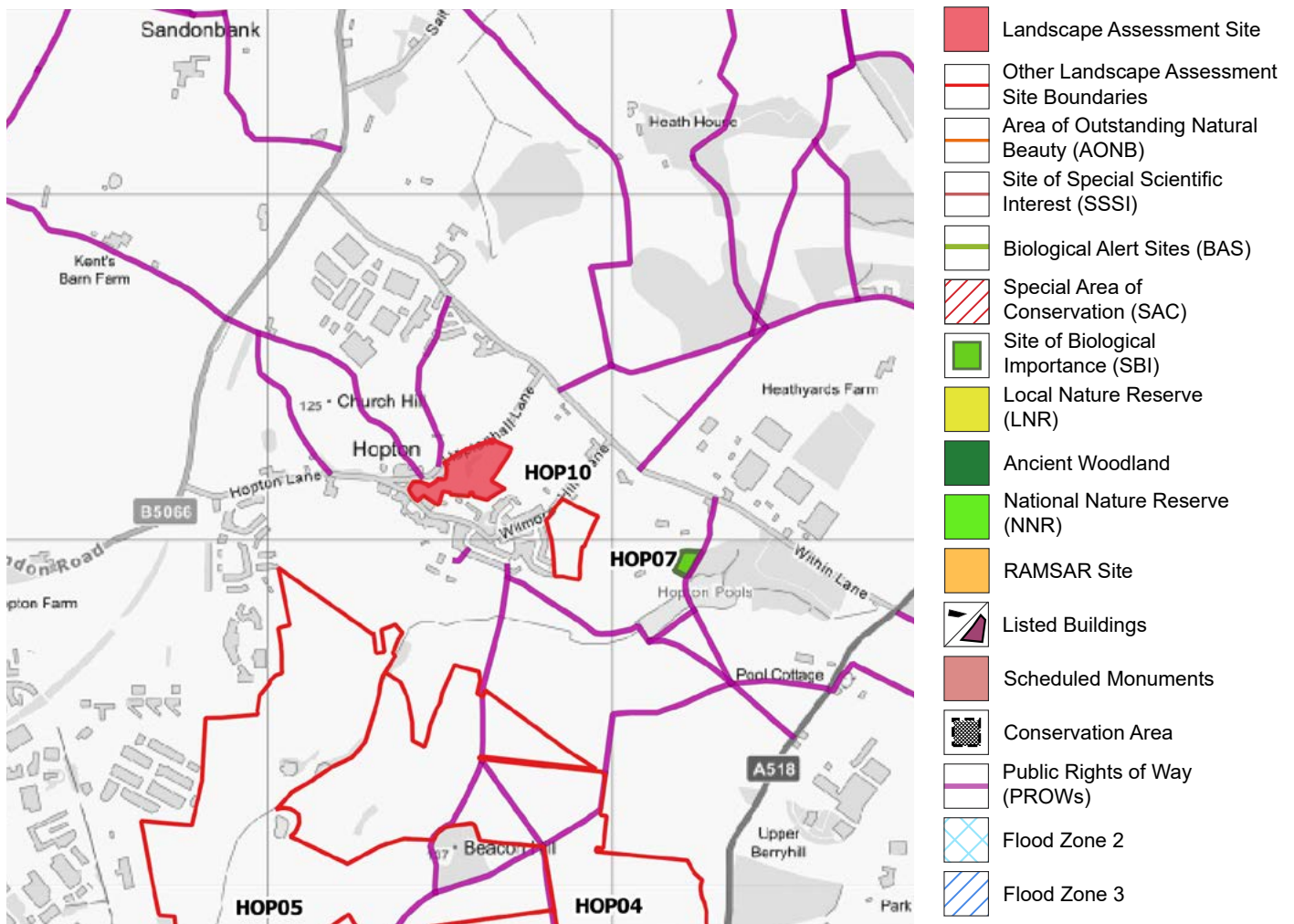
Irregular shaped field to the east of Hoptonhall Lane, adjoined by existing properties off Wilmore Hill Lane to the south, Wilmore Court to the east and Hoptonhall Lane to the west. A combination of garden boundaries and hedgerows enclose the site.

**Settlement: Hopton**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium scale field.
Landform	✓					Features steeply undulating landform rising to the north.
Landcover					✓	Agricultural land with boundary vegetation and scattered trees.
Biodiversity					✓	No nearby designated sites.
Man-made Influences			✓			Houses off Wilmore Hill Lane, Hoptonhall Lane and Wilmore Court back onto the site. Wilmore Hill Lane and Hoptonhall Lane run adjacent to the site.
Scenic Quality and Character		✓				Undulating landform and views to the east including to the woodland on top of Beacon Hill give a sense of scenic quality.
Relationship with Existing Settlement Form		✓				The south and east of the site in particular relate to the adjacent settlement edge. The northern part of the site relates more to the wider countryside.
Skylines and Settings		✓				Higher land within the north of the site is more prominent.
Movement			✓			The adjacent roads are quiet but some movement associated to its settlement edge location.
Visibility, Key Views, Vistas		✓				Higher land to the north more visibility with intervisibility with landscape to the east.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)			✓			Though not a listed structure St. Peter's Church is located to the south west of the site. The church does not feature a spire. A registered battlefield is located approximately 225m to the north east of the site.
Relationship with Wider Landscape		✓				The north of the site in particular has wide views across landscape to the east including the woodland on Beacon Hill.
Landscape Value		✓				

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Restrict development to the south in line with existing development and away from undulating land to the north. Existing boundary vegetation should be retained and the layout should consider the proximity of the church.

## Landscape Assessment Site MIL02

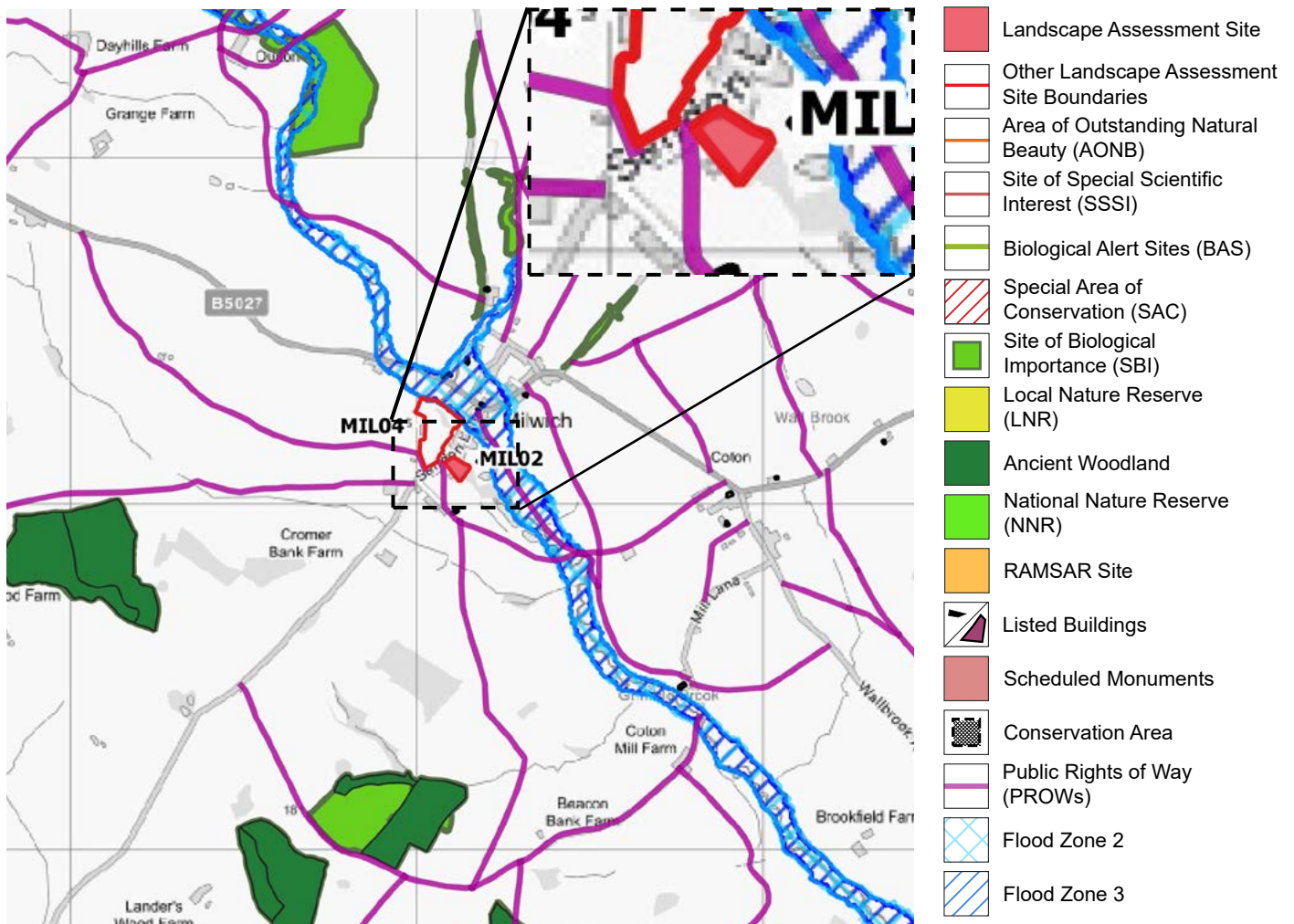
Small parcel of land located between existing properties to the south of Sandon Lane, Milwich. A Public Right of Way runs from adjacent to the north western corner of the site to All Saints Church located to the south of the site.

**Settlement: Milwich**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale		✓				Relatively small scale field.
Landform		✓				Moderately sloping to the east. Site is elevated from Sandon Lane.
Landcover		✓				Established tree cover to site boundaries and within the site.
Biodiversity					✓	No nearby designations.
Man-made Influences		✓				Adjacent to farm buildings and existing property off Sandon Lane. Overlooked by All Saints Church.
Scenic Quality and Character		✓				Established vegetation provides a scenic quality and sense of place.
Relationship with Existing Settlement Form			✓			Located between existing properties along Sandon Lane.
Skylines and Settings				✓		Established vegetation limits effects on skylines.
Movement			✓			Adjacent to Sandon Lane though this is a relatively quiet country road.
Visibility, Key Views, Vistas			✓			Vegetation limits visibility. Site is visible from higher land within All Saints Church yard.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)		✓				All Saints Church to the south overlooks the site.
Relationship with Wider Landscape				✓		Vegetation within the site limits intervisibility with surrounding landscape.
Landscape Value		✓				

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Retain as much of the existing vegetation as possible particularly to the east and south where it acts as a buffer to views from All Saints Church.

## Landscape Assessment Site MIL04

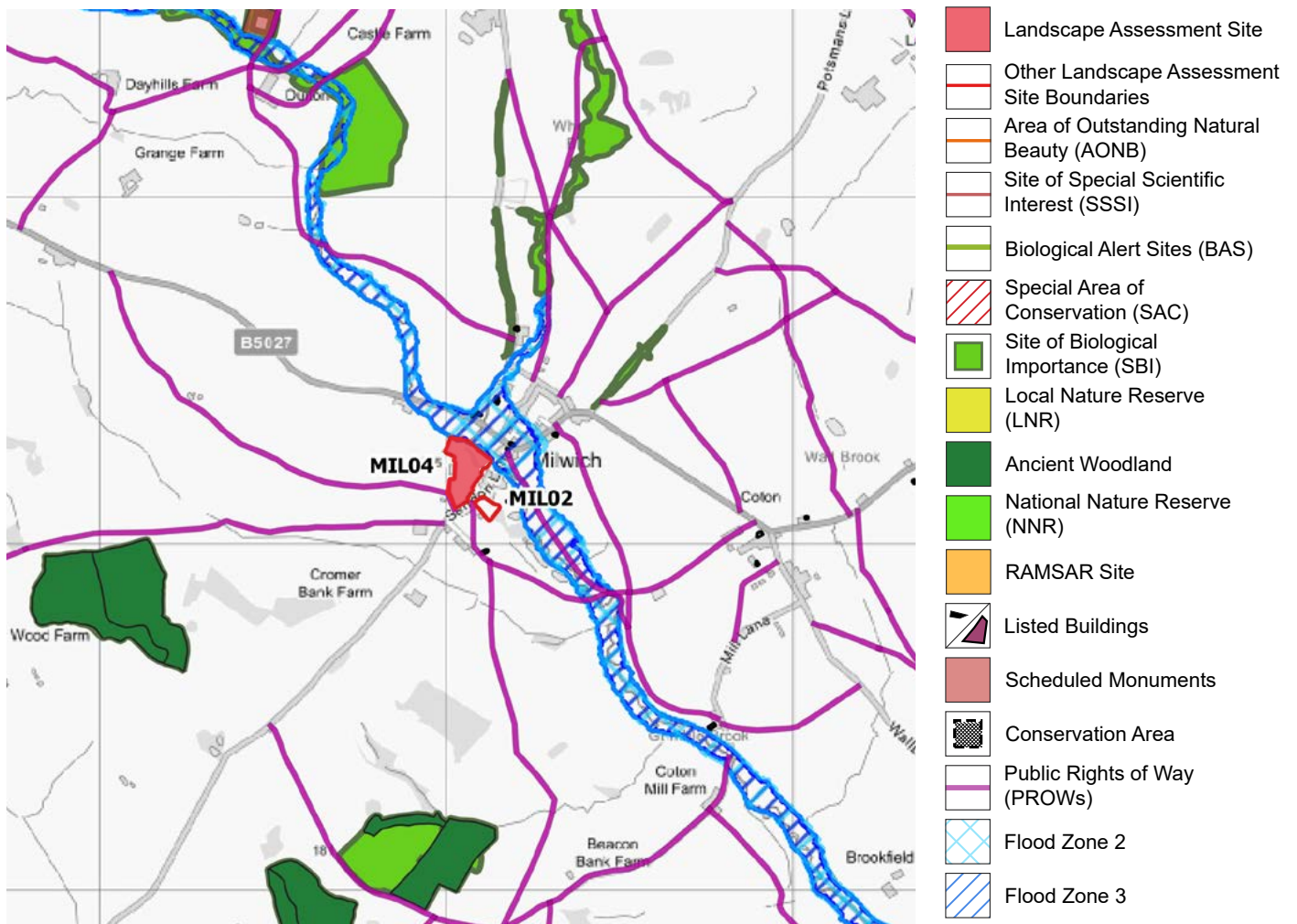
Field to the north of Sandon Lane, Milwich. Existing properties off Sandon Lane adjoin the site to the east and farm buildings lie adjacent to the west served by a farm track, part of which is a Public Right of Way. Adjacent to the north runs a small watercourse.

**Settlement: Milwich**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium scale field enclosed by vegetation or fencing.
Landform		✓				Sits on a slightly raised plateau above Sandon Lane. Steep drop in landform to watercourse to the north.
Landcover				✓		Pasture land with some established vegetation to boundaries and a tree group within the site.
Biodiversity					✓	No nearby designations.
Man-made Influences			✓			Influence of limited number of houses and farm buildings.
Scenic Quality and Character		✓				Scenic qualities present with views of adjacent countryside and relatively limited development.
Relationship with Existing Settlement Form		✓				Existing development is located off Sandon Lane with some limited extension beyond the lane. The site occupies a location between existing properties and farm buildings.
Skylines and Settings		✓				The site occupies a plateau sitting above Sandon Lane and forms part of the setting of Sandon Lane, a rural and well vegetated route into / through Milwich.
Movement		✓				The adjacent Sandon Lane is a relatively quiet route.
Visibility, Key Views, Vistas			✓			Vegetation limits visibility but longer views towards the site are available from the north. Relatively limited nearby visual receptors.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)				✓		Nearest designated features, Milwich Hall and All Saints Church are separated from the site by vegetation.
Relationship with Wider Landscape		✓				Views to the landscape to the north. Though also views of adjacent properties off Sandon Lane.
Landscape Value			✓			

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Establish an attractive frontage to Sandon Lane and retain existing vegetation. Focus development to the south of the existing tree group within the site away from the watercourse and steeper land. Development should be in scale with Milwich, a relatively small settlement.

# Landscape Assessment Site SAL01

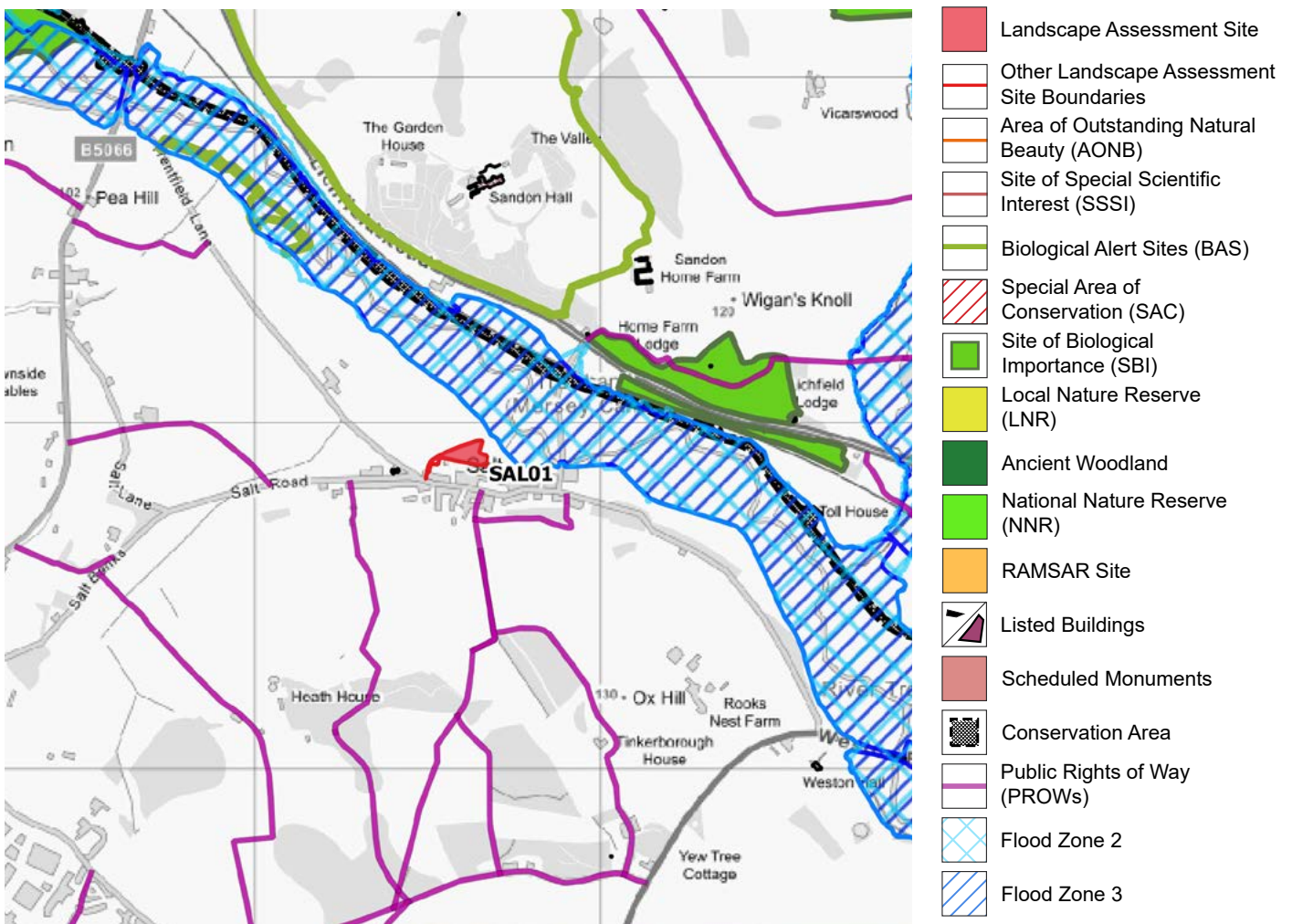
Triangular shaped field to the north of Willowmore Banks, Salt with an access route along the site's western edge adjacent to Salt Village Hall. Housing off Willowmore Banks backs onto the site and the site is enclosed by boundary vegetation to the east and a farm track to the north and west. A farm house adjoins the site to the north east.

**Settlement: Salt**

**Designations: None**

**Landscape Character Area: Sandstone Estatelands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs





Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale		✓				Small to medium sized parcel of land.
Landform					✓	Relatively flat site to the south of the River Trent.
Landcover					✓	Agricultural land with vegetation limited to site boundaries.
Biodiversity					✓	Nearest designated sites are beyond the River Trent to the north approximately 300m away.
Man-made Influences			✓			Influenced by housing off Willowmore Banks which backs onto the site.
Scenic Quality and Character				✓		Generally, a typical field on the edge of the settlement with some scenic qualities but also detracting factors such as adjacent development.
Relationship with Existing Settlement Form			✓			Adjacent to residential edge.
Skylines and Settings					✓	Small, flat site with limited effects. Falls within Setting Area J within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			Some movement associated with adjacent settlement edge and Willowmore Banks.
Visibility, Key Views, Vistas				✓		Small site with relatively limited visibility. Development to the south and vegetation to the east help visual enclose the site.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)	✓					Views available from the site to St. James' Church to the south west partially screened by trees. Conservation area to the north along the Trent and Mersey Canal and Sandon Park registered park and garden located beyond the canal and the A51. Boundary to the park is well treed.
Relationship with Wider Landscape			✓			Views to adjacent landscape but also influenced by adjoining development.
Landscape Value			✓			

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Establish a landscaped edge to the countryside to the north and west. Retain and reinforce existing vegetation to site boundaries.

# Landscape Assessment Site SEI01

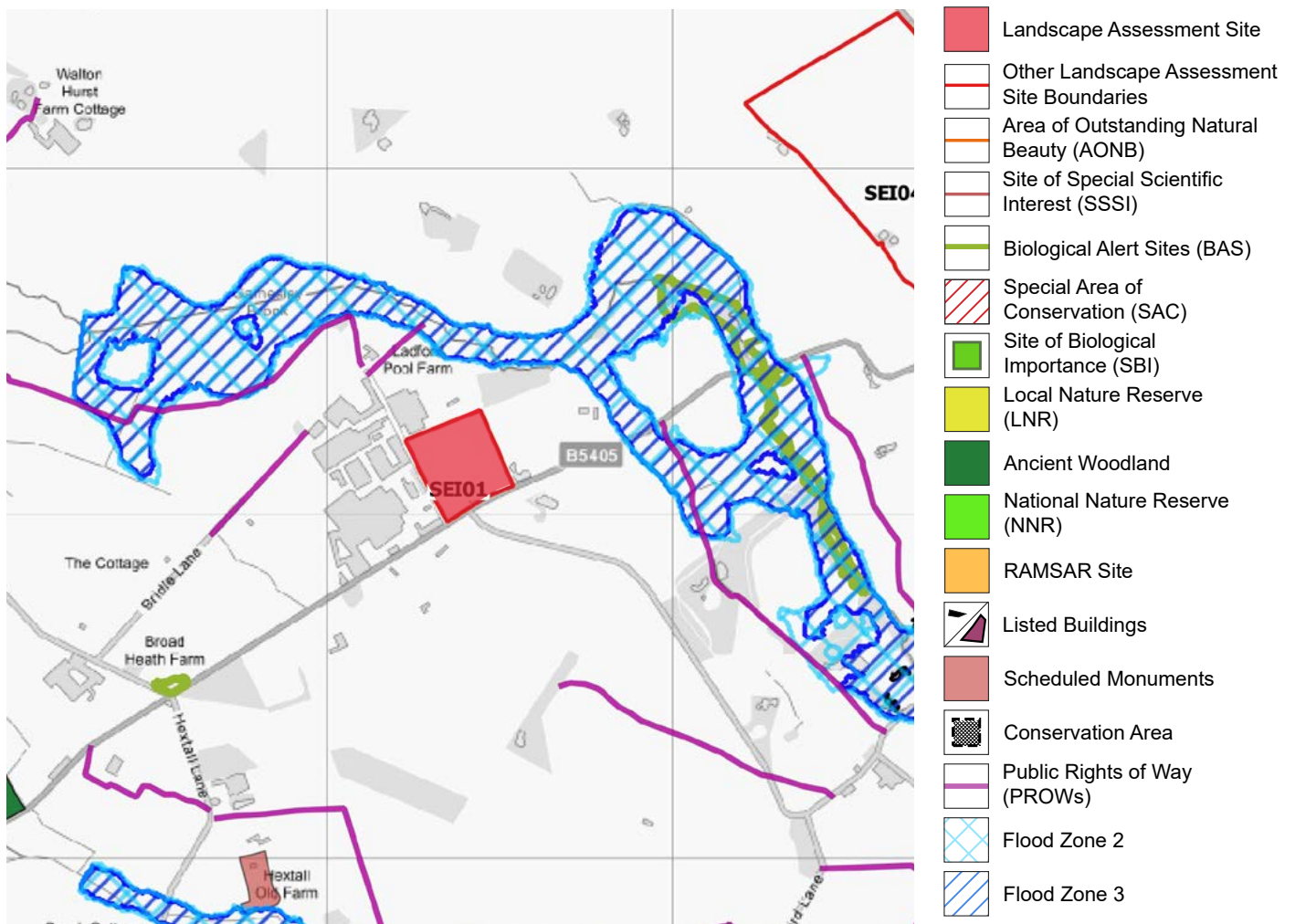
Medium field parcel located adjacent to Ladfordfields industrial site to north and west. Bounded by the B5405 to the south and existing farmland to the east. Bounded by hedgerows and extensive hedgerow trees. Pond and associated vegetation located along northern boundary. Small clump of tree planting located in north west corner of the site.

**Settlement: Ladfordfields**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium field parcel.
Landform					✓	Flat arable farmland.
Landcover		✓				Typical arable farmland however extensive mature hedgerow trees at boundary including oak. Pond and associated planting to the south. Clump of tree planting within the site.
Biodiversity					✓	No designations in close proximity.
Man-made Influences			✓			B5405 located along southern boundary and industrial/business units to north and west.
Scenic Quality and Character				✓		Mainly disturbed by employment to north and west. Views out to south beyond B5405.
Relationship with Existing Settlement Form		✓				No relationship with any existing settlement. Adjacent to industrial area.
Skylines and Settings			✓			Some perceived skyline to south.
Movement			✓			Bound by B5405 and industrial units to west.
Visibility, Key Views, Vistas			✓			Some key views south but these are largely disturbed by B5405.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No heritage features of note.
Relationship with Wider Landscape			✓			Some connection to south and to some extent east. This is disturbed by industrial units and B5405.
Landscape Value		✓				Arable field parcel with pond and significant hedgerow and tree planting.

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Main concern with this parcel is lack of relationship with existing residential areas and remote rural location. Difficult to mitigate these factors.

## Landscape Assessment Site SEI03

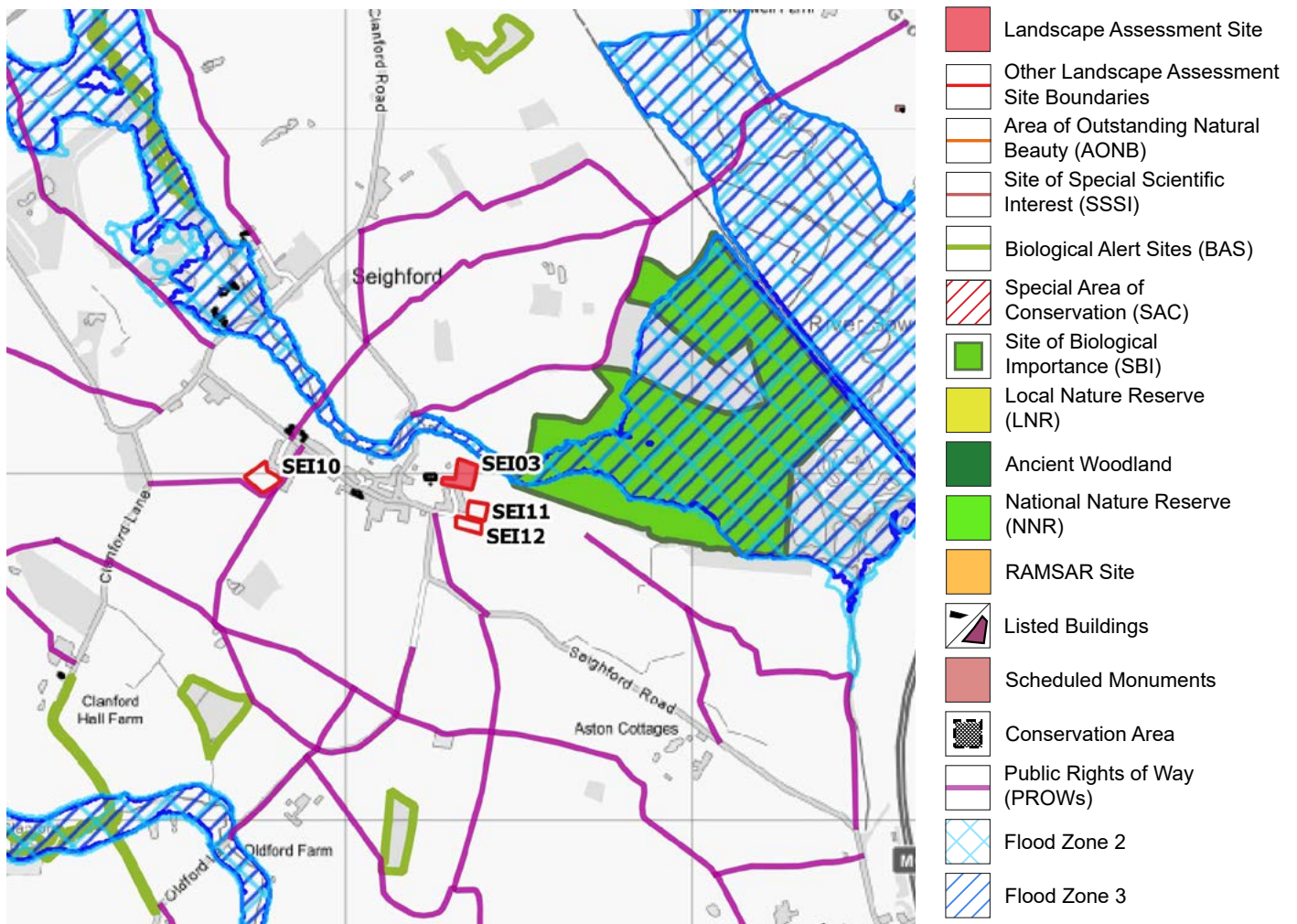
Parcel of land located to the north of properties off The Paddock and to the east of St Chad Church and Vicarage. Open to the northern boundary but quickly curtailed by mature vegetation. Existing vegetation along the eastern boundary and mature vegetation that forms the existing Vicarage boundary to the west.

**Settlement: Seighford**

**Designations: None**

**Landscape Character Area: Lies predominately in Ancient Clay Farmlands. Northern portion lies in River Meadowlands.**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium field parcel.
Landform			✓			Parcel is generally flat, land falls away to the north towards existing mature vegetation.
Landcover			✓			Typical pastoral field with some boundary vegetation.
Biodiversity					✓	No designations in close proximity.
Man-made Influences			✓			M6 audible from site. Existing influences from settlement edge including pylons and properties.
Scenic Quality and Character		✓				Some influence by existing settlement and pylons located within site. Eastern boundary provides most scenic character.
Relationship with Existing Settlement Form			✓			Bounded by property to the west and south and vegetation to the north forms enclosed parcel adjacent to existing settlement that does extend beyond current built development.
Skylines and Settings				✓		Limited views to skyline, predominantly to south east. Falls within Setting Area I within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			M6 audible from this location. Forms part of settlement edge albeit a small village.
Visibility, Key Views, Vistas				✓		Limited views due to existing properties and vegetation. Views out to east are most notable.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)			✓			Some limited views to St Chad Church due to intervening vegetation.
Relationship with Wider Landscape			✓			Weak connection due to surrounding existing properties.
Landscape Value			✓			Typical settlement edge farmland.

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Provide landscape buffer to north and east. Retain boundary vegetation where possible.

## Landscape Assessment Site SEI04

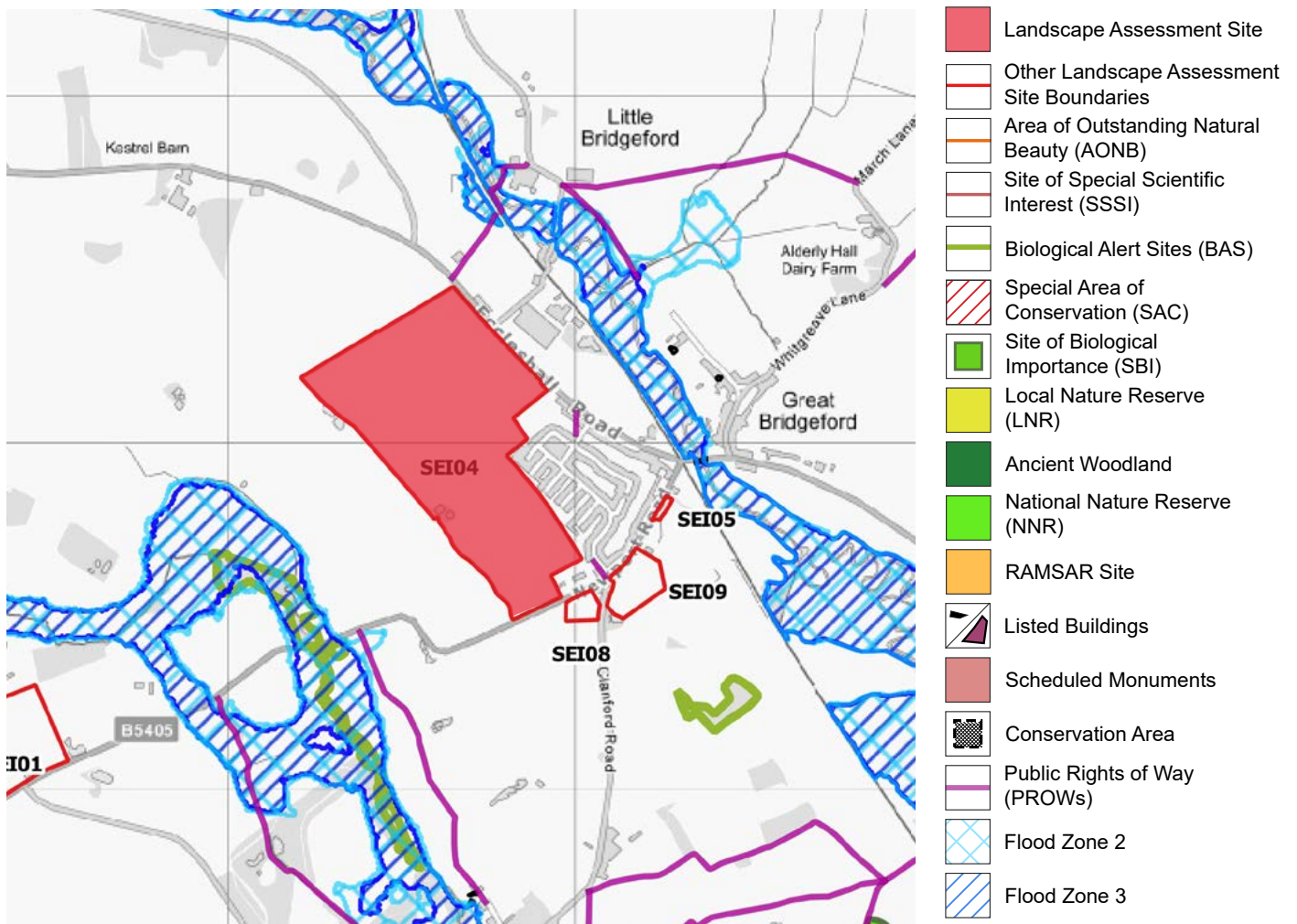
Four medium-large arable field parcels located to the west of Great Bridgeford. Bounded by Eccleshall Road (A5013) to the east and the B5405 to the south. Little Bridgeford lies to the north east. To the west of the site lies continued farmland.

**Settlement: Great Bridgeford**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale				✓		Medium to large arable field parcels.
Landform			✓			Land gently and consistently rises from the south and the east to the centre of the site before sloping back down towards the western boundary.
Landcover			✓			Mainly, typical arable fields with hedgerows and a significant number of hedgerow trees along most field boundaries. A larger clump of tree planting is located on the western boundary and a block of woodland is located beyond the north west boundary.
Biodiversity					✓	No designations in close proximity.
Man-made Influences			✓			Bounded by the B5405 to the south and A5013 to the east. Both busy roads. Settlement is located to the south east of the site.
Scenic Quality and Character		✓				Disrupted mainly by the B5405 and the A5013 the site has greater scenic quality to the west. Rail line noise can be heard from site.
Relationship with Existing Settlement Form		✓				The southern most parcel has the greatest connection to existing settlement located to the south east of the site. Northern and western parcels have limited relationship. Very large site in relation to the settlement.
Skylines and Settings		✓				Flatter topography does allow views of the skyline from many locations within the site. Predominately to the south, west and north. Falls partly within Setting Area I within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			Two busy roads located to the east and south - B5405 and A5013. Settlement located to south east. Noise from rail line.
Visibility, Key Views, Vistas		✓				Views out to wider landscape are possible from many locations within the site. Views to the south, west and north are of greatest quality. Feels part of wider countryside.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No heritage features in close proximity.
Relationship with Wider Landscape		✓				Views and extensive landscape to west and to some extent north and south does connect the site to the wider landscape. Little disruption from settlement edge.
Landscape Value			✓			Typical arable farmland with boundary vegetation of note.

### Overall Landscape Sensitivity of the Site:

**High/Medium**

### Mitigation:

This will be a large extension of Great Bridgeford and will need extensive green infrastructure. Views should be maintained to the west. Internal field boundaries and boundary vegetation should be retained. Landscape buffers to the west and north. Consideration as to potential coalescence with Little Bridgeford to the north. Field parcel to the south would be most appropriate for development but would be an extension of Great Bridgeford to the west.

## Landscape Assessment Site SEI05

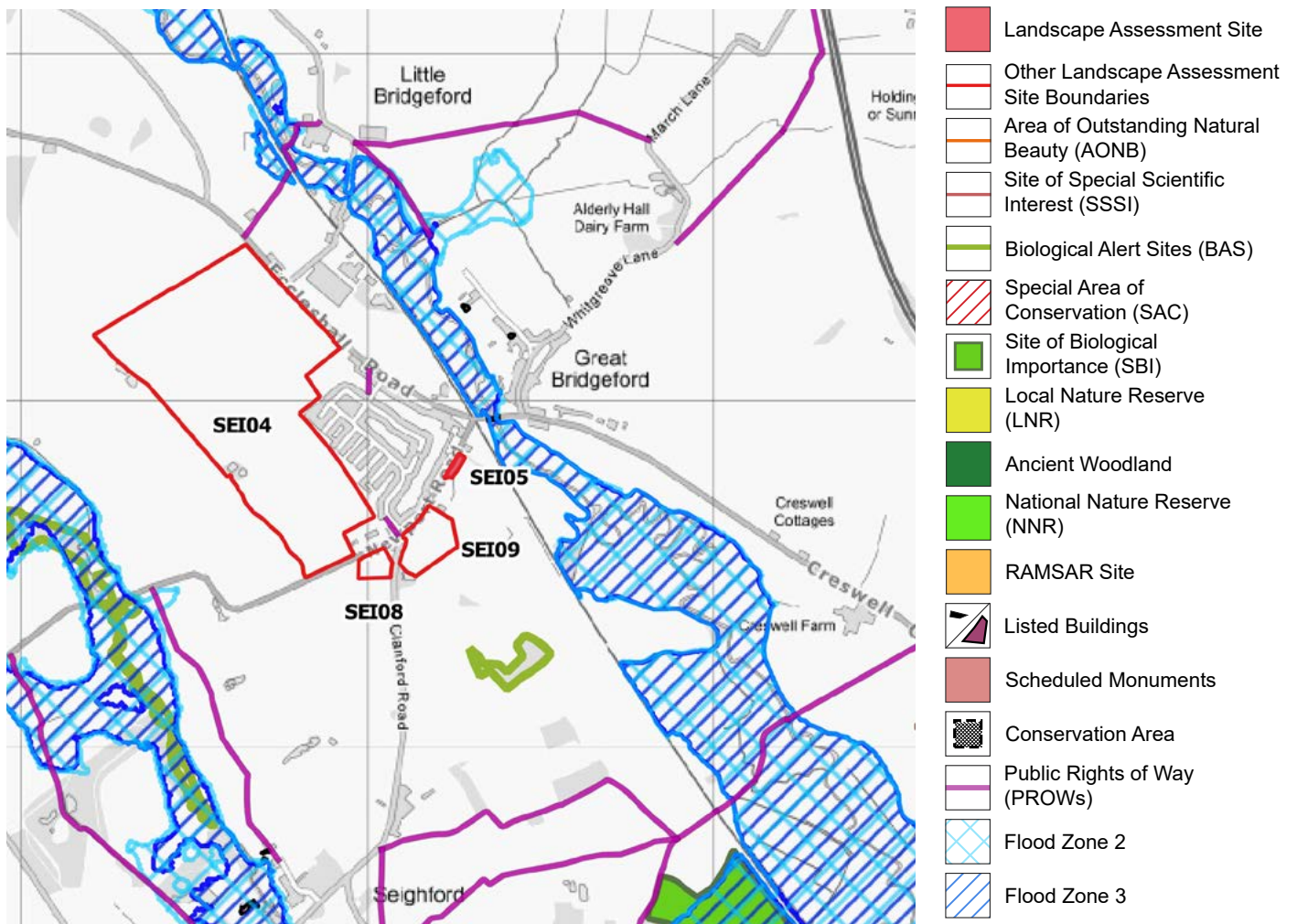
A small parcel of scrubland with dilapidated brick building located to the south east of the larger area of settlement within Great Bridgeford and to the south of the B5405. The Great Bridgeford Village hall lies to the south west and a small number of properties and the rail line to the north. To the west lies the settlement edge of Great Bridgeford and to the east lies farmland and the rail line.

**Settlement: Great Bridgeford**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**





Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale		✓				Small parcel of scrubland.
Landform			✓			Land falls rapidly from B5405 down into the site. Land continues to slope much more gradually to eastern boundary.
Landcover		✓				Scrubland with numerous large trees including ash, sycamore and horse chestnut. The western boundary adjacent to the B5405 is bounded by an outgrown mature hedgerow.
Biodiversity					✓	No designations within close proximity.
Man-made Influences				✓		Rail line is perceptible from the site as is the B5405 - which is a busy B road. Houses are located opposite the site to the west and to the north.
Scenic Quality and Character			✓			Some scenic qualities out to the west but these are disturbed by existing rail line. Vegetation makes a positive contribution to the area.
Relationship with Existing Settlement Form			✓			Located at settlement edge.
Skylines and Settings				✓		Skyline is only perceived to east but this is disturbed by rail line. Falls within Setting Area I within the Cannock Chase AONB Views and Setting Guide.
Movement				✓		Rail line and B5405.
Visibility, Key Views, Vistas			✓			Limited views due to housing and existing vegetation. Any views are to the east which are disrupted by rail line.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)				✓		Listed bridge to north east.
Relationship with Wider Landscape		✓				Influenced by rail line and existing settlement, but feels part of rural area.
Landscape Value			✓			Numerous mature trees and boundary vegetation however these are outgrown and not managed.

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Retention and careful thought into existing vegetation on site. Careful consideration into relationship with existing settlement and B5405 due to drop in topography. Landscape buffer to east to mitigate views of rail line.

## Landscape Assessment Site SEI08

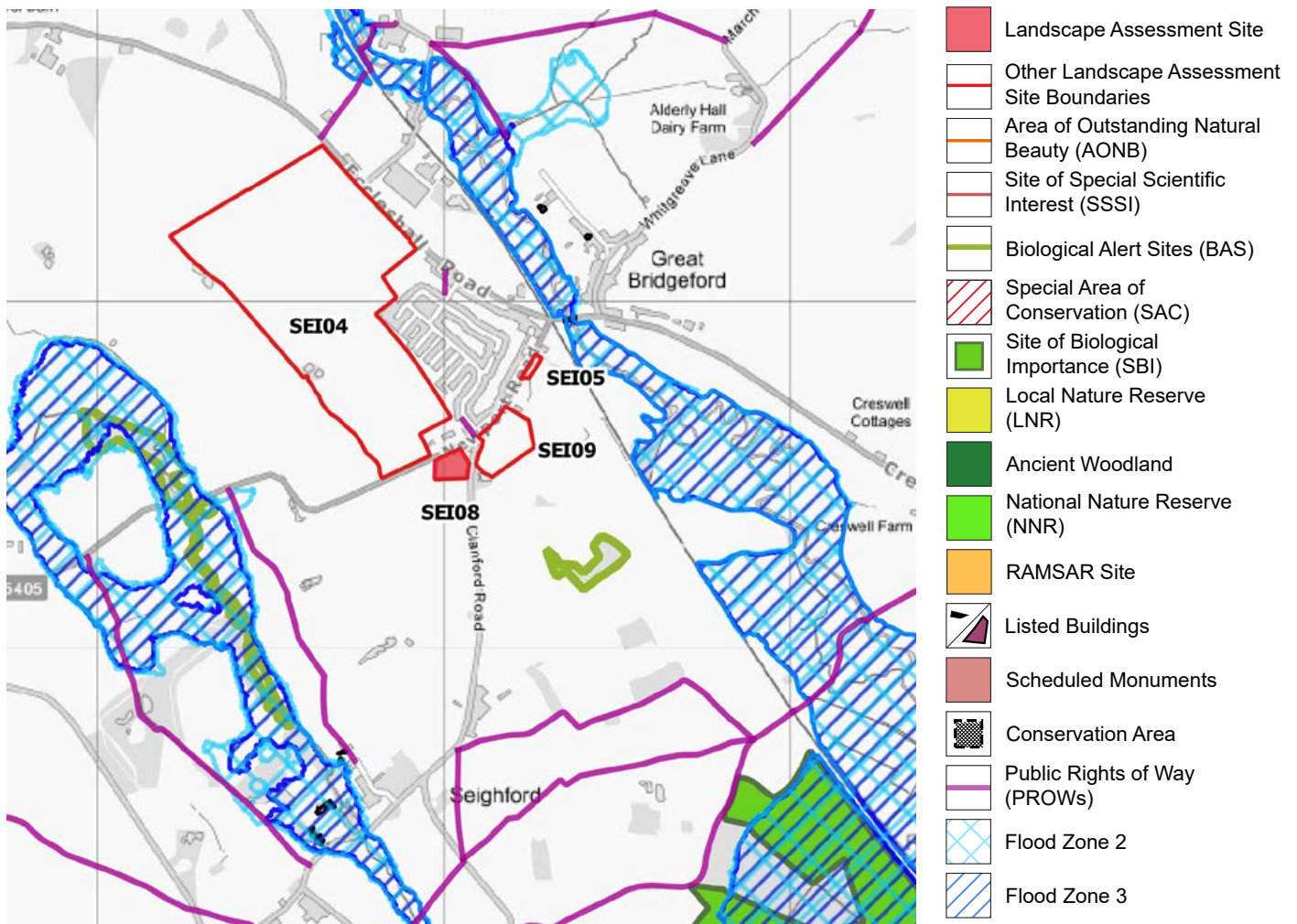
Part of a medium rectangular field parcel. Located on the south of the settlement edge of Great Bridgeford. Bounded by the B5405 and settlement to the north. To the east lies Clanford Road, to the west and north lies existing field parcels. The site is bounded by hedgerows on all but the southern boundary. There are mature hedgerow trees including oaks within these hedgerows.

**Settlement: Great Bridgeford**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Part of a medium field parcel.
Landform			✓			Land evenly rises to the south.
Landcover			✓			Typical pastoral farmland with boundary vegetation.
Biodiversity					✓	No designations within close proximity.
Man-made Influences		✓				B5405 located to north of site and very edge of settlement. Noise from rail line, but largely rural character.
Scenic Quality and Character		✓				Small lanes and surrounding landscape south of the site. Mainly disrupted by B5405.
Relationship with Existing Settlement Form		✓				Located at the very southern edge of the settlement. Adjacent to only a few properties that form this edge. Settlement is all located north of the B5405 unlike this parcel of land.
Skylines and Settings			✓			Topography minimises long distant views of skyline. Falls within Setting Area I within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			Some noise from rail line. Adjacent to B5405.
Visibility, Key Views, Vistas			✓			Some views out to surrounding landscape to south, south west and south east.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No heritage designation in close proximity.
Relationship with Wider Landscape		✓				Topography reduces potential wider connection with long distant landscape but there is a connection to immediate surrounding landscape to south, south east, south west.
Landscape Value			✓			Typical pastoral farmland with boundary vegetation.

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Extensive landscape buffer to south and west, maintain development to north alongside B5405. Careful consideration as to departure of existing settlement bound currently by B5405. Retention of boundary vegetation especially hedgerow trees.

## Landscape Assessment Site SEI09

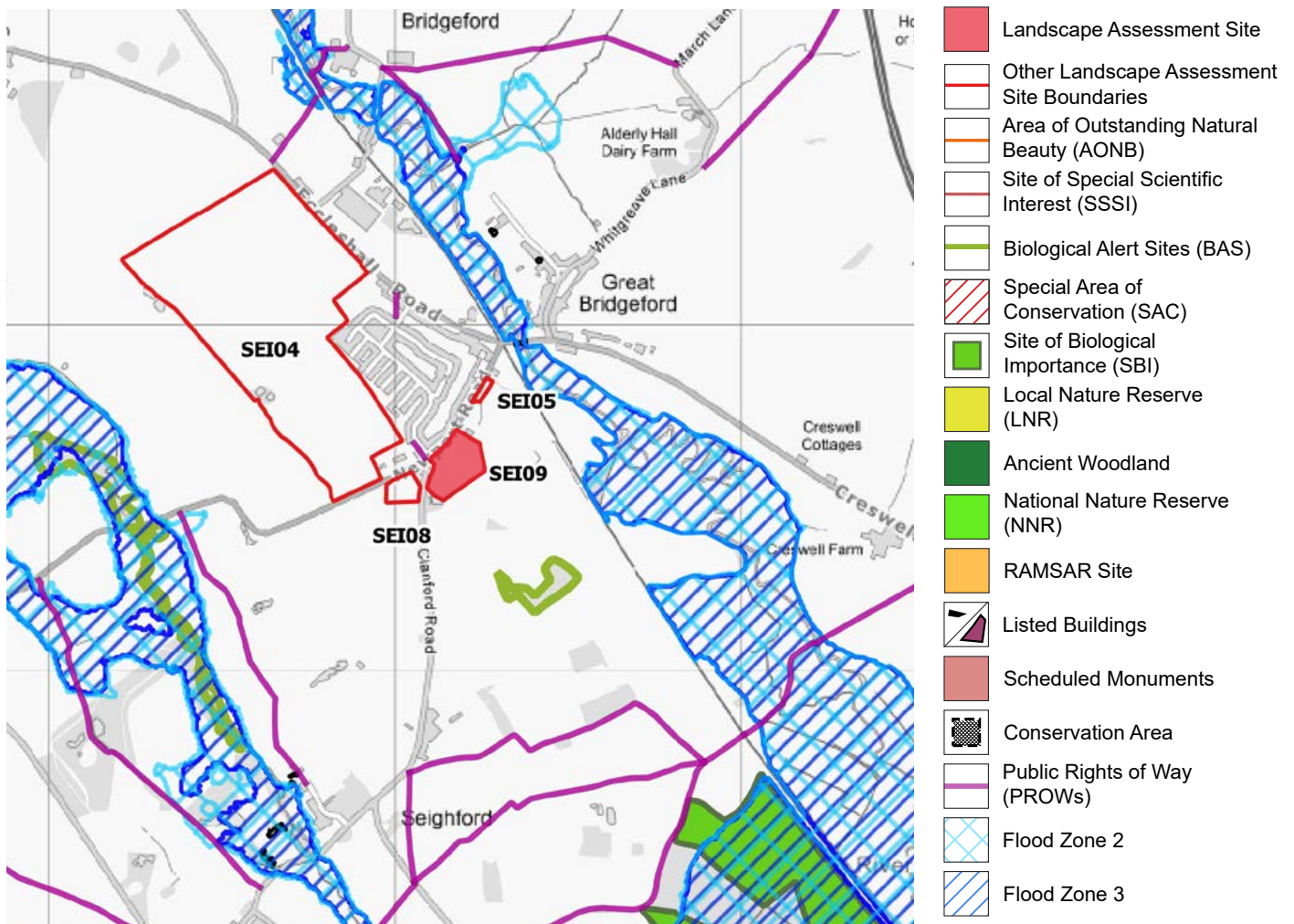
Part of a large pastoral field located to the south east of the main settlement of Great Bridgeford. Bounded by the B5405 to the north west and existing settlement. The eastern boundary is open to the remaining field parcel. To the north lies the Great Bridgeford Village Hall. The site is bounded by existing vegetation to the south west and north east. An existing hedgerow separates the site from the B5405.

**Settlement: Great Bridgeford**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Part of a medium-large field parcel. Small allotment located off south west boundary.
Landform			✓			Land gradually falls and rises again in the direction north west to south east.
Landcover				✓		Typical pastoral farmland with some boundary vegetation of note. Small allotment located on south west boundary adjacent to B5405.
Biodiversity					✓	No designations in close proximity.
Man-made Influences				✓		At the settlement edge and adjacent to the B5405. Pylons are located at the boundaries of the site and the rail line can be seen and heard from the site.
Scenic Quality and Character			✓			Some views out to the south/south east but these are disturbed by pylons, M6 and rail line.
Relationship with Existing Settlement Form			✓			Lies to south of existing settlement edge however settlement is largely bound by B5405 - this would be a departure from that.
Skylines and Settings				✓		Skyline is largely disturbed by pylons, M6 and rail line. Falls within Setting Area I within the Cannock Chase AONB Views and Setting Guide.
Movement				✓		Rail line and busy B5405 affect the site.
Visibility, Key Views, Vistas			✓			Some views out to the south and east but these are influenced by existing pylons, M6 and rail line.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No heritage feature in close proximity.
Relationship with Wider Landscape		✓				To the south and south east the site has a connection with the immediate landscape but this is not extensive due to the rail line and topography. Has a rural character.
Landscape Value			✓			Typical farmland with some boundary vegetation.

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Landscape buffer to south/south east. Retention of boundary vegetation where possible. Consideration to the development of built form on this side of the B5405 due to current settlement bound by the road. Relocation of allotment land to within the development.

## Landscape Assessment Site SEI10

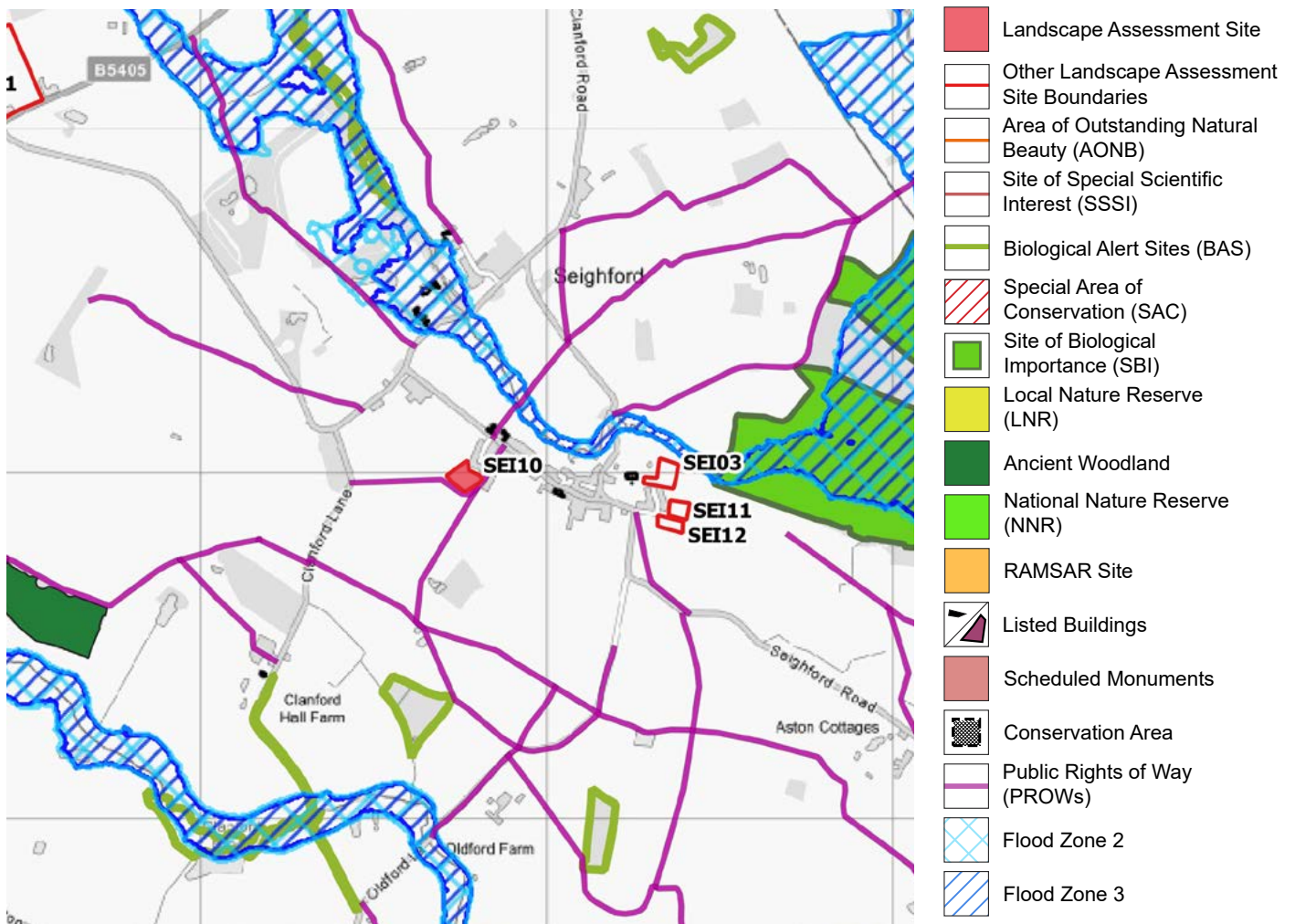
Small field parcel and part of a larger field located off Smithy Lane to the west of Seighford. Field is bounded to the south by existing hedgerow and large oak tree. A footpath runs adjacent to the southern boundary. Existing housing bounds the northern and eastern boundaries and the western boundary is open to existing fields.

**Settlement: Seighford**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale		✓				Small field parcel and part of a larger parcel.
Landform				✓		Generally flat with a very slight rise to the south.
Landcover			✓			Typical pastoral land bounded by hedgerow and hedgerow trees to south.
Biodiversity					✓	No designations within close proximity.
Man-made Influences			✓			Enclosed by settlement to north, east and to some extent west.
Scenic Quality and Character			✓			Some scenic quality but influenced by settlement edge.
Relationship with Existing Settlement Form			✓			Located and enclosed by settlement on two boundaries. Settlement to west extends out to southern boundary of site, albeit an existing field parcel lies between these properties and the site.
Skylines and Settings			✓			Limited role due to topography and existing settlement. Views out to south. Falls within Setting Area H within the Cannock Chase AONB Views and Setting Guide.
Movement		✓				Fairly tranquil. Disturbance from existing settlement.
Visibility, Key Views, Vistas			✓			Some views out from the southern boundary.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No heritage features in close proximity.
Relationship with Wider Landscape		✓				Some connection in particular along southern boundary but largely influenced by existing settlement.
Landscape Value			✓			Typical farmland with some boundary vegetation.

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Southern boundary vegetation should be retained and enhance with additional landscaping. Some mitigation along the western boundary would also be prudent.

# Landscape Assessment Site SEI11

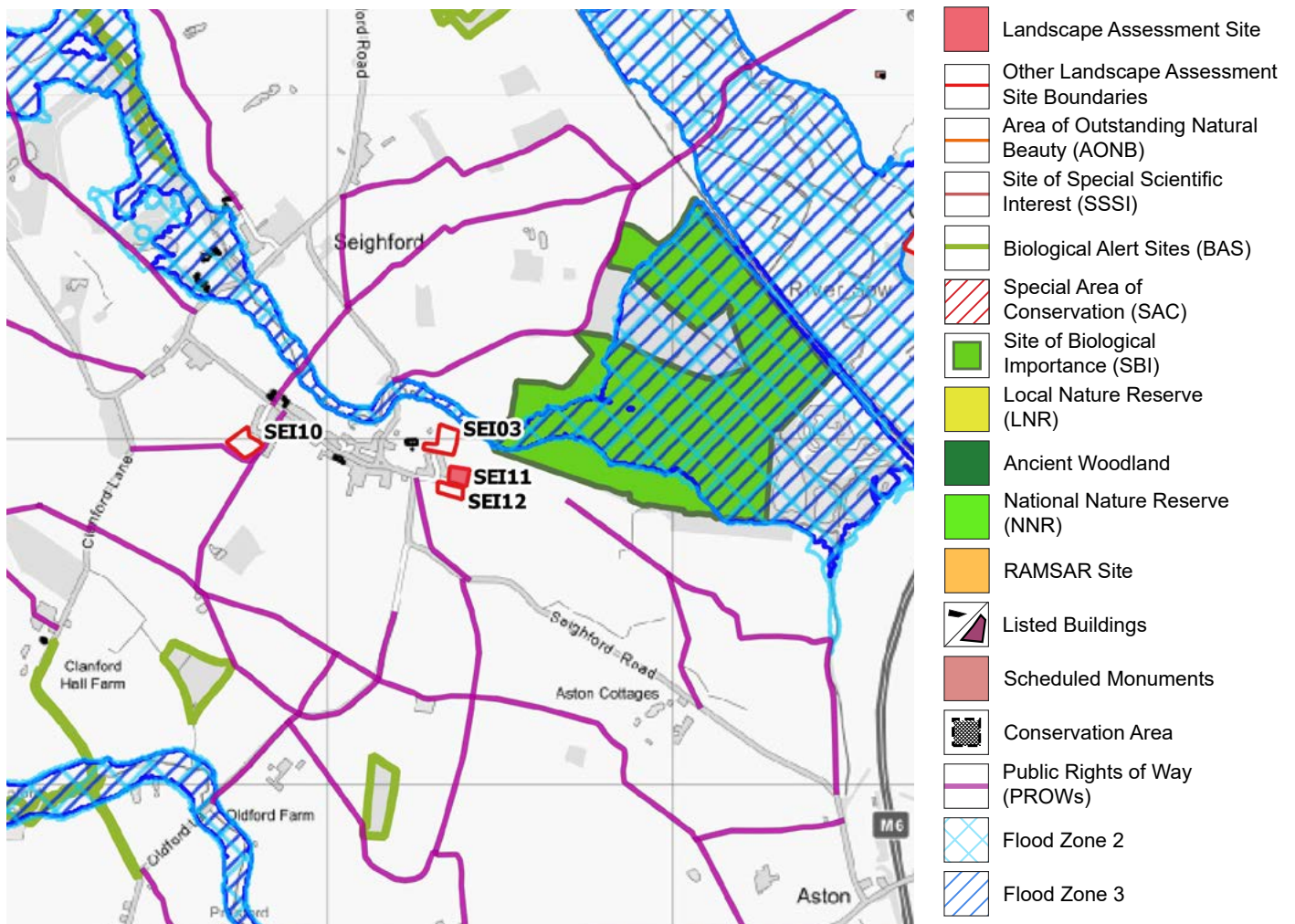
Parcel of land that forms part of a medium field parcel to the east of Seighford.

**Settlement: Seighford**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**





Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Part of a typical regular medium size field parcel.
Landform			✓			Land within the site is generally flat but falls away to the north.
Landcover			✓			Typical pastoral farmland with limited boundary vegetation.
Biodiversity				✓		Ecological site to north east.
Man-made Influences			✓			Adjacent to settlement edge of Seighford. M6 is audible and visible from the site.
Scenic Quality and Character			✓			Some scenic quality adjacent to relatively small, quiet village. M6 is noticeable.
Relationship with Existing Settlement Form		✓				Located at very eastern point of settlement edge. Site does not have direct connection with existing properties other than back gardens.
Skylines and Settings			✓			No extensive views to skyline but views out to the east and south are of note. Falls within Setting Area H within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			No main infrastructure routes located in close proximity but M6 is audible and visible from site.
Visibility, Key Views, Vistas			✓			Some views out to the surrounding countryside to the south and east and to some extent west.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)			✓			Views are limited towards St Chad Church due to existing properties.
Relationship with Wider Landscape		✓				Strong connection to surrounding landscape.
Landscape Value				✓		Typical pastoral land with some boundary vegetation to south and west.

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Retain landscape boundary features. Maintain views to the south and east. Screen views of M6 to north/north west. Consider how site will tie into existing settlement edge.

# Landscape Assessment Site SEI12

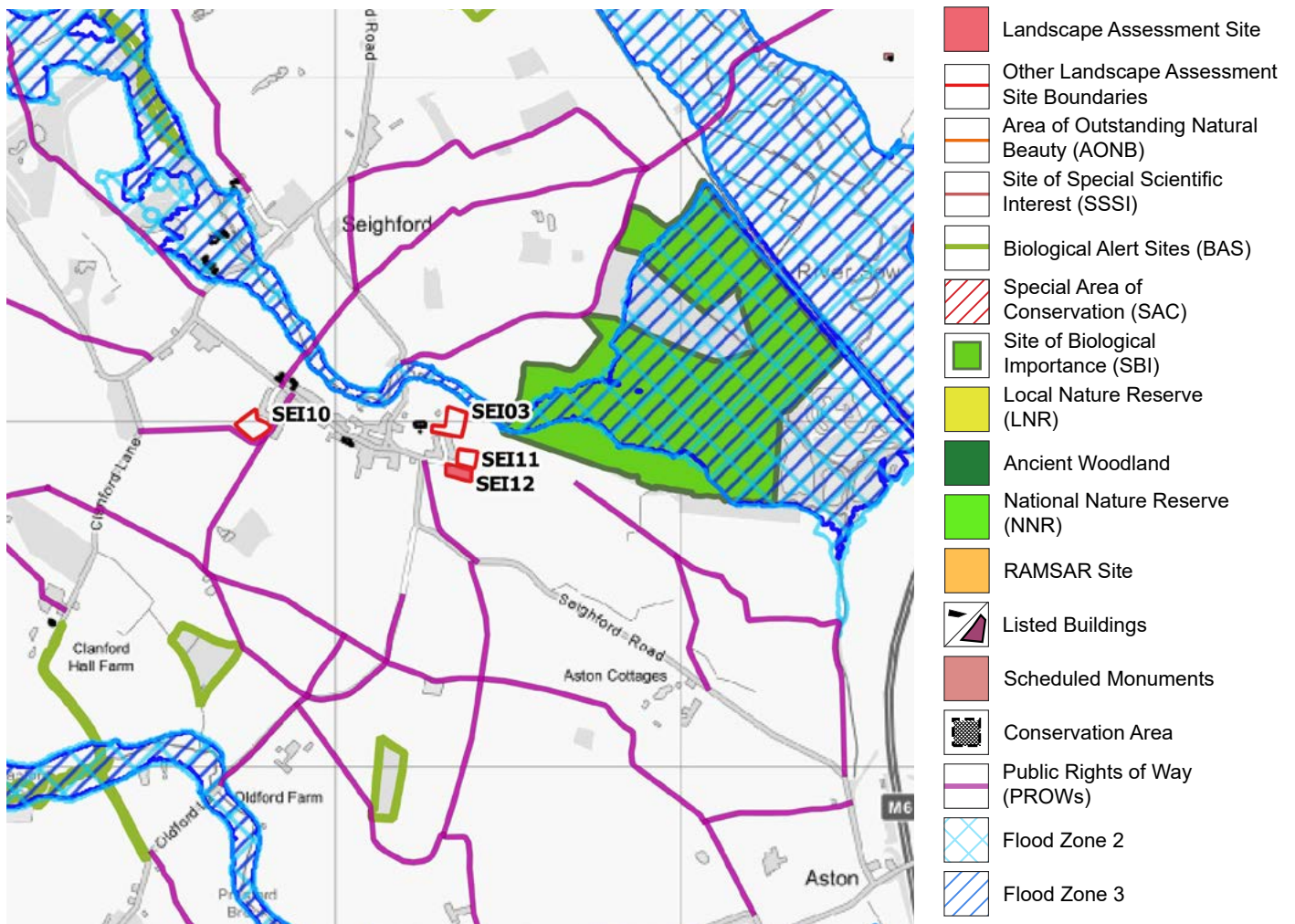
Part of a medium field parcel located off The Paddock at the eastern most point of Seighford Settlement.

**Settlement: Seighford**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Small part of a medium field parcel.
Landform				✓		Flat field parcel.
Landcover				✓		Typical pastoral field bounded by hedgerows. Limited vegetation as most boundaries are open to the remaining field parcel.
Biodiversity					✓	No designations in close proximity.
Man-made Influences			✓			M6 noise from east. On settlement edge of Seighford, but not well related to settlement form.
Scenic Quality and Character			✓			Some scenic quality, located adjacent to small village and surrounding landscape to south east and some extent north.
Relationship with Existing Settlement Form			✓			Located at eastern edge of Seighford, properties do not lie directly adjacent to site but are in close proximity.
Skylines and Settings			✓			Topography does not allow extensive views of the skyline. Views to east and south are of note. Falls within Setting Area H within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			M6 is perceptible from this location.
Visibility, Key Views, Vistas		✓				Views out to wider countryside from most locations within the site.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)				✓		At Chad church located in close proximity but intervening property screen most views.
Relationship with Wider Landscape		✓				Good connection with wider landscape. Surrounded by surrounding landscape to north, south and east.
Landscape Value			✓			Typical farmland with limited boundary vegetation.

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Maintain views out to east. Provide landscape buffer along eastern boundary. Retain boundary vegetation.

## Landscape Assessment Site SEI14

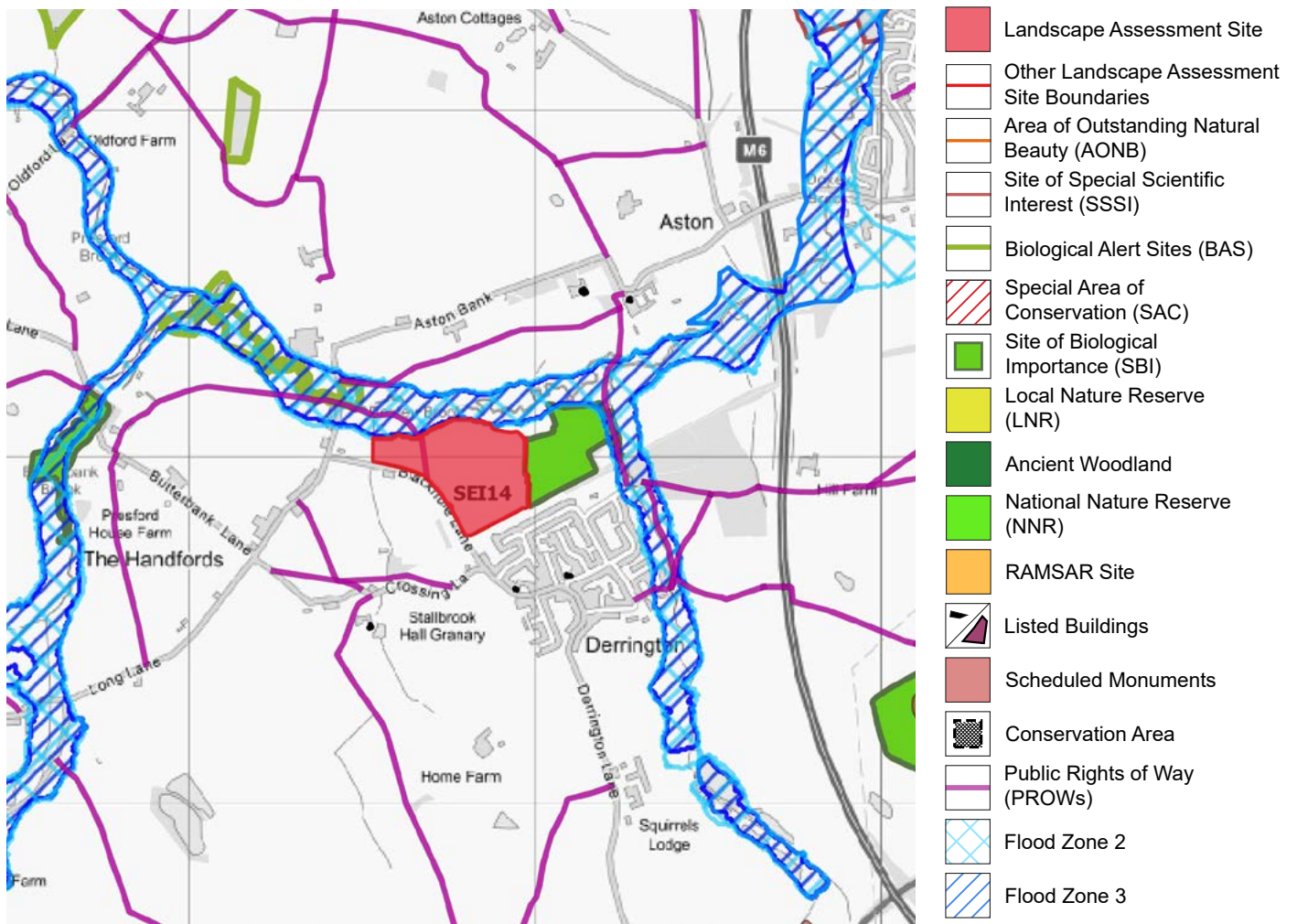
One larger and one smaller irregular field parcels currently used for growing blueberries. Located to the north west of Derrington. To the south the site is bound by existing settlement, to the west lies Blackhole Lane. To the north the site is surrounded by farmland and to the east lies an ecological designation and Derrington Millennium Green.

**Settlement: Derrington**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Varying sized field parcels, medium small adjacent to medium large.
Landform			✓			Land is generally even but rises to the central eastern portion of the site to form a highpoint within the landscape.
Landcover			✓			Typical arable farmland, currently used for fruit growing. Large mature trees at boundaries and hedgerows.
Biodiversity		✓				Ecological site adjacent at the eastern boundary.
Man-made Influences		✓				Adjacent to existing settlement of Derrington in part with associated road network. M6 is audible from site. Pylons run through the eastern part of site.
Scenic Quality and Character			✓			Some scenic quality most notable along northern boundary.
Relationship with Existing Settlement Form		✓				Some relationship with existing settlement to south east. Properties along Long Lane also enclose the site from the west. Derrington does not currently extend north into this landscape. The site is disconnected to settlement by a rail line cutting that is now a walking route.
Skylines and Settings		✓				Highpoint does impact skyline views to the east. Views from the north towards the site will be impacted as a result of development along skyline, extending Derrington in this direction. Falls within Setting Area H within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			Typical movement from village. M6 is audible. A footpath runs down the centre of the site in a north-south direction.
Visibility, Key Views, Vistas			✓			Some views out to the north but largely curtailed by topography and existing vegetation. No long distant views.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No heritage features in close proximity.
Relationship with Wider Landscape		✓				View particularly to the north. Existing vegetation limits long distant views east.
Landscape Value			✓			Typical arable land with mature trees and boundary vegetation of note.

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Consider appropriateness of development north of current settlement edge of Derrington. Retain boundary vegetation especially mature trees. Provide landscape buffer to north. Consider impact on skyline.

# Landscape Assessment Site SRUR01

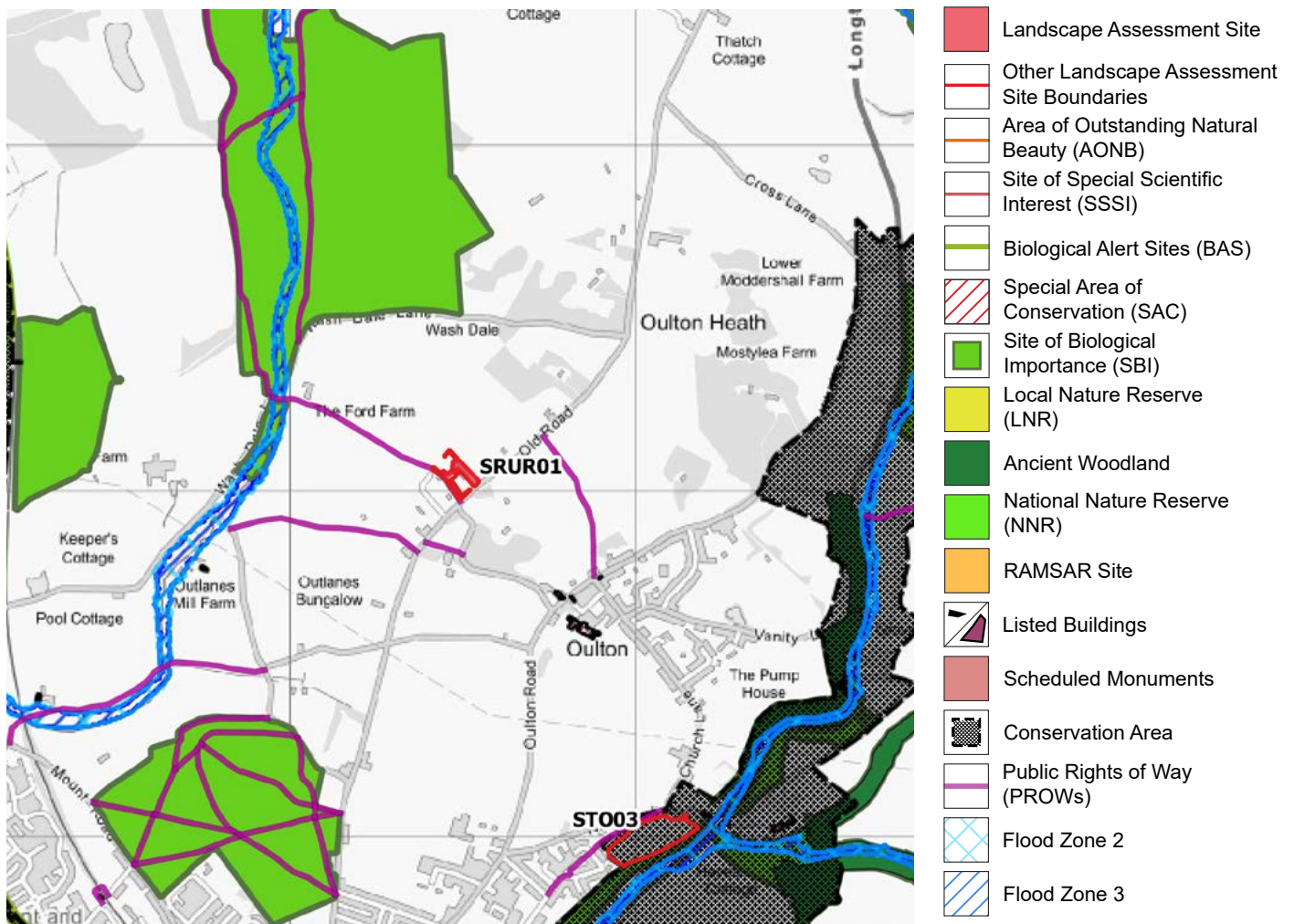
'H' shaped site of dog agility school located off Old Road, Oulton. Site contains a dwelling, outbuildings and facilities associated with the dog agility school. To the east and west are properties off Old Road, to the south is Oulton House and to the north agricultural land. A Public Right of Way runs along the western edge of the site.

**Settlement: Oulton**

**Designations: None**

**Landscape Character Area: Sandstone Hills and Heaths**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Developed site.
Landform			✓			Site slopes up to the north.
Landcover					✓	Developed site with existing buildings and facilities.
Biodiversity					✓	Nearest designated site is the Site of Biological importance at Downs Bank approximately 400m away.
Man-made Influences					✓	Developed site with adjacent residential properties.
Scenic Quality and Character					✓	Developed site enclosed by hedges.
Relationship with Existing Settlement Form				✓		The site is in line with existing properties along Old Road.
Skylines and Settings					✓	Small site with limited effects on skylines and settings.
Movement			✓			Though Old Road is a relatively quiet route there is movement present due to the site's location amongst existing dwellings.
Visibility, Key Views, Vistas				✓		Existing buildings along Old Road are visible from adjacent agricultural land but the extent of visibility is generally limited. Views are available from the Public Right of Way which crosses the site.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	Nearest listed buildings at Oulton and Outlanes Mill Farm.
Relationship with Wider Landscape					✓	Enclosing hedges restrict relationship with the wider landscape.
Landscape Value				✓		

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

#### Mitigation:

Retain existing hedges and ensure an attractive frontage to Old Road is maintained / created. Limit the density of development so not to appear out of character with low density development along Old Road. Limited scope for development of any scale above a very small number of dwellings.

## Landscape Assessment Site SRUR02

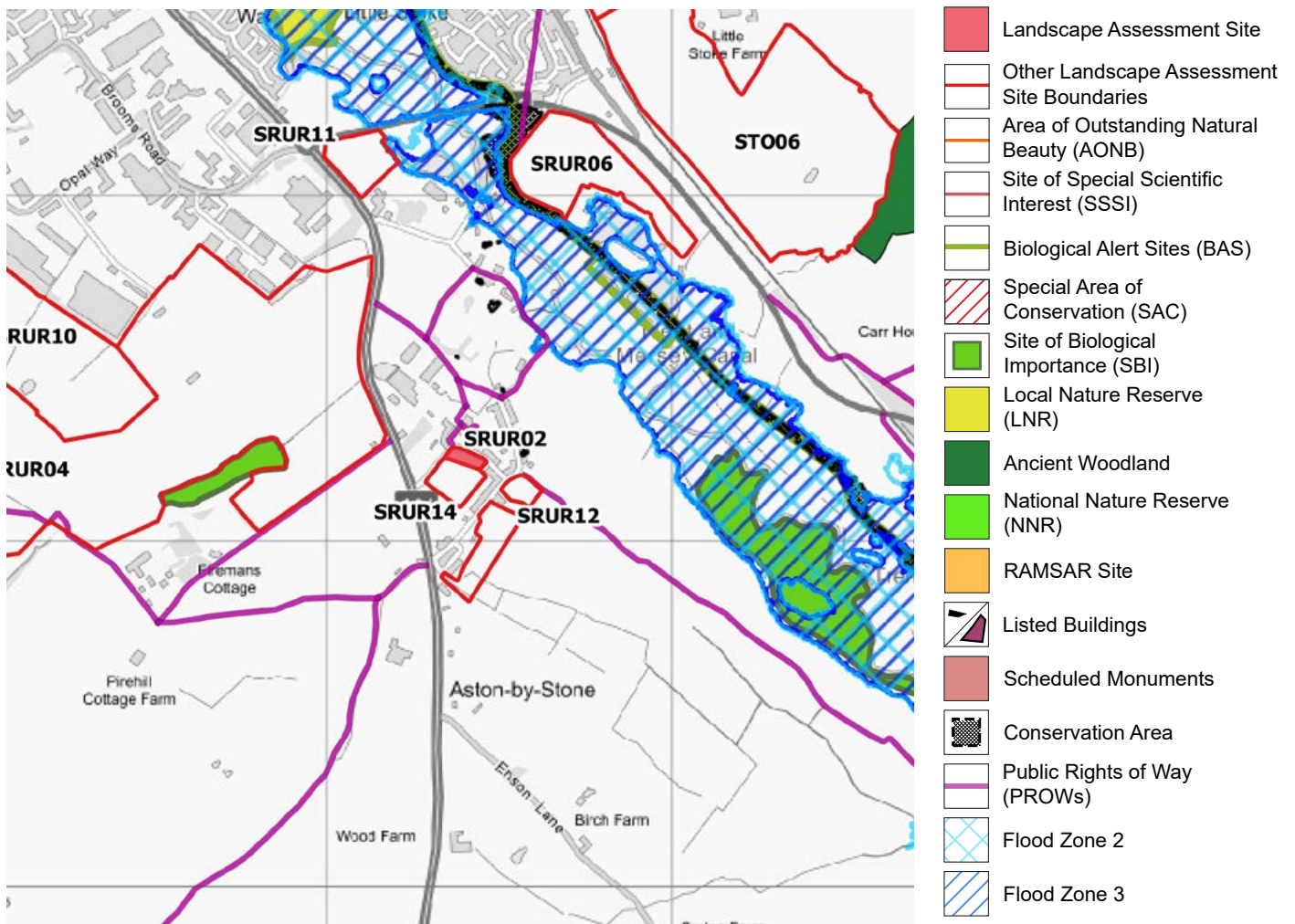
Small rectangular site located to the south of Bowers Lane, Aston by Stone. Properties off Bowers Lane are located to the east and properties off Aston Lane to the west. Also forms part of site SRUR14.

**Settlement: Aston-by-Stone**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			The site forms part of a small/medium scale field.
Landform					✓	Relatively flat site.
Landcover				✓		Agricultural land with boundary hedgerows.
Biodiversity					✓	No nearby designated sites.
Man-made Influences				✓		Located adjacent to two roads with existing development on three sides.
Scenic Quality and Character			✓			The site does have a pleasant village location but also detracting factors such as adjacent roads and development.
Relationship with Existing Settlement Form					✓	Visible existing development on three sides of the site. Development of the site would reflect development to the east of Bowers Lane.
Skylines and Settings				✓		Flat, low lying site with limited effects on skylines and settings.
Movement				✓		Noise from the adjacent A34.
Visibility, Key Views, Vistas				✓		Views available from adjacent properties but generally the visibility of the site is limited.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	Nearest listed building is located on Aston Lane and is separated from the site by existing development.
Relationship with Wider Landscape			✓			Some views to wider landscape but generally a relatively limited influence felt.
Landscape Value				✓		

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

#### Mitigation:

Retain tall boundary hedges and create an attractive frontage to Bowers Lane.

## Landscape Assessment Site SRUR03

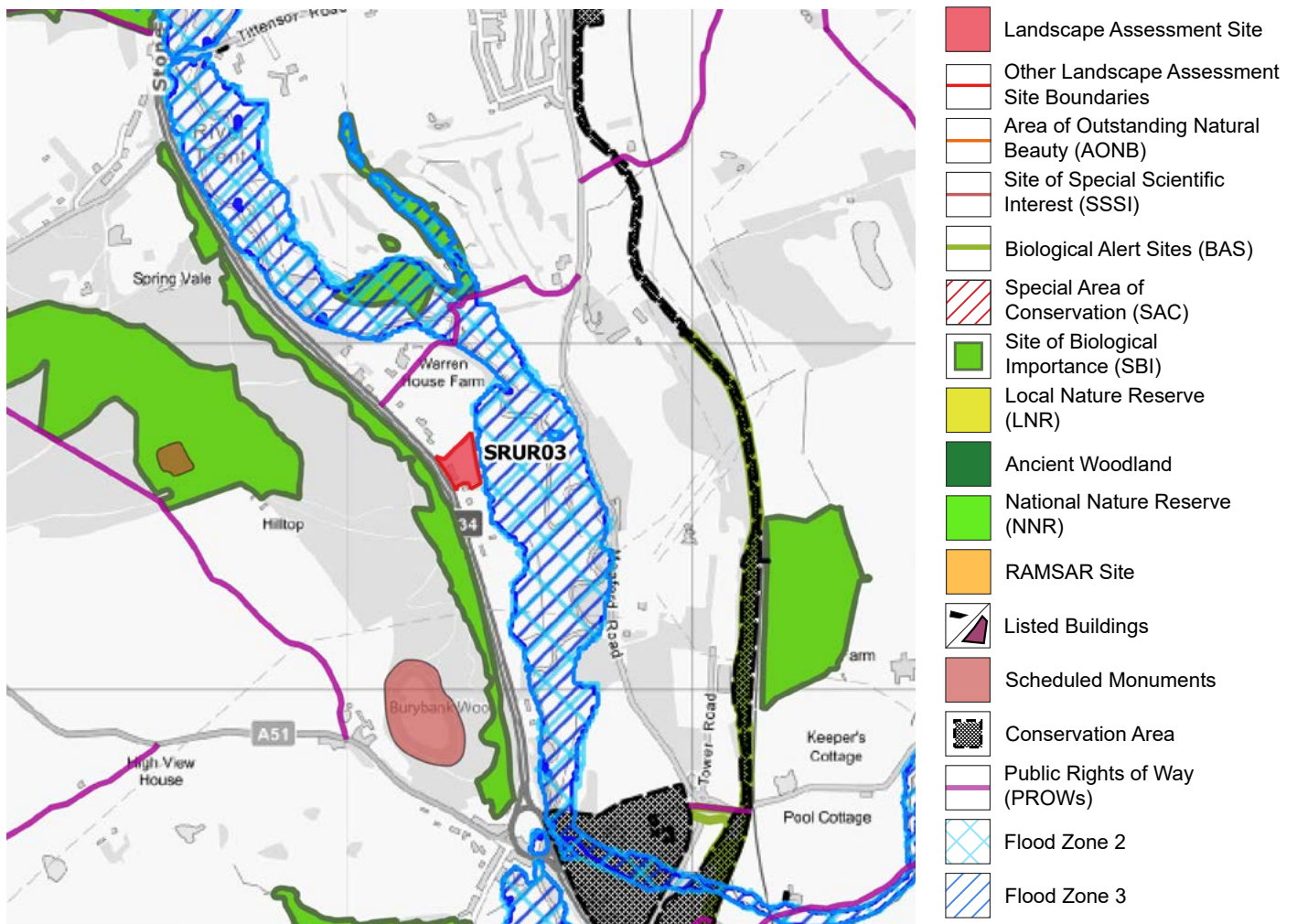
Stone Van Hire site located to the east of the A34 between Meaford and Tittensor. Properties off the A34 are located to the north and south and a belt of existing trees adjoins the site to the east. Further east beyond agricultural land is located the River Trent. The site is currently used as a vehicle hire business with buildings, hardscaping and vehicles present.

**Settlement: Between Meaford and Tittensor**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Developed site.
Landform				✓		Relatively gentle slope to the east towards the River Trent.
Landcover					✓	Developed site used for vehicle hire business.
Biodiversity		✓				A Site of Biological Importance is located to the west at Tittensor Chase beyond the A34.
Man-made Influences					✓	Developed site situated adjacent to the A34.
Scenic Quality and Character					✓	Developed site with buildings present and vehicles stored on site.
Relationship with Existing Settlement Form				✓		Sits between existing residential development off the A34.
Skylines and Settings					✓	Low lying site located between existing development.
Movement					✓	Adjacent to the A34.
Visibility, Key Views, Vistas				✓		Limited nearby visual receptors, generally enclosed by development and vegetation.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)				✓		Two scheduled monuments; 'Hillfort at Bury Bank' and 'Saxon's Lowe' are located within Tittensor Chase to the south and east, these features are surrounded by well treed areas.
Relationship with Wider Landscape				✓		Views to rising land on the eastern side of the River Trent valley are available above the tree belt which encloses the site though the site feels more connected to adjacent development and the A34.
Landscape Value					✓	

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

#### Mitigation:

Establish a positive frontage to the A34 and ensure the development layout does not adversely affect the existing trees to the east of the site. Overall, there is an opportunity to improve on the existing situation by replacing the industrial buildings and vehicle storage area with a high quality housing development.

## Landscape Assessment Site SRUR04

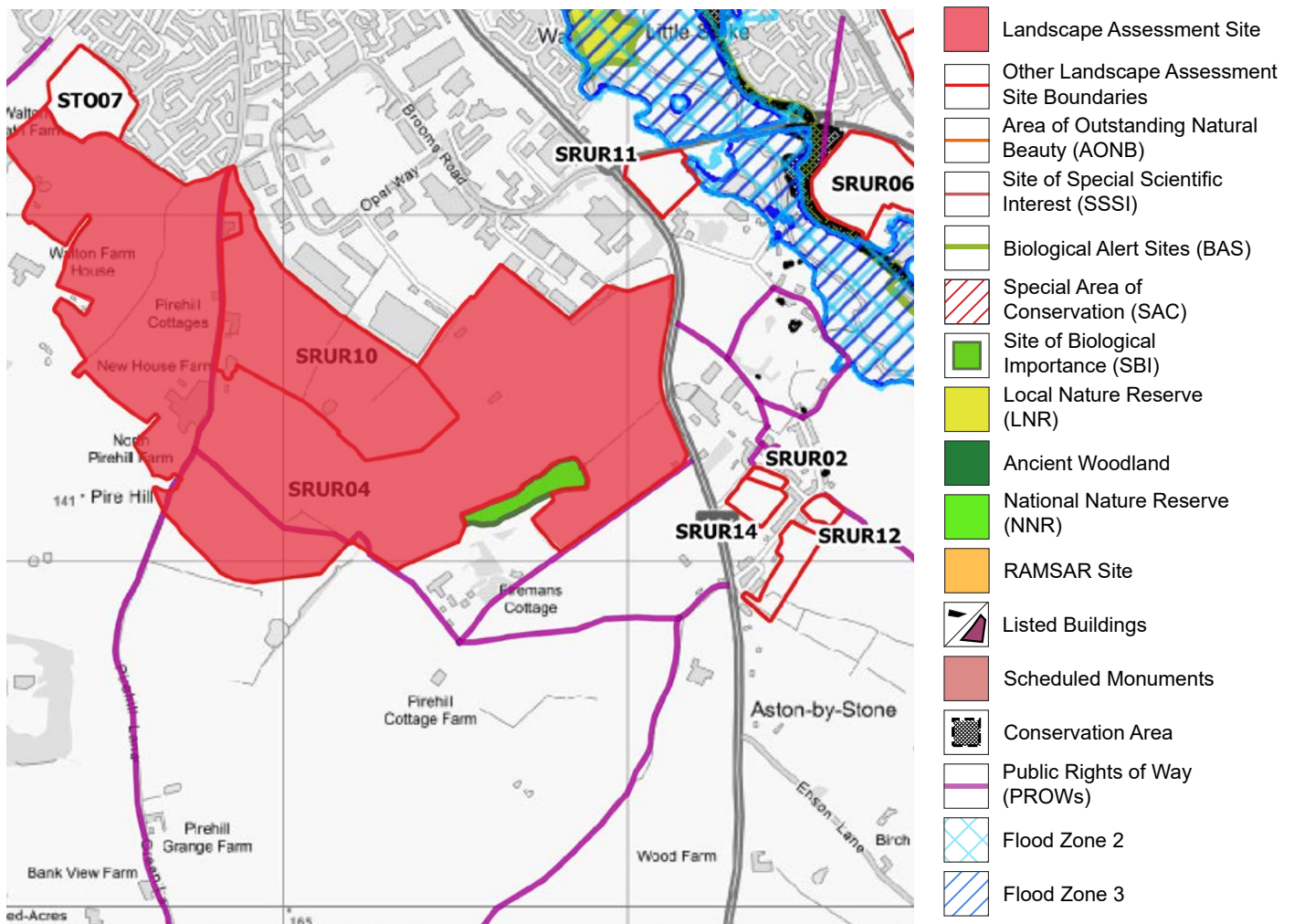
Very large site formed by agricultural land on the south western edge of Stone. To the south east the site adjoins industrial development on the edge of the settlement and the north east a residential area. Pirehill Lane runs through the site and a further Public Right of Way connects Pirehill Lane to the A34 to the east of the site. Part of the land in the east of the site also forms site SRUR10.

**Settlement: Stone**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale				✓		Generally medium to large scale fields.
Landform			✓			Relatively gentle, rolling landform.
Landcover				✓		Largely in agricultural pasture and arable use, field boundaries are generally formed by hedgerows with established trees also present and some outgrown tall hedgerows.
Biodiversity		✓				A Site of Biological Importance (SBI) adjoins the site to the south east.
Man-made Influences			✓			Scattered houses and farm buildings are visible along Pirehill Lane and there are views of industrial sheds on the edge of stone, though their influence diminishes further south. In the north east of the site there are views of the adjacent residential edge and of a wind turbine to the west of the site. Extensive lit parking area to the south.
Scenic Quality and Character			✓			Exhibits scenic characteristics such as rolling landform, trees and wide views from some locations within the site. Though also less scenic qualities such as views of industrial buildings and the residential edge and the intensive agricultural nature of the fields.
Relationship with Existing Settlement Form			✓			Some areas of the site feel connection to the existing settlement particularly in the north east which lies adjacent to a residential area. The east of the site has some connection through intervisibility with the adjacent industrial area though this diminishes further away from the settlement edge. Very large site with variation across it.
Skylines and Settings		✓				The more exposed nature in some areas could form views on skylines. The site forms the setting to the south west of the settlement. Opportunities to enhance gateway to the town.
Movement			✓			The M6 and A34 are audible from the site.
Visibility, Key Views, Vistas		✓				The south and west of site in particular shares intervisibility with the wider landscape, though all parts connect. Distant views from Uttoxeter Road.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)			✓			Nearest designated features are listed buildings located to the east of the A34.
Relationship with Wider Landscape		✓				Further south and west within the site views are available to rolling landscape to the north with much of the existing settlement obscured by landform.
Landscape Value			✓			Generally medium though areas to the south and west further from development may be considered high/medium.

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Restrict development as far as possible to the north east and east adjacent to the existing settlement and establish a strong landscape buffer to the west and south. Ensure consideration is given to the listed buildings to the east of the A34. Retain existing vegetation by incorporating the existing field pattern into any development layout and retain the existing Public Rights of Way within the site.

# Landscape Assessment Site SRUR06

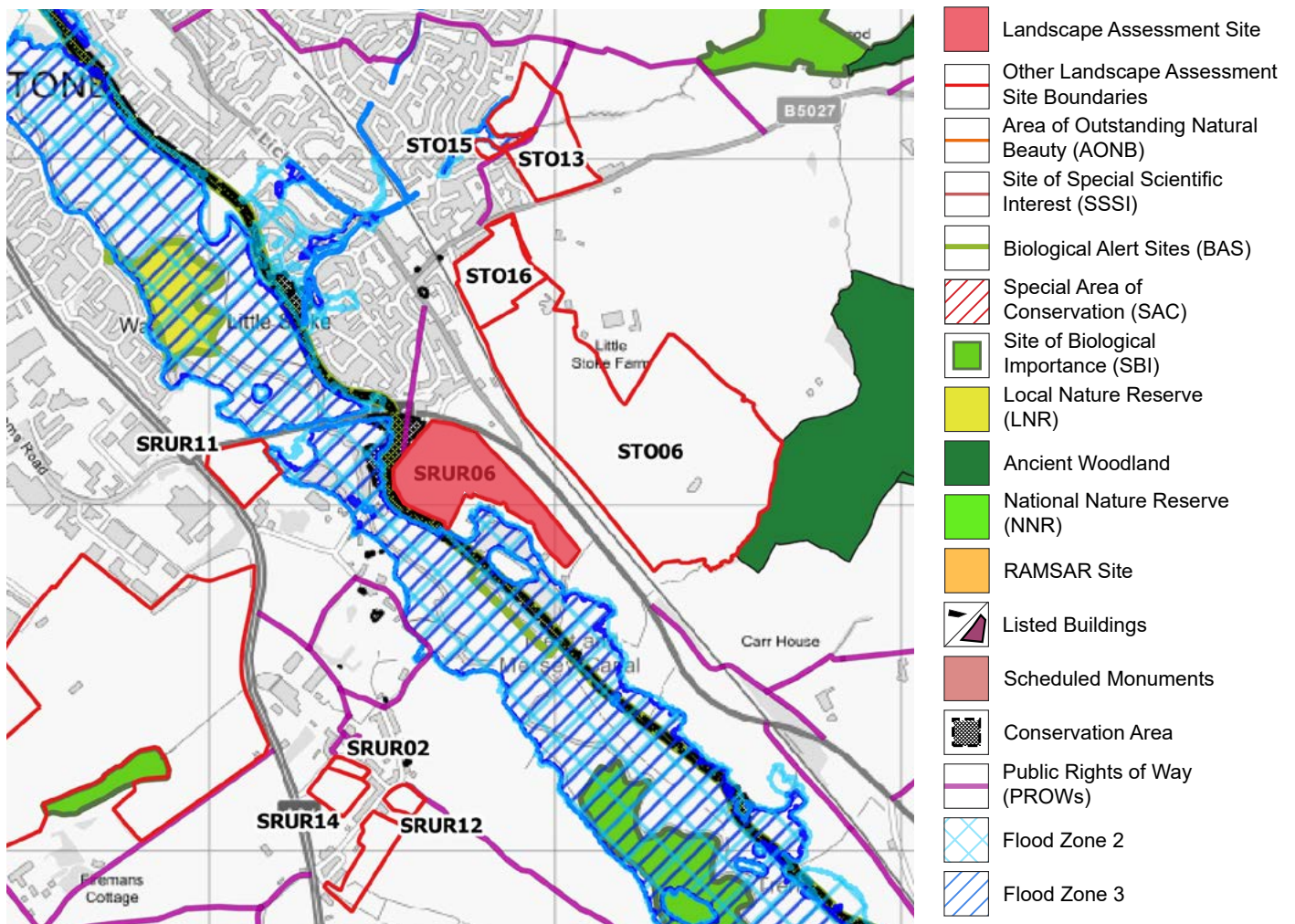
The site forms part of Aston Marina's grounds and is located between the A51 to the north and the Trent and Mersey Canal to the south. Aston Bridge Lane runs adjacent to the east with the Marina located to the west.

**Settlement: Stone**

**Designations: None**

**Landscape Character Area: River Meadowlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale				✓		The site is formed by medium to large scale land parcels with a single dividing hedgerow.
Landform					✓	Relatively flat site.
Landcover					✓	The site is formed by grassed fields with relatively limited vegetation.
Biodiversity		✓				A biodiversity alert site is located adjacent to the south of the site along the Trent Mersey canal.
Man-made Influences			✓			Buildings at the Marina to the east of the site are visible. Existing properties on the southern edge of Stone can also be seen through their influence does not dominate. The canal and two properties along the canal are located to the south and there is a glimpsed view of St. Saviours church. One of the most notable influences is the A51 to the north.
Scenic Quality and Character			✓			Some scenic characteristics are present such as the adjacent canal however detracting influences are also present.
Relationship with Existing Settlement Form			✓			There is a sense of connection to the existing settlement in the north west, this is less apparent to the south towards the canal. Development south of the site is generally separated by the canal and the river Trent.
Skylines and Settings				✓		Low lying site with limited effect upon surrounding sky lines though if developed it would form part of the setting on the A51 entrance into Stone.
Movement				✓		The busy A51 is located to the north and Aston Bridge Lane to the west, though this is a much quieter route.
Visibility, Key Views, Vistas			✓			Visible from the A51 and views will be available from some public vantage points including the tow path along the canal to the south.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)		✓				Filtered views available to St Saviours church to the south and from the conservation area which runs along the canal including Aston Lock.
Relationship with Wider Landscape			✓			Views are available from the site to surrounding rising land and the south of the site feels connected with the adjacent canal.
Landscape Value			✓			

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Development should be set back from the canal to the south to maintain its scenic quality and also to provide a setting to the well-used informal footpath which runs between the site and the canal. Development should be focused to the north west where it can best offer connection to the existing settlement.

# Landscape Assessment Site SRUR10

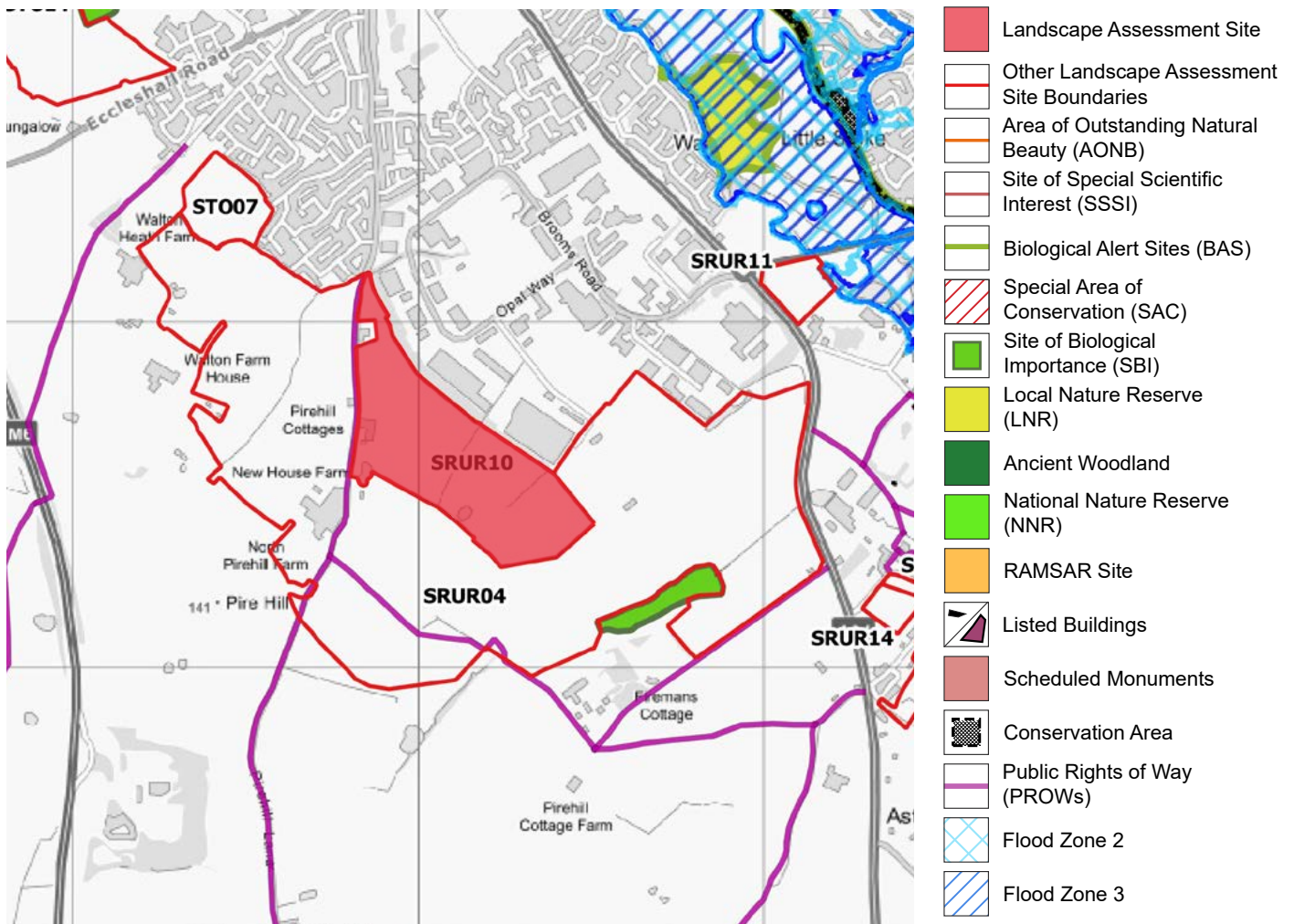
Fields to the south of Pirehill Lane on the south western edge of Stone. To the east lies industrial development on the edge of the settlement and to the north is Pirehill Lane which serves a number of scattered dwellings and farm buildings and is also a Public Right of Way. New House Farm is included within the site boundary. The site forms part of the larger site SRUR04.

**Settlement: Stone**

**Designations: None**

**Landscape Character Area: Settled Farmlands and Urban**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale				✓		Medium to large scale fields.
Landform			✓			Gently sloping to the east.
Landcover				✓		Largely agricultural land but with some well-established boundary vegetation.
Biodiversity					✓	No designated sites in close proximity.
Man-made Influences				✓		From parts of the site there are views of scattered buildings / farm buildings along Pirehill Lane and industrial buildings to the east.
Scenic Quality and Character			✓			Though views are available of the industrial edge of the settlement the site maintains a sense of scenic value due to long views and established vegetation.
Relationship with Existing Settlement Form			✓			While the site does not sit adjacent to the residential edge there is some connectivity by its proximity to Pirehill Lane.
Skylines and Settings		✓				Rising land in the west of the site means potential to form skyline in some views. Distant views from Uttoxeter Road.
Movement			✓			The M6 is audible from the site though the adjacent Pirehill Lane is a quiet route.
Visibility, Key Views, Vistas		✓				Wide views available from the site to south and east though limited nearby visual receptors. Tall vegetation along Pirehill Lane help filter and screen views from the Public Right of Way.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	No nearby features.
Relationship with Wider Landscape		✓				Enclosed by tall vegetation on some sides though open views to rolling landscape to the east and south.
Landscape Value			✓			

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Provide a positive landscape frontage to the Right of Way along Pirehill Lane and retain established vegetation and field boundaries by incorporating into the site layout. Set back development from higher land to the west and provide a strong landscape buffer to the western edge to define the edge of the settlement (depending upon potential development of site SRUR04).

# Landscape Assessment Site SRUR11

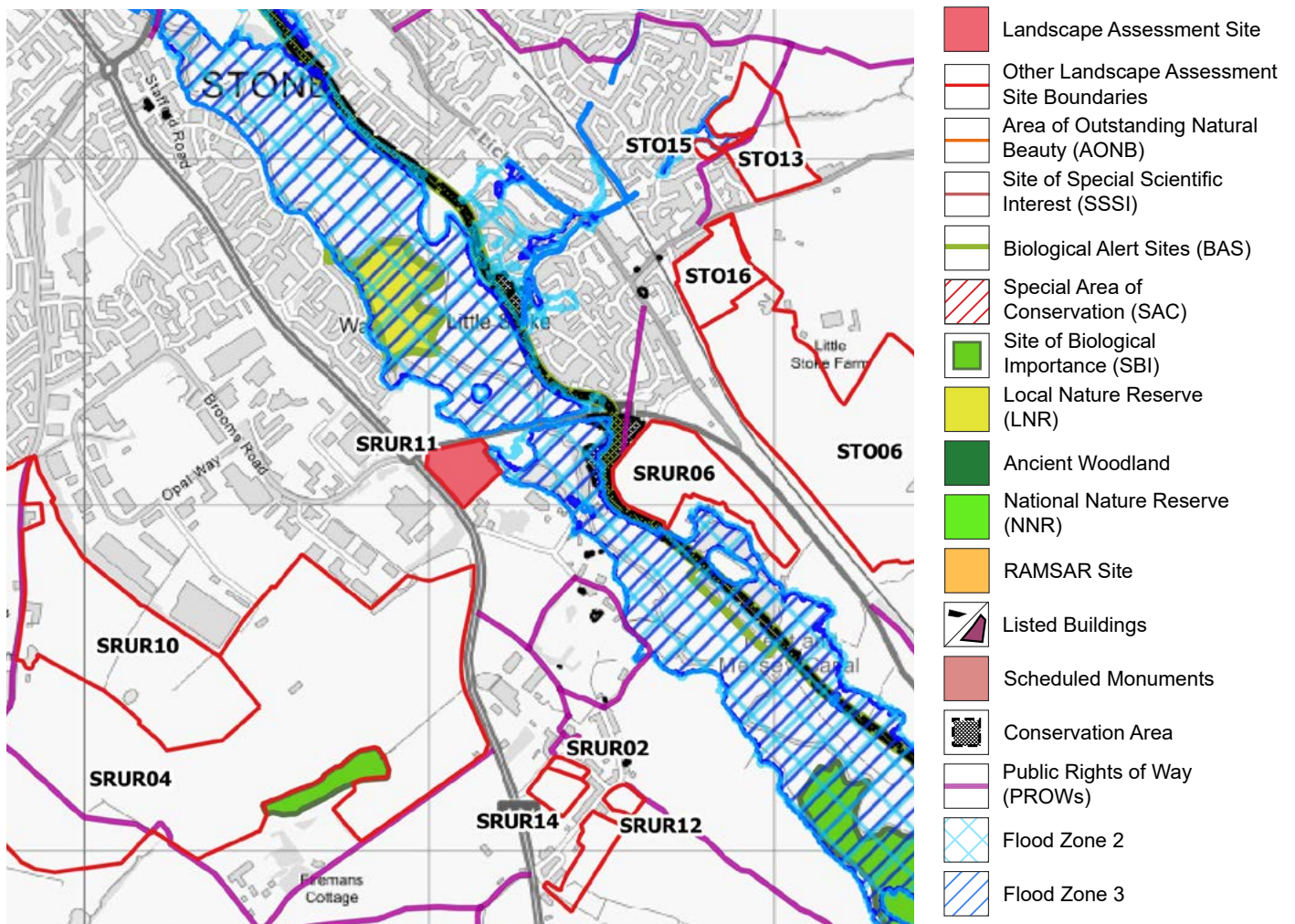
Field located adjacent to the A51 and A34 on the southern edge of Stone, near Aston-by-Stone.

**Settlement: Stone**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium scale field.
Landform					✓	Relatively flat site.
Landcover				✓		Grass / agricultural land.
Biodiversity					✓	Nearest designated site located approximately 275m north of the site.
Man-made Influences					✓	Strong influence of adjacent main roads, intervisibility with settlement edge to the north east.
Scenic Quality and Character				✓		Detracting factors such as road and development and few landscape features within the site.
Relationship with Existing Settlement Form		✓				Site forms a gap between the main urban area of Stone and Aston-by-Stone. Forms part of open valley landscape.
Skylines and Settings				✓		Flat low lying site with limited effects.
Movement					✓	Busy A roads to the north and west.
Visibility, Key Views, Vistas				✓		Few nearby sensitive visual receptors. Main visual receptor will be the property located to the south east of the site.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)				✓		Nearest listed building St.Saviours church is separated from the site by intervening existing trees. A conservation area is located approximately 300m to the east along the Trent Mersey canal.
Relationship with Wider Landscape		✓				Views east to rising land, forms part of open valley through the settlement.
Landscape Value				✓		

**Overall Landscape Sensitivity of the Site:**

**Medium**

**Mitigation:**

Maintain boundary hedges and provide positive frontages to the A51 and A34. Establish a landscape buffer along the eastern edge to define the edge of the development from the agricultural land which surrounds the River Trent.

# Landscape Assessment Site SRUR12

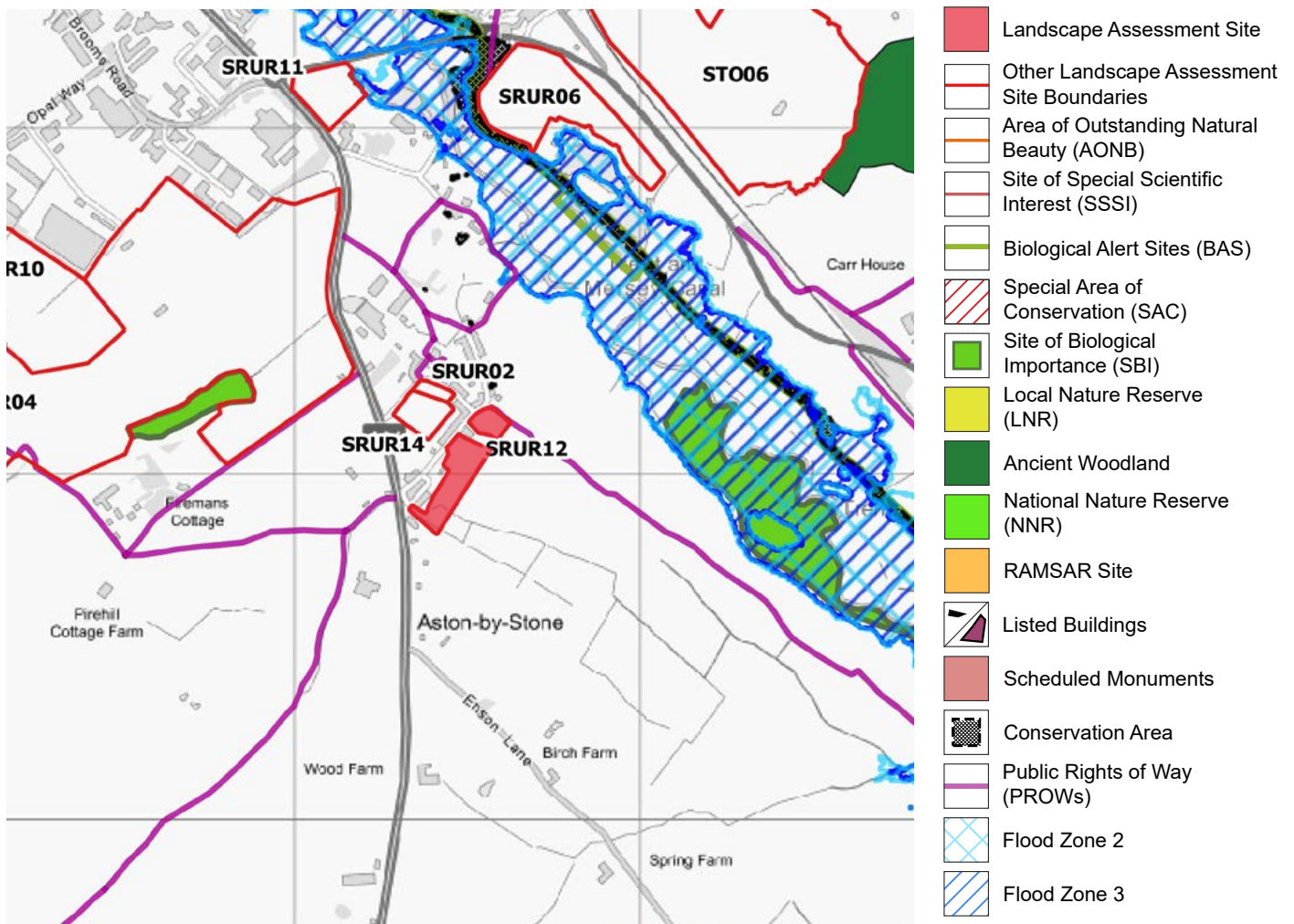
Two land parcels located to the east of Aston Lane, Aston-by-Stone. The A34 runs to the west of the site and a Public Right of Way is located to the north east. Forms part of much larger field parcels.

**Settlement: Aston-by-Stone**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			The site form parts of medium scale fields.
Landform					✓	Relatively flat site.
Landcover				✓		Agricultural land with boundary vegetation including lines of trees in the south of the site.
Biodiversity					✓	No nearby designated sites.
Man-made Influences			✓			The site adjoins properties off Aston Lane and is located close to the A34.
Scenic Quality and Character			✓			Some development nearby but also scenic qualities present.
Relationship with Existing Settlement Form			✓			The site is located on the eastern edge of the existing settlement. Very edge of the site could relate to existing settlement pattern, but the whole of the sites would extend more making the village notably larger.
Skylines and Settings				✓		Relatively low lying and flat site with limited effects upon skylines and settings.
Movement				✓		A34 audible and Aston Lane runs to the north of the site.
Visibility, Key Views, Vistas				✓		Relatively limited visibility with the main visual receptors being nearby properties and users of the Public Right of Way and Aston Lane.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)			✓			Grade II listed Yew Tree Lodge is located off Aston Lane to the north of the site beyond tree planting (refer to Heritage Assessment).
Relationship with Wider Landscape		✓				Some views to rising land to the east and north east. Site forms part of larger fields which feel part of the wider countryside.
Landscape Value			✓			

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Focus development towards Aston Lane and ensure development is in scale with the existing settlement. Retain existing trees and hedgerows and establish a green edge to settlement through a landscape buffer to the east.

# Landscape Assessment Site SRUR14

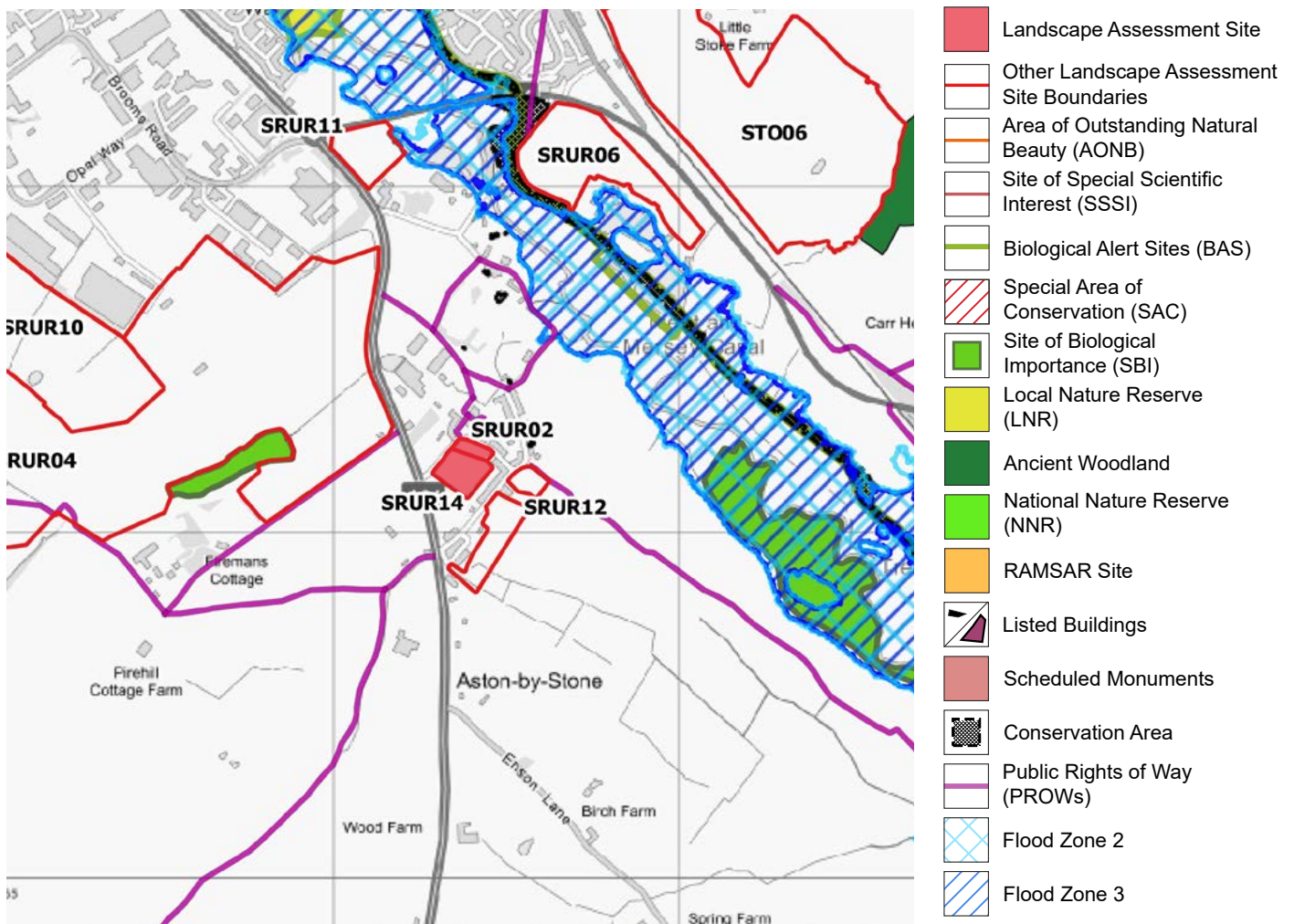
Parcel of land located between Bowers Lane and Aston Lane on the western edge of Aston-by-Stone. Properties off Aston Lane back onto the site and existing properties off Bowers Lane lie to the north east and north west. To the south east runs the A34. The north eastern portion of the site forms site SRUR02.

**Settlement: Aston-by-Trent**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			The site forms part of a small/medium scale field.
Landform					✓	Relatively flat site.
Landcover				✓		Agricultural land with boundary hedgerows.
Biodiversity					✓	No nearby designated sites.
Man-made Influences				✓		Located adjacent to Bowers Lane with development on three sides. The A34 is in close proximity.
Scenic Quality and Character			✓			Pleasant village location but detracting factors such as roads and development.
Relationship with Existing Settlement Form				✓		Located between two roads which form part of the settlement, development to three sides of the site.
Skylines and Settings				✓		Flat, low lying site with limited effects on skylines and settings.
Movement				✓		Noise from adjacent A34.
Visibility, Key Views, Vistas				✓		Views available from nearby properties but generally the visibility of the site is limited.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)					✓	Nearest designated feature is the listed building on Aston Lane which is separated from the site by existing development.
Relationship with Wider Landscape			✓			Some views to wider landscape but generally a relatively limited influence.
Landscape Value				✓		

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

#### Mitigation:

Retain tall boundary hedges and create an attractive frontage to Bowers Lane. Ensure development is in scale with the existing settlement.

# Landscape Assessment Site STAFMB01

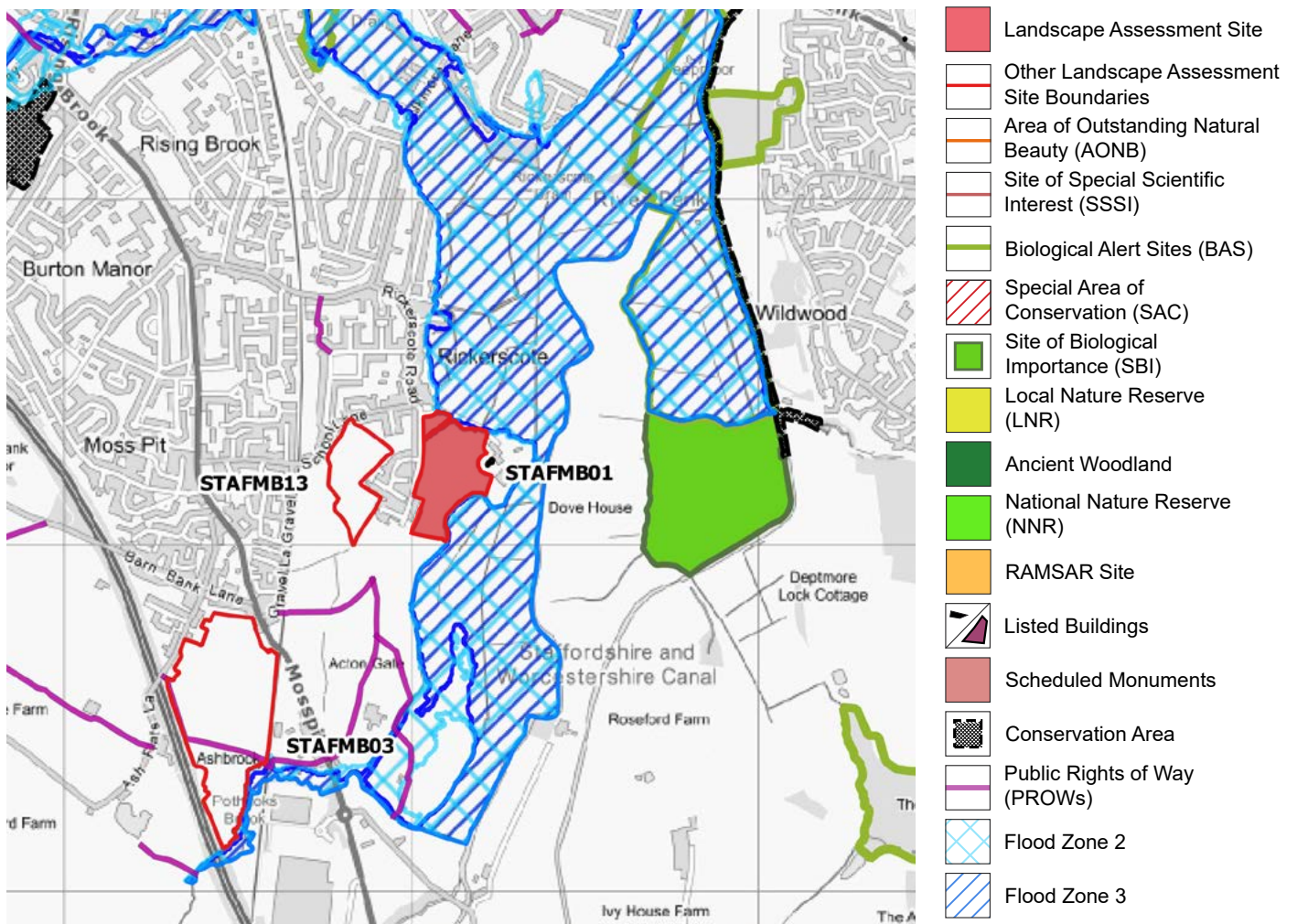
Part of a larger irregular field parcel, south of Moss Pit to the south of Stafford. Located off Old Rickerscote Lane. To the west lies the existing settlement edge. To the east, south east, north east lies typical pastoral farmland. To the east lies a large farmstead and beyond that the River Penk.

**Settlement: Moss Pit, Stafford**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Typical medium scale pastoral farmland.
Landform			✓			Landform is generally flat across much of the site with some localised variations. Land slopes to the south west corner.
Landcover				✓		Typical pastoral farmland. A mature oak is situated in the north west corner of the site and there are some boundary trees. The majority of the field is bound by post and rail fencing.
Biodiversity					✓	No designations within close proximity to the site.
Man-made Influences			✓			Some presence of settlement edge with associated road network.
Scenic Quality and Character			✓			Some scenic quality with views out to the east across farmland however Weeping Cross residential area is present in views. The south east offers most scenic views of Cannock Chase.
Relationship with Existing Settlement Form			✓			Potential to complement existing development however development should be focused on the west side of the site. It would extend development east out beyond the current settlement edge.
Skylines and Settings			✓			Skyline perceived to south east, development would impact existing settlement's edge of this skyline. Falls within Setting Area H within the Cannock Chase AONB Views and Setting Guide.
Movement		✓				Located at the very edge of Stafford and settlement edge, there is a sense a tranquility especially to east.
Visibility, Key Views, Vistas			✓			Main views are to the east, south east towards Cannock Chase.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)		✓				Long distant views south east towards Cannock Chase. Grade II Listed Rickerscote Hall stands 20m to the east of the site (refer to Heritage Assessment).
Relationship with Wider Landscape		✓				Located at settlement edge with surrounding countryside to the east.
Landscape Value			✓			Typical pastoral farmland with mature oak and boundary vegetation.

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Substantial landscape buffer to the east, retain views to the south east of Cannock Chase. Retain large mature oak within site and boundary vegetation.

## Landscape Assessment Site STAFMB03

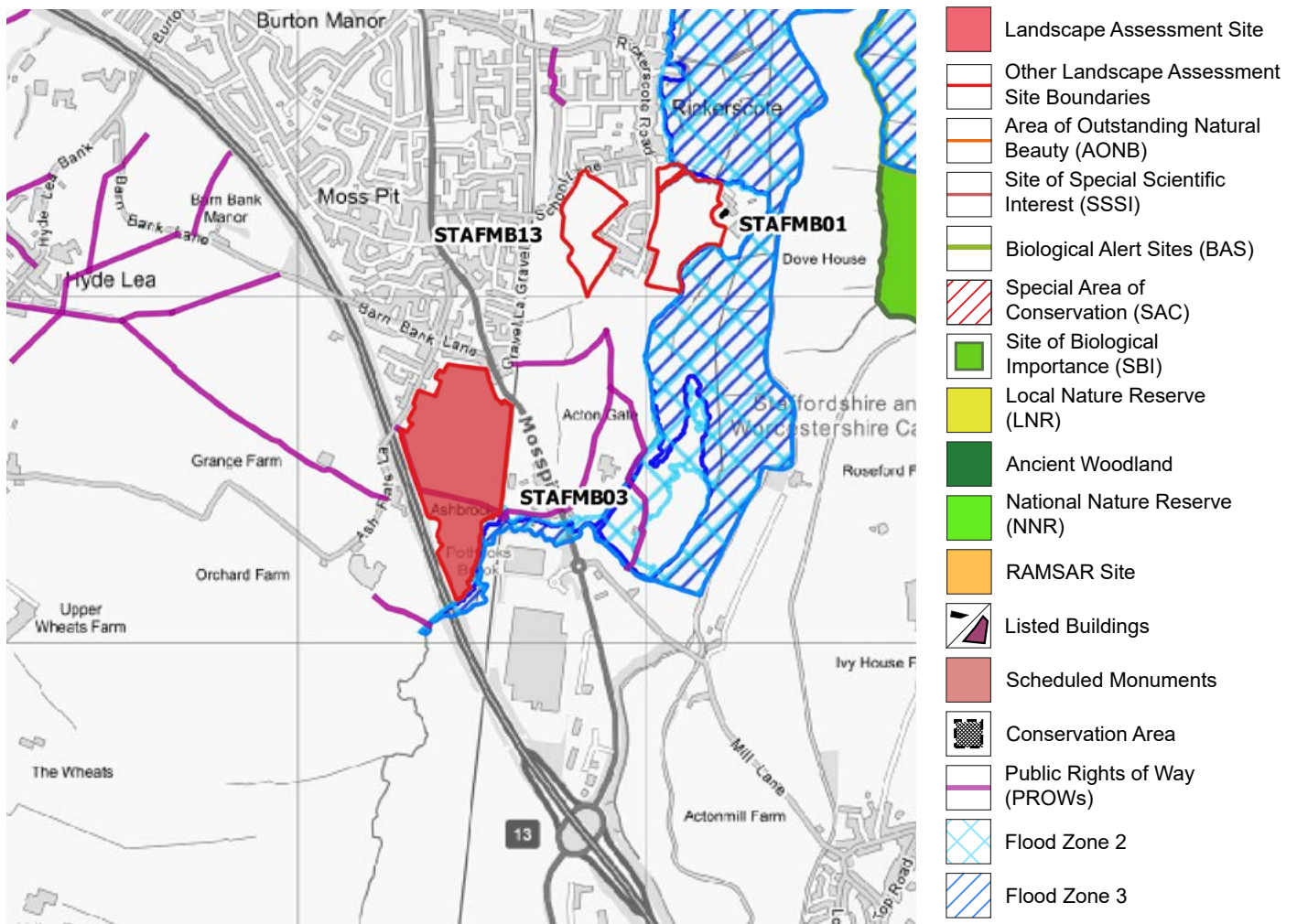
Several irregular field parcels to the south west of Moss Pit, north of Acton Gate to the south of Stafford. The west is bounded by the M6 motorway and to the east a rail line and A449. Existing settlement edge is located to the north and to the south, south east lies a large distribution centre. Boundaries vary from post and rail fencing with trees to intact hedgerows. There are gappy internal hedgerows and scattered trees located across the site. Pothouse Brook lies to the south of the site.

**Settlement: Moss Pit, Stafford**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium pastoral farmland.
Landform				✓		The land is generally flat with localised gentle undulations.
Landcover				✓		Typical pastoral land with hedgerows and varying quality and scattered mature trees.
Biodiversity					✓	No designation in close proximity.
Man-made Influences					✓	M6, rail line and large distribution centre disturb site.
Scenic Quality and Character				✓		Some views out to Cannock Chase AONB to the east of the site. Scenic quality is largely disrupted by busy motorway and rail line and variety of adjacent developments.
Relationship with Existing Settlement Form				✓		Some connection with potential to tie into existing settlement edge to north.
Skylines and Settings				✓		Skyline to east towards Cannock Chase however disrupted by industrial units, A449 and rail line. Falls within Setting Area H within the Cannock Chase AONB Views and Setting Guide.
Movement					✓	M6 to the west and rail line and A449 to the east reduces dramatically tranquillity in the area. Footpath runs through the site.
Visibility, Key Views, Vistas			✓			Key views to east of Cannock Chase, disrupted however by rail line and A449.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)			✓			Views to AONB to the east.
Relationship with Wider Landscape				✓		Largely disrupted by transport networks and large distribution centre.
Landscape Value				✓		Typical pastoral land with some boundary and internal vegetation of note.

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

#### Mitigation:

Retain views east to Cannock Chase. Provide landscape buffers to east and west to mitigate against M6 and rail line. Focus development to north adjacent to existing settlement. Retain and improve existing vegetation on site.

# Landscape Assessment Site STAFMB07

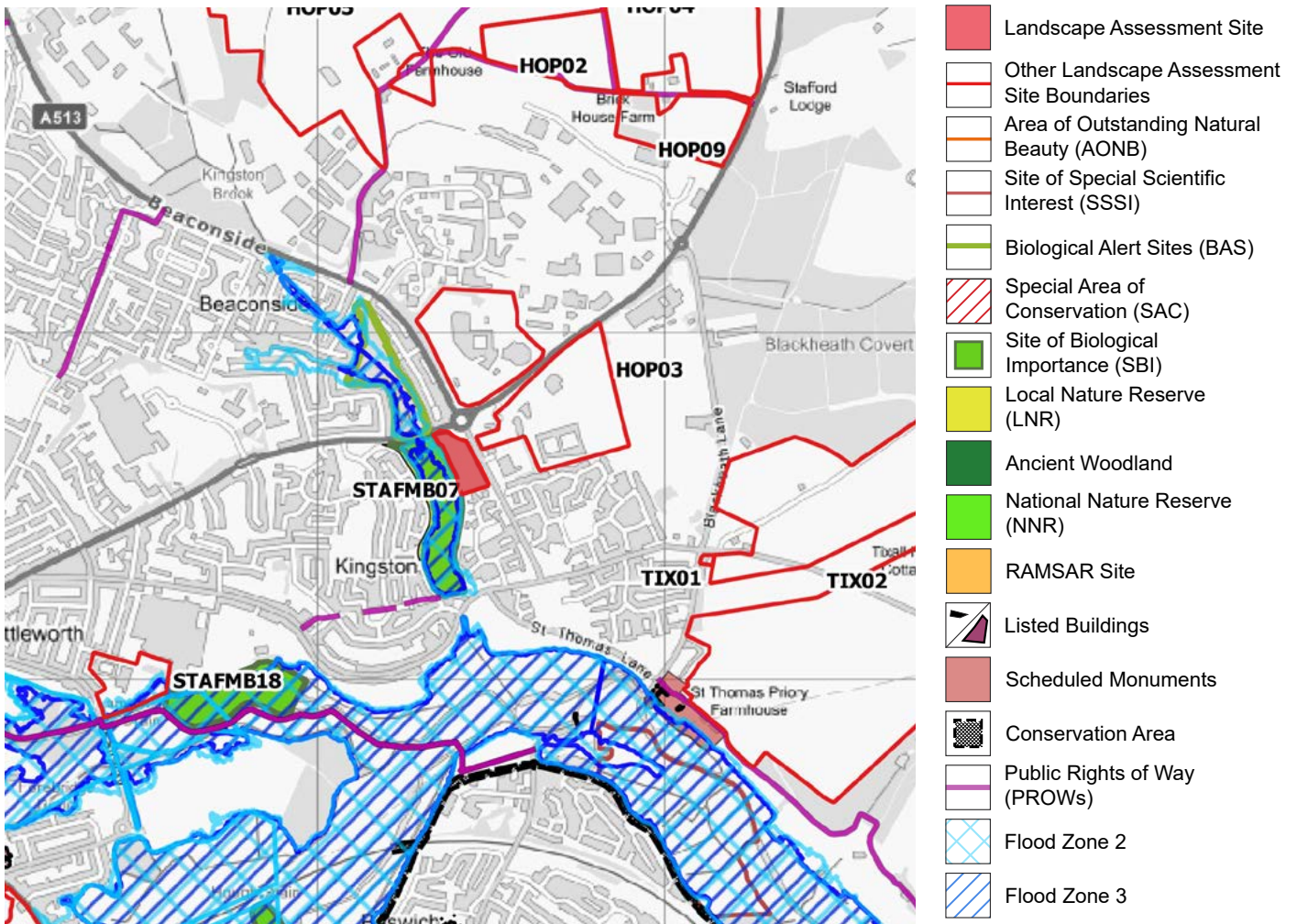
Open unmanaged land adjacent to modern residential development off Kensington Drive. The A513 and A518 run adjacent to the east and north of the site and Kingston Brook and associated vegetation is located to the west. The land appears to be well used by people.

**Settlement: Stafford**

**Designations: None**

**Landscape Character Area: Urban**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium scale landscape.
Landform				✓		Relatively flat site with a gentle slope to the west.
Landcover	✓					Longer grassland with regenerating scrub to complement adjacent brook to the west including coppiced willow. Informal footpaths run through the site.
Biodiversity	✓					A Site of Biological Importance is located adjacent to the west along Kingston Brook. A Biodiversity Alert Site is also located to the north west.
Man-made Influences				✓		Adjoining modern residential development to the south and developed area to the east. Adjacent A road and roundabout.
Scenic Quality and Character				✓		Though area to the west adjacent to the brook is pleasant the site is strongly influenced by the surrounding settlement.
Relationship with Existing Settlement Form					✓	Sits within the existing settlement though the character of the site sets it apart from surrounding areas.
Skylines and Settings					✓	Low lying site with little effect. Falls within Setting Area I within the Cannock Chase AONB Views and Setting Guide.
Movement					✓	Adjacent to two busy A roads (the A513 and A518) with a roundabout located to the north east.
Visibility, Key Views, Vistas				✓		Visually enclosed by surrounding development as well as vegetation to the west.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)					✓	No listed features close by.
Relationship with Wider Landscape				✓		Relationship with the landscape along the brook to the west though the site is also influenced by surrounding settlement.
Landscape Value			✓			

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

#### Mitigation:

Set development back from Kingston Brook to the west and retain/provide habitats to complement the designated site. Incorporate desire line through the site to Kensington Drive into any development layout. Provide appropriate green space to compensate for loss of informal use. Sufficient ecological mitigation would be required.

# Landscape Assessment Site STAFMB09

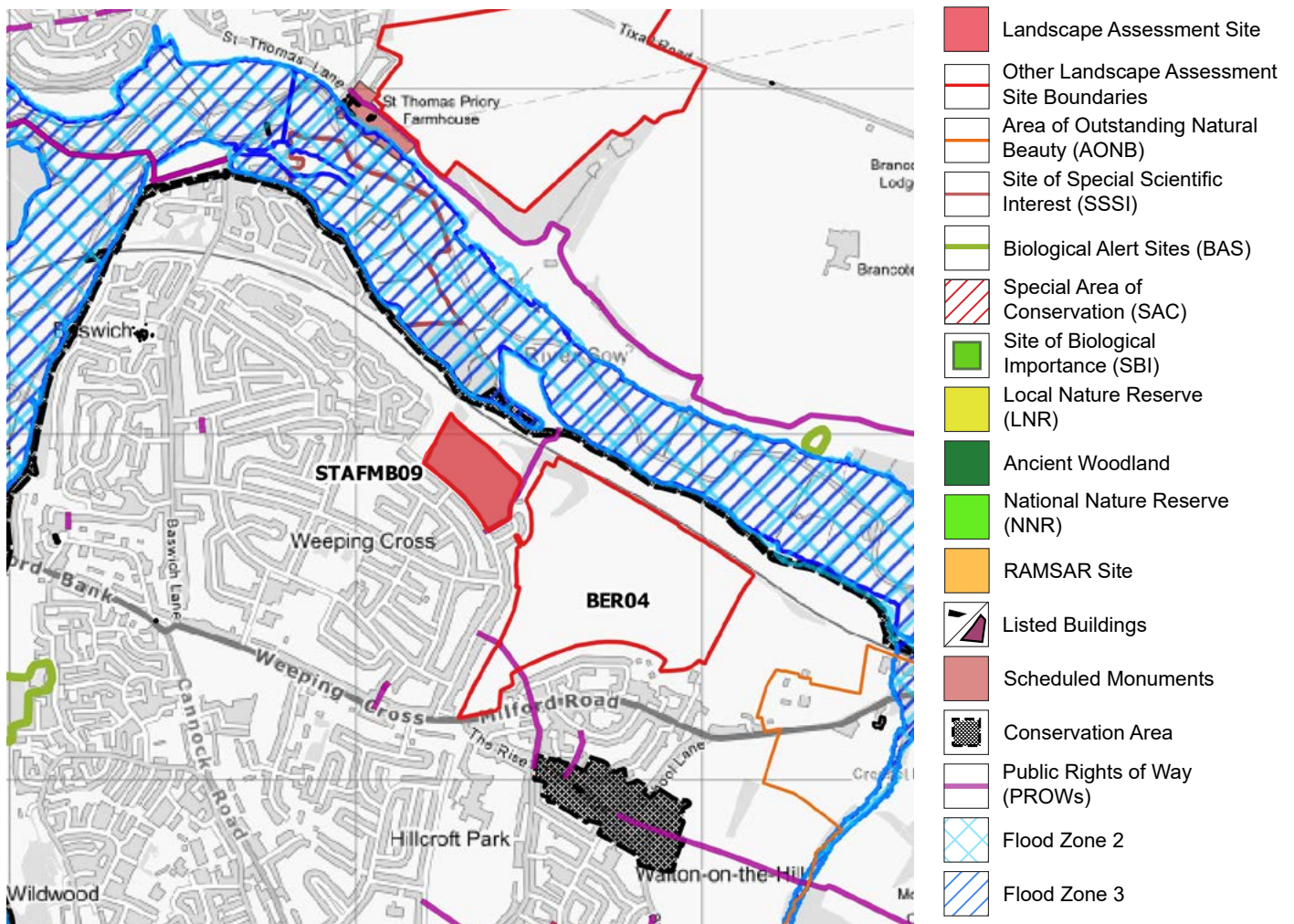
Land to the north east of Falmouth Avenue and south of the railway line and Staffordshire and Worcestershire canal. Properties off Falmouth Avenue and Falmouth Drive lie adjacent to the south and west with further properties located to the north west. The land currently has public access by permission of the landowner. It has tree planting, grassland and grassed footpath routes. A Public Right of Way runs to the south east of the site.

**Settlement: Stafford**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale		✓				Small to medium scale site divided by vegetation.
Landform		✓				Undulating site with some steep drops including a valley type landform in the centre. Some more level land.
Landcover	✓					Mix of grassland, scrub and woodland with grass pathways.
Biodiversity					✓	No designated sites close by.
Man-made Influences				✓		Adjacent housing on three sides and the railway to the north. Also views available to more distant development and a wind turbine.
Scenic Quality and Character			✓			Scenic qualities from the site's mature trees and vegetation. Also, long views to the north and west. An unmanaged appearance.
Relationship with Existing Settlement Form		✓				Adjacent to settlement edge but the character of the site sets it apart. It is functioning as green space.
Skylines and Settings		✓				Elevated site with potential to form skyline views. Falls within Setting Area I within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			Adjacent to the settlement edge and railway line.
Visibility, Key Views, Vistas		✓				The elevated nature of the site extends its visibility. Views from the Public Right of Way along the south eastern site boundary. Existing housing overlooks the site.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)			✓			Conservation area located along the Staffordshire and Worcestershire Canal. The Conservation Area passes close to existing settlement nearby.
Relationship with Wider Landscape		✓				Views over landscape to the north and west.
Landscape Value	✓					

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Development to be restricted to allow the retention of existing habitats and enable the site to continue to function as green space for the surrounding settlement.

# Landscape Assessment Site STAFMB12

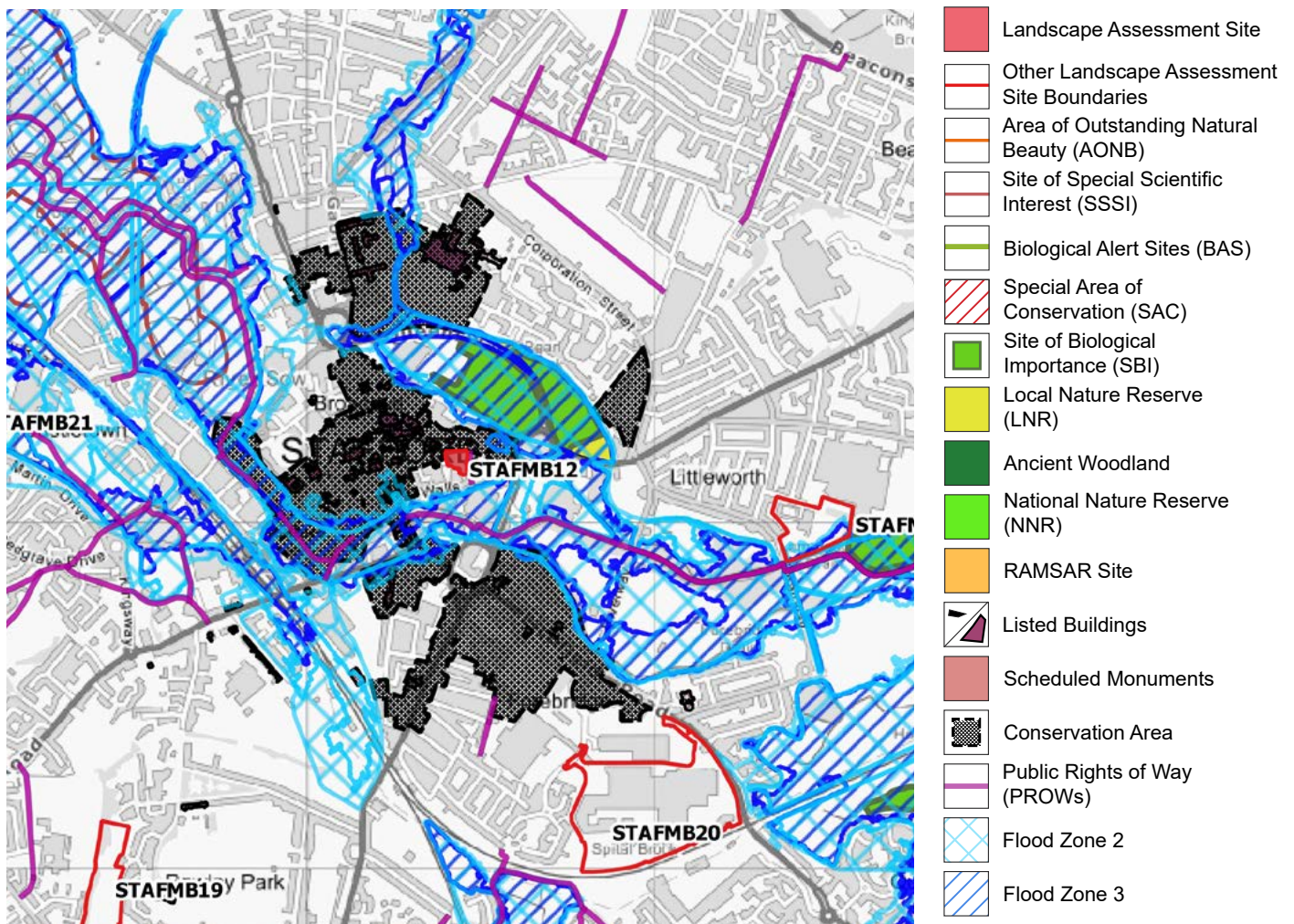
Irregular parcel of land located in the centre of Stafford currently occupied by Stafford Police. Several large three storey adjoining buildings are located on site with associated parking. To the east lies Cope Street and to the north Eastgate street. To the west lies Staffordshire County Council and to the south Staffordshire and West Midlands Probation Trust.

**Settlement: Stafford**

**Designations: None**

**Landscape Character Area: Urban**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale				✓		Scale of buildings are fairly large, size of land is medium.
Landform					✓	Flat piece of hardscaping with buildings.
Landcover					✓	Hardscaping and buildings. No soft landscaping.
Biodiversity					✓	No designations in close proximity.
Man-made Influences			✓			Located in centre of Stafford, however located adjacent to conservation area.
Scenic Quality and Character				✓		In a settlement setting at the centre of Stafford, sense of place/ identity due to close proximity to conservation area.
Relationship with Existing Settlement Form					✓	Within existing settlement.
Skylines and Settings					✓	No impact on skyline due to built up nature of area. Falls within Setting Area I within the Cannock Chase AONB Views and Setting Guide.
Movement					✓	Centre of Stafford, no sense of tranquillity.
Visibility, Key Views, Vistas				✓		Some views toward conservation area to north.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)			✓			Conservation area to north, north west and north east of site.
Relationship with Wider Landscape					✓	Weak relationship due to existing built development.
Landscape Value					✓	Urban site with no green infrastructure.

### Overall Landscape Sensitivity of the Site:

**Low**

#### Mitigation:

Consider existing buildings and relationship to conservation area and surrounding town. Introduce urban style green infrastructure. Consider scale of existing buildings (many three storey plus).

# Landscape Assessment Site STAFMB13

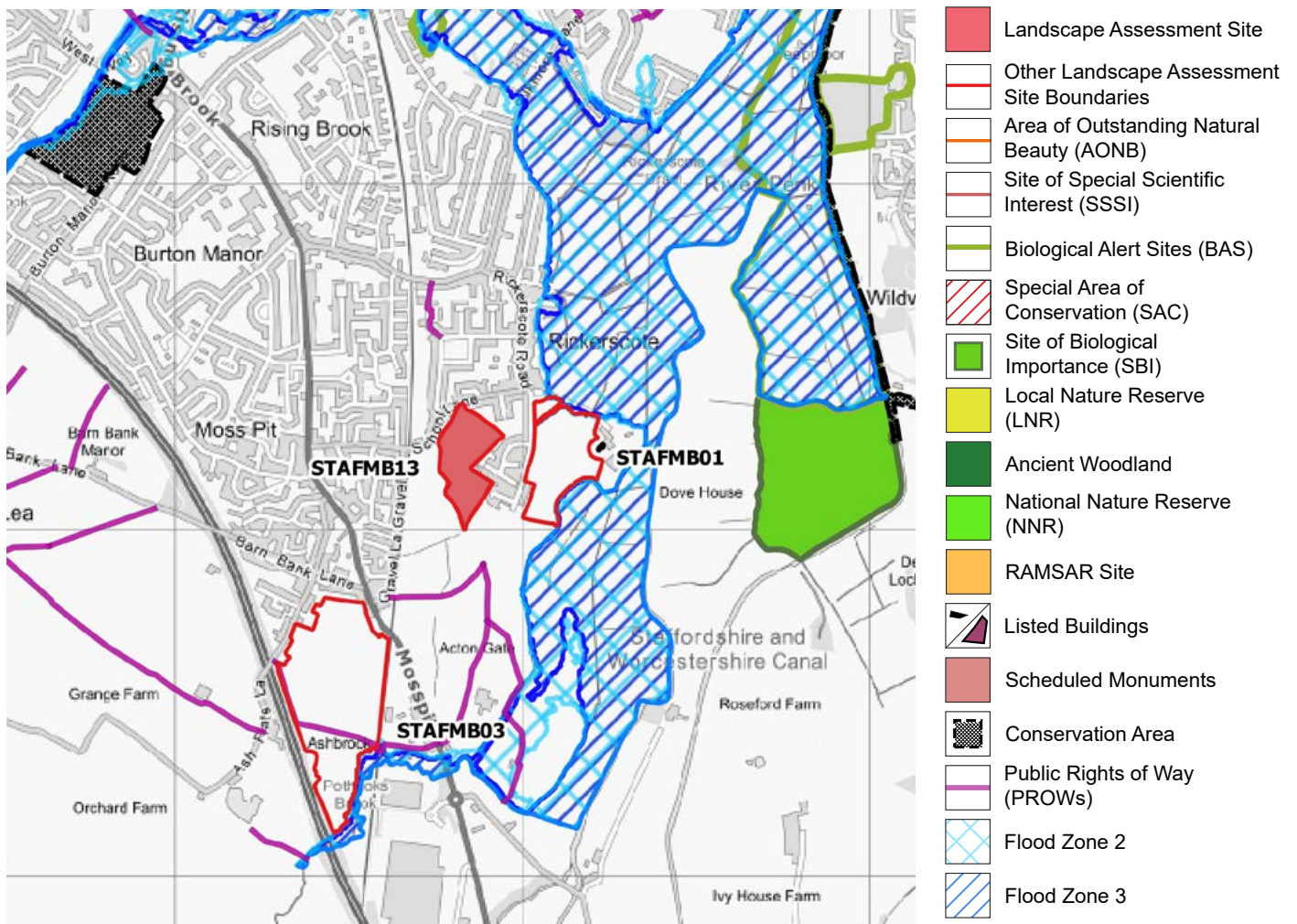
Two medium, irregular field parcels currently grazed by horses. Located to the south of Moss Pit, south of Stafford. The site is bound by development to the north and east. To the west lies a field parcel and the west of Moss Pit.

**Settlement: Moss Pit, Stafford**

**Designations: None**

**Landscape Character Area: Ancient Clay Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photograph

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Typical medium parcels of farmland.
Landform				✓		Generally flat land that falls away to the south.
Landcover				✓		Typical pastoral farmland, some boundary and internal vegetation of note including hedgerows and trees. Currently divided as paddocks.
Biodiversity					✓	No designations in close proximity.
Man-made Influences				✓		Located at settlement edge, with typical transport networks.
Scenic Quality and Character				✓		Some scenic quality to south, south west. Largely disturbed by existing development.
Relationship with Existing Settlement Form				✓		Potential to complement existing settlement, particularly to the north of the site. Avoid development extending beyond Barbary Way.
Skylines and Settings				✓		Limited effect on skyline due to existing settlement. There are some views out to the south, south west. Falls within Setting Area H within the Cannock Chase AONB Views and Setting Guide.
Movement				✓		Typical transport routes of a settlement edge, and rail line.
Visibility, Key Views, Vistas			✓			Some views to south, south west of farmland.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)				✓		No heritage features in close proximity, nearest feature is Rickerstone Hall to the east.
Relationship with Wider Landscape				✓		Some connection to south, south west but limited due to surrounding existing settlement.
Landscape Value				✓		Typical farmland with some existing vegetation of note.

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

#### Mitigation:

Provide landscape buffer to south, south west. Focus development to the north. Retain existing vegetation where possible.

#### Comments:

A more logical location for development than STAFMB01.

# Landscape Assessment Site STAFMB18

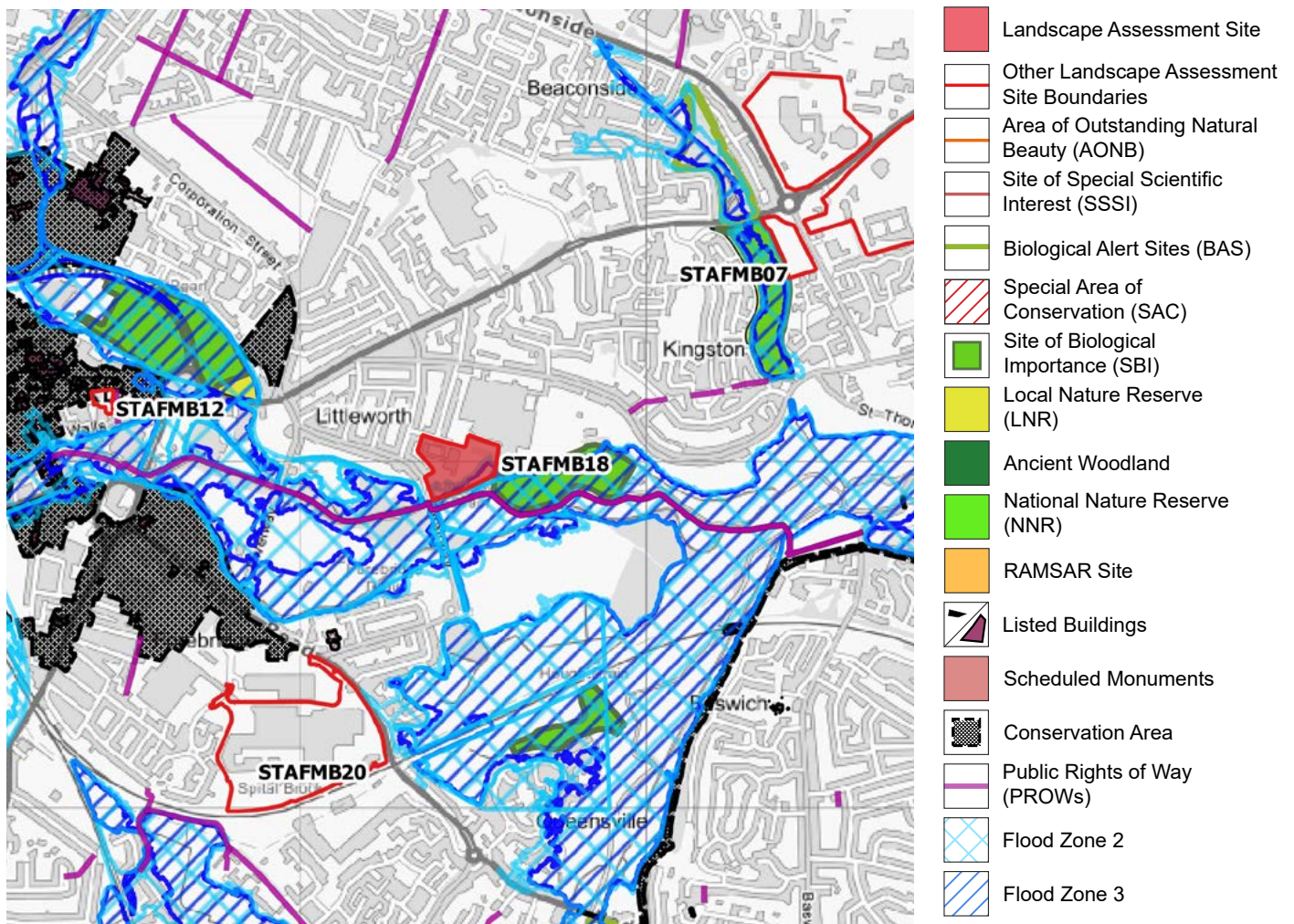
Irregular parcel of land currently occupied by the Kingston Centre, to the east of Stafford. Several large adjoining buildings and associated parking are located within the western part of the site, the remainder of the site is soft landscaping comprising amenity grassland, tree, shrub and hedgerow planting. To the south the site is bound the river Sow. To the north the site is bound by large industrial units and housing which continues along the western site boundary.

**Settlement: Stafford**

**Designations: None**

**Landscape Character Area: Predominately lies in River Meadowlands, north western area lies in Urban.**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium size parcel of land.
Landform					✓	Generally, a flat piece of land. A small embankment runs along the northern boundary. There is a gradually slope to the south towards the river, this is not however readily perceived.
Landcover				✓		Mix of landcover some hardscaping. Soft landscaping is well maintained comprising amenity grassland, mature trees, hedgerows and ornamental shrub planting.
Biodiversity				✓		Within close proximity of ecological designation to the east.
Man-made Influences				✓		Adjacent to existing settlement and industry including transport networks.
Scenic Quality and Character				✓		Adjacent to River Sow corridor and established settlement edge.
Relationship with Existing Settlement Form					✓	Potential to complement settlement edge, already forms part of this.
Skylines and Settings					✓	Limited views of skyline due to existing built development. Falls within Setting Area I within the Cannock Chase AONB Views and Setting Guide.
Movement				✓		In existing settlement edge with associated typical transport links.
Visibility, Key Views, Vistas				✓		Limited views due to existing settlement and industrial units.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)					✓	No heritage features within close proximity.
Relationship with Wider Landscape				✓		Some relationship to river corridor but limited beyond that due to existing built infrastructure.
Landscape Value				✓		Existing hardscaping and built development on site. Surround soft landscaping is largely amenity grass. There are some mature trees, shrub and hedgerow planting.

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

#### Mitigation:

Maintain river landscape corridor and enhance - provide landscape buffer to south. Retain planting of note where possible. Consider development next to large industrial units to north.

# Landscape Assessment Site STAFMB19

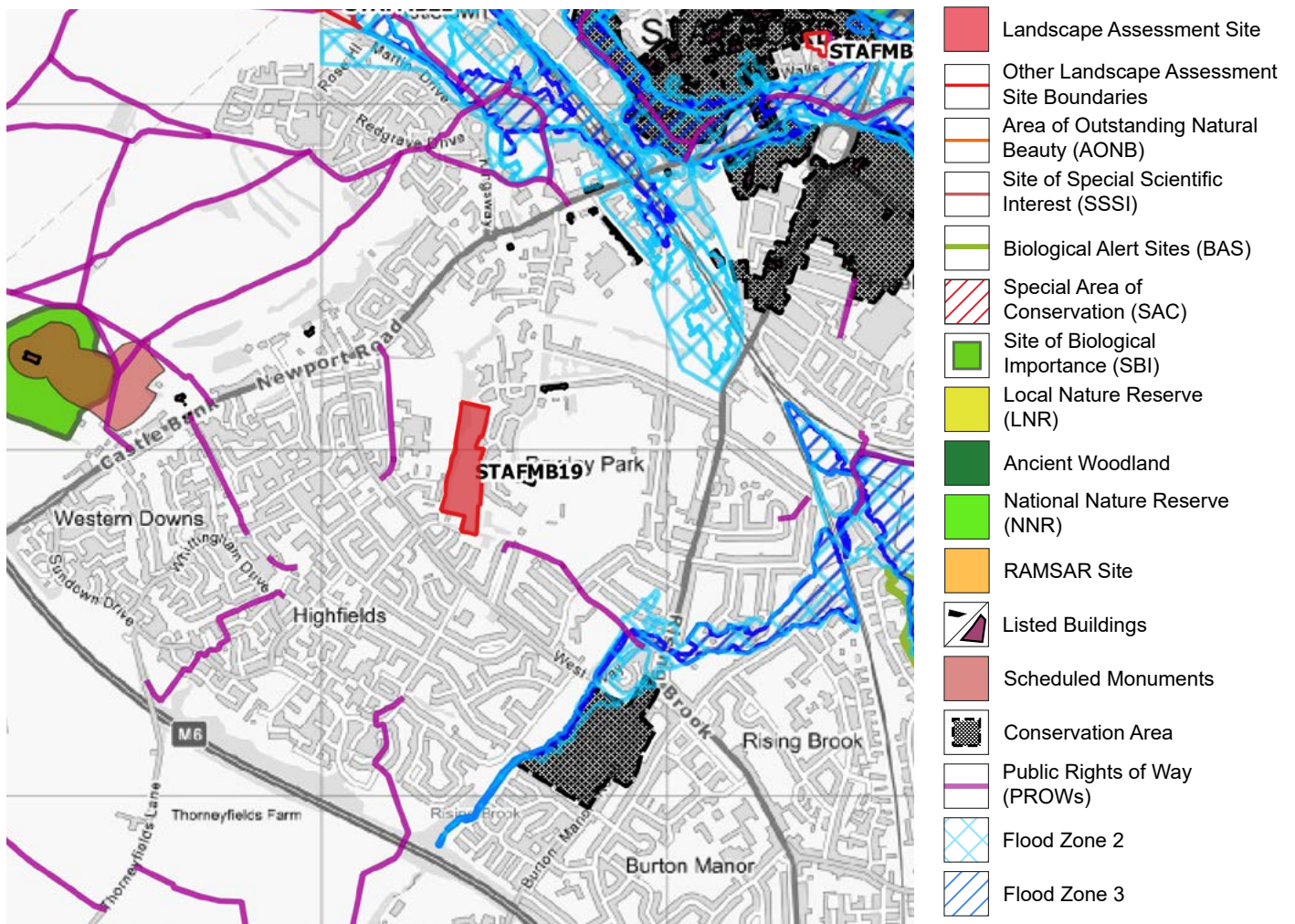
A broadly rectangular area of land totally enclosed by existing development, housing at Rowley Hall Drive and King Edward VI high school. It appears part of the site may have previously been playing fields as has been levelled and grassed. The site is well enclosed by mature trees, with some residential fencing.

**Settlement: Stafford**

**Designations: None**

**Landscape Character Area: Urban**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium scale area of urban land.
Landform				✓		Mostly flat, but with some steeper perimeter areas, man-made landform.
Landcover		✓				Some attractive trees mostly around the perimeter.
Biodiversity					✓	No designated sites nearby.
Man-made Influences				✓		Surrounded by existing development.
Scenic Quality and Character			✓			Locally enclosed and attractive as an urban space.
Relationship with Existing Settlement Form					✓	Within and totally enclosed by existing settlement.
Skylines and Settings					✓	No particular role. Falls within Setting Area I within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			No real influence from activity.
Visibility, Key Views, Vistas				✓		No particular views.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)					✓	Largely enclosed.
Relationship with Wider Landscape					✓	No link to the wider area.
Landscape Value			✓			Appears to have some recreational use.

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

#### Mitigation:

Protect the valuable perimeter trees and vegetation. Consider providing some green space and links through the site.

# Landscape Assessment Site STAFMB20

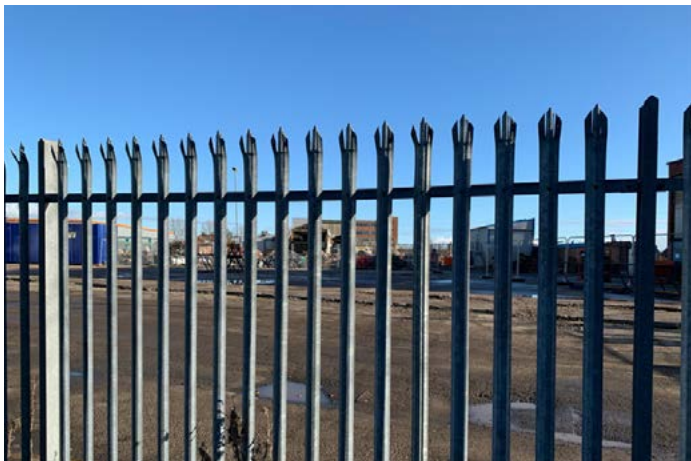
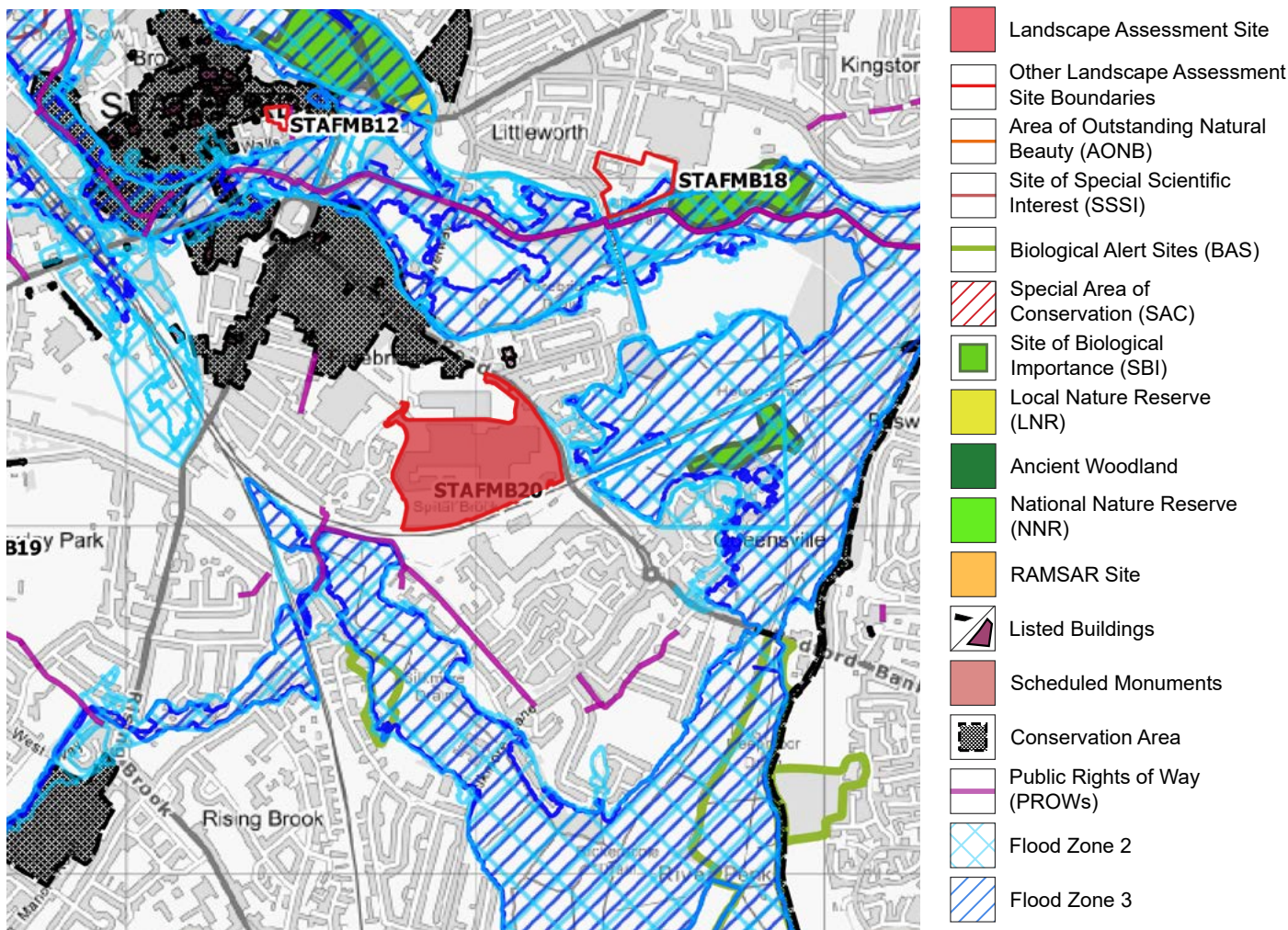
Large area of brownfield land. Currently large industrial units which occupy the majority of the site are in the process of being demolished. There is a small area of scrubland to the south of the site. Located to the south east of Stafford in Forebridge, to the north lies B and Q and associated shopping and parking. To the east lies the A34 and to the south a rail line. To the west lies existing development and a bowls club. An outline application for demolition and clearance of existing structures and development of up to 365 dwellings on the site has been submitted.

**Settlement: Stafford**

**Designations: None**

**Landscape Character Area: Urban**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale				✓		Large area of previous industrial land.
Landform					✓	Flat brownfield derelict piece of land.
Landcover					✓	Large area of brownfield land. Small area of scrub to south.
Biodiversity					✓	No designations within close proximity.
Man-made Influences					✓	Area of industry and out of town retail development. Rail line to south and A34 to east.
Scenic Quality and Character					✓	Typical out of town shopping with parking and modern housing development.
Relationship with Existing Settlement Form				✓		Mainly industrial area some potential to complement existing settlement. Scale should be considered.
Skylines and Settings					✓	Limited impact on skyline due to surrounding development. Falls within Setting Area I within the Cannock Chase AONB Views and Setting Guide.
Movement					✓	Rail line to south and existing settlement surrounding site.
Visibility, Key Views, Vistas					✓	No key views due to rail line and existing residential and retail development.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)					✓	No heritage features of note close by.
Relationship with Wider Landscape					✓	No meaningful connection with wider landscape due to rail line and existing settlement.
Landscape Value				✓		Predominately brownfield with small area of scrubland to south. Some trees along boundaries.

### Overall Landscape Sensitivity of the Site:

**Low**

#### Mitigation:

Consider scale of development in relation to surrounding sites. Landscape buffer along southern boundary to mitigate against rail line. Retain boundary trees where possible.

# Landscape Assessment Site STAFMB21

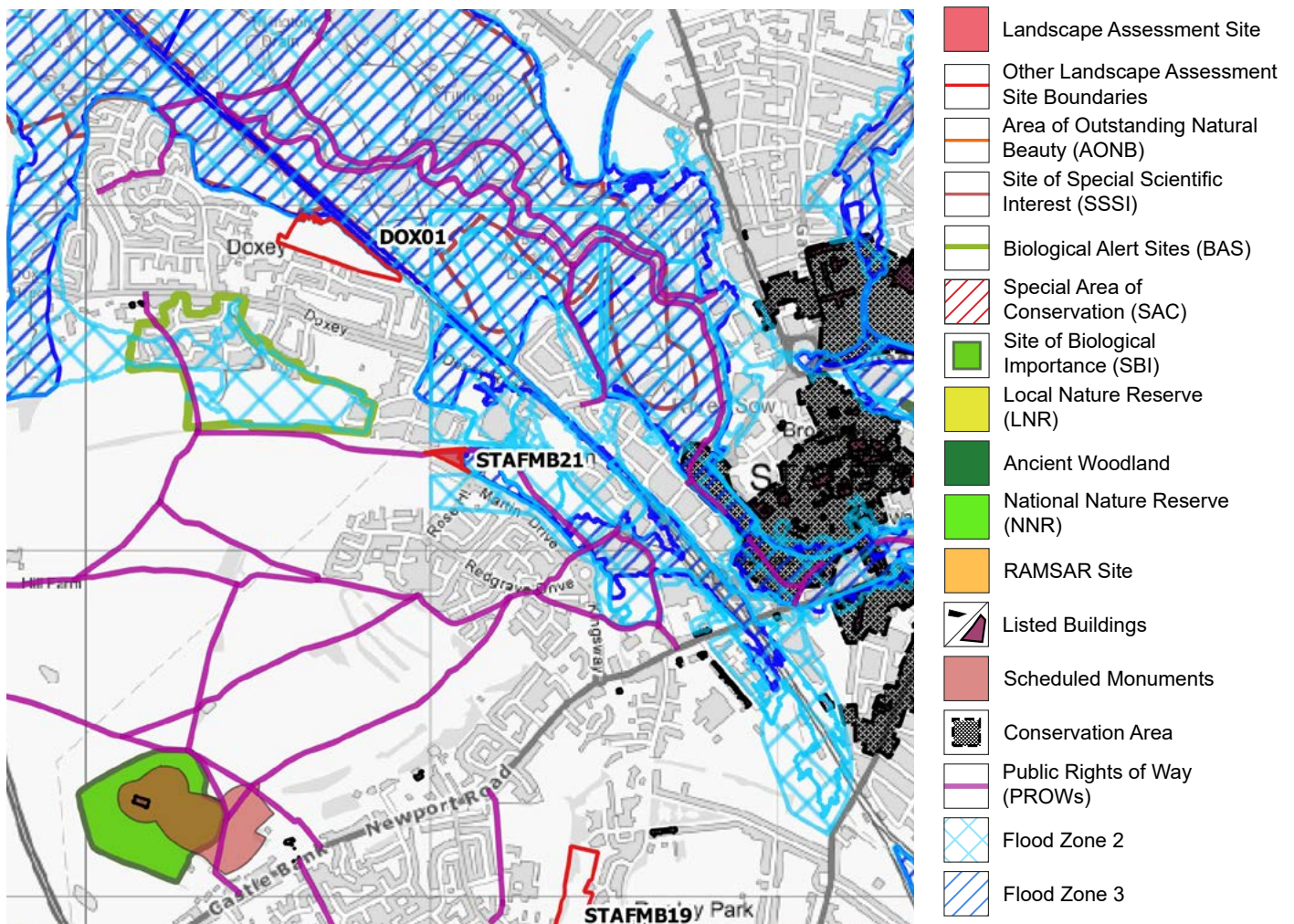
Irregular, triangular piece of overgrown scrubland to the south of Doxey and west of Castletown on the western edge of Stafford. To the north lies new development and new road infrastructure. To the south lies new development but a large open space immediately adjacent to the site. To the east lies new infrastructure and housing.

**Settlement: Doxey, Stafford**

**Designations: None**

**Landscape Character Area: Predominately lies in Urban, very western boundary lies in Settled Farmlands.**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale		✓				Medium, irregular parcel of scrubland.
Landform			✓			Land rises to embankments that run along both the northern and southern boundary. There are localised variations in topography. Overgrown scrub makes it difficult to establish full extent of landform.
Landcover		✓				Entire site is covered with areas of overgrown scrub, mature trees and grassland.
Biodiversity					✓	No designations within close proximity.
Man-made Influences					✓	Large amounts of new development not a well-defined settlement. Significant road infrastructure being implemented.
Scenic Quality and Character					✓	Lacking sense of place due to large amounts of infrastructure currently under construction.
Relationship with Existing Settlement Form				✓		Limited due to works currently under construction. Potential to complement and form connection with new development.
Skylines and Settings					✓	Little effect on skyline. Falls within Setting Area I within the Cannock Chase AONB Views and Setting Guide.
Movement			✓			Large amount of new road infrastructure. Currently a large amount of construction traffic- considered temporary. Current lack of tranquillity.
Visibility, Key Views, Vistas				✓		Limited views due to construction works and new development.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)					✓	No heritage features of note within close proximity.
Relationship with Wider Landscape					✓	Weak relationship due to surrounding infrastructure and new development.
Landscape Value			✓			Overgrown scrubland with areas of grassland and mature trees.

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

#### Mitigation:

Consider retention of any planting of note particularly mature trees. Retain and enhance landscape corridor off Martin Drive, currently well used with cyclists and walkers. Consider level changes and frontage of development.

#### Comments:

Footpath no longer runs along northern boundary. Landscape corridor off Martin Drive.

# Landscape Assessment Site STAN01

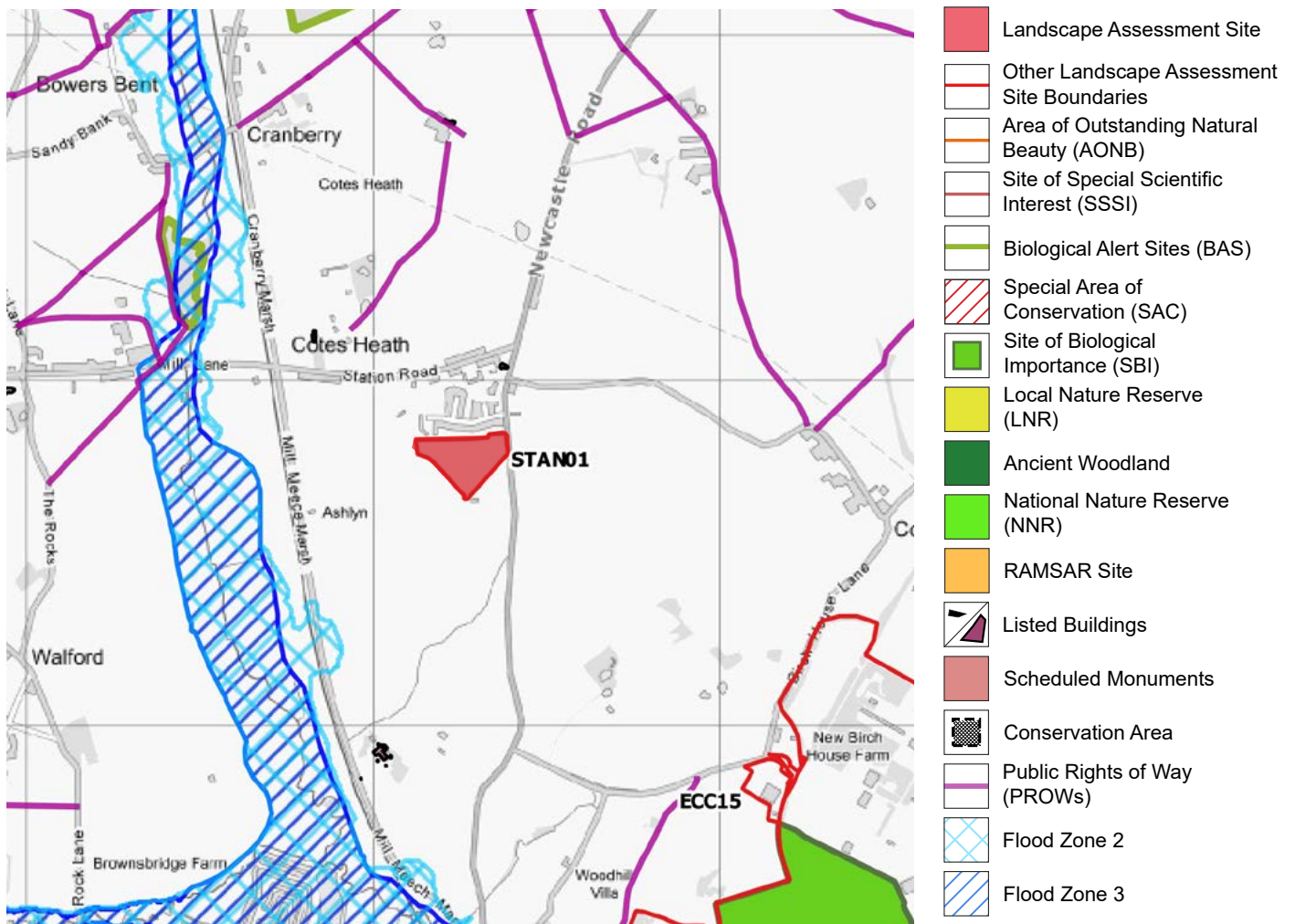
Triangular piece of land within a larger field parcel. Located to the south of Cotes Heath, the site is bound to the north by the existing settlement edge. To the east the site is bound by the A519 and beyond this surrounding countryside to the east, south and west.

**Settlement: Cotes Heath**

**Designations: None**

**Landscape Character Area: Wooded Hills and Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium irregular parcel of land that occupies the majority of the existing field.
Landform		✓				Land rises to a high point within the centre of the site. Land falls away to all other boundaries. Lowest point to the west.
Landcover				✓		Typical pastoral farmland with some boundary hedgerows and trees.
Biodiversity					✓	No designations in close proximity.
Man-made Influences			✓			Located at settlement edge and adjacent to busy A519.
Scenic Quality and Character		✓				Scenic views out from most boundaries and especially from the high point within the site. Views to settlement to the north only.
Relationship with Existing Settlement Form		✓				Northern boundary lies adjacent to the existing settlement, but would form an odd shaped extension into countryside.
Skylines and Settings		✓				Central highest point of the site plays a role in the skyline from Cotes Heath, development beyond this would affect views.
Movement			✓			Some sense of tranquillity due to surrounding landscaping however A519 along western boundary causes greatest disruption.
Visibility, Key Views, Vistas		✓				Many long distant views out to surrounding landscape from highest point within the site.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)					✓	No heritage features in close proximity.
Relationship with Wider Landscape		✓				Extending views and connections out to wider landscape, especially from high point within central part of the site.
Landscape Value			✓			Typical pastoral landscape.

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Do not extend development beyond high point of the site. Focus development along northern and north eastern boundary and low point along north western boundary. Retain boundary vegetation and establish new planting. Provide landscape buffer to central/southern portion of the site. Maintain views out from the site.

# Landscape Assessment Site ST003

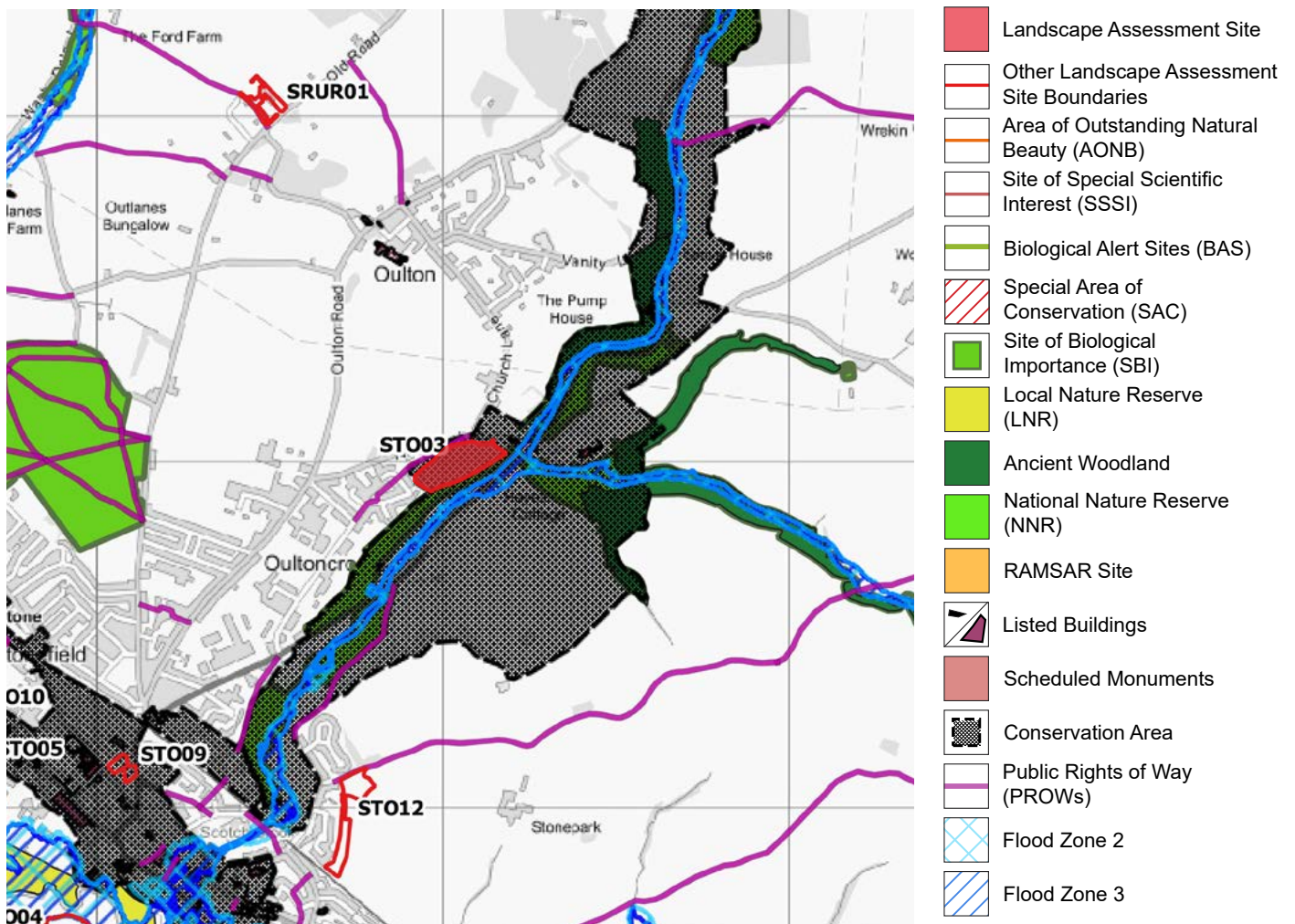
Field located between the A520 Stone Road and Nicholl's Lane to the east of housing off Airdale Grove. Located on the eastern edge of the settlement between Stone and Oulton.

**Settlement: Stone**

**Designations: Conservation Area**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium scale field with established boundary vegetation.
Landform			✓			Landform slopes to the east.
Landcover			✓			Agricultural land with established trees along / adjacent to the site boundaries and a small number of scattered trees within the site.
Biodiversity		✓				Adjacent to Site of Biological Importance (SBI) to the south.
Man-made Influences			✓			Though adjacent to the existing settlement it is separated by established trees. Stone Road to the south is audible but not visible.
Scenic Quality and Character		✓				Site appears scenic with established vegetation on all sides and scattered trees within the site.
Relationship with Existing Settlement Form			✓			In terms of settlement pattern, the site fills a space between the A520 and Nicholl's Lane and is adjacent to the settlement edge. However, the site feels somewhat separate due to intervening vegetation to the east of Airdale Grove.
Skylines and Settings				✓		Limited effect on skylines and settings due to enclosed nature of the site.
Movement			✓			A520 Stone Road to the south audible.
Visibility, Key Views, Vistas				✓		Views from Public Right of Way which runs through trees to the north though generally a well visual contained site owing to surrounding established vegetation.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)		✓				Located within the conservation area. Grade II listed Hayes Mill is located along Nicholl's Lane to the east of the site.
Relationship with Wider Landscape			✓			Well contained site but with some views to wider rising land.
Landscape Value		✓				

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Retain established vegetation within the site. Set back development to provide a buffer to the listed building to the east. Potential to provide open space as part of a development to complement the route through the woodland buffer to the north of the site.

# Landscape Assessment Site STO04

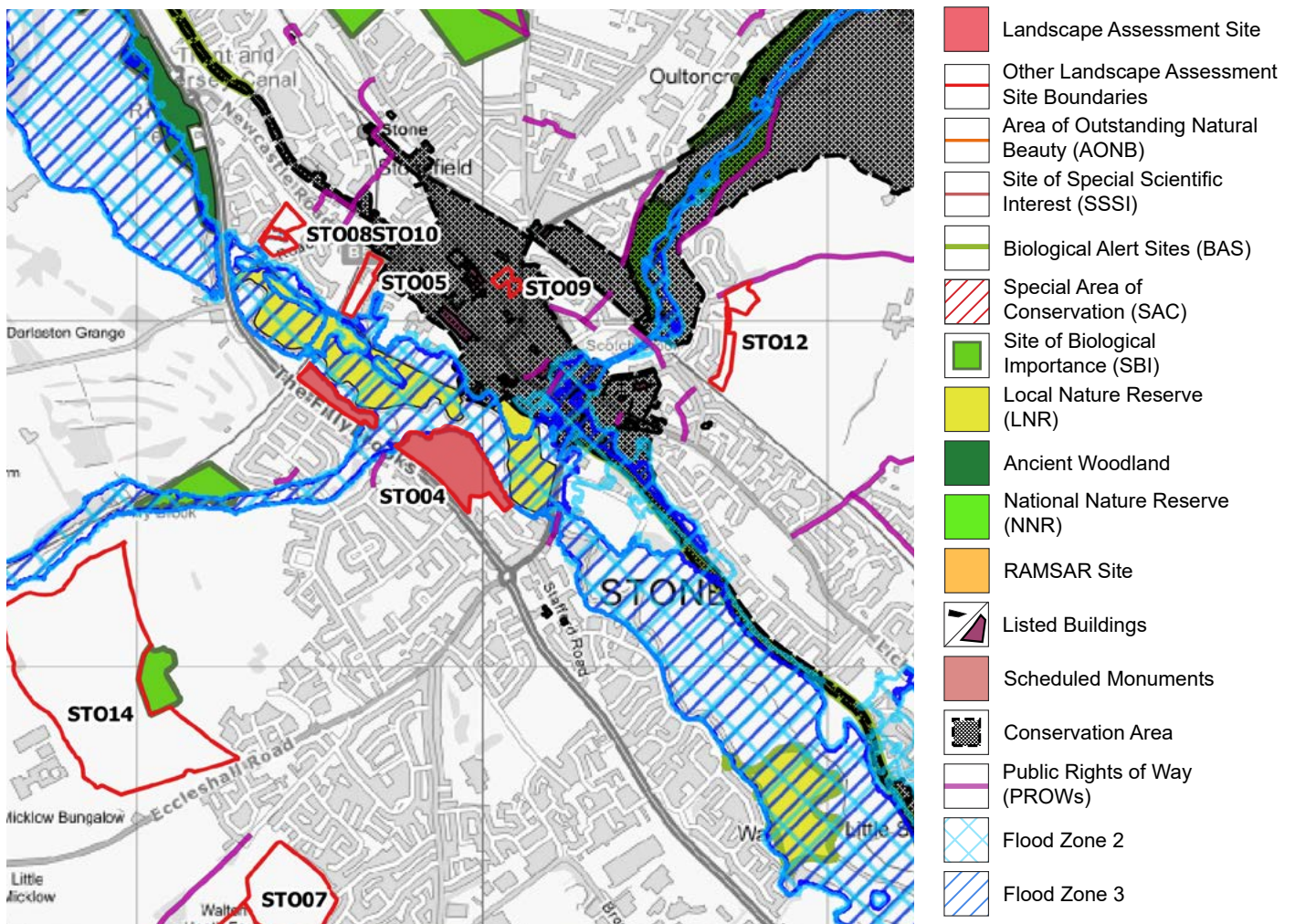
Two land parcels, north of A34 at Walton. Forms part of the Trent Valley which separates Walton from the centre of Stone. Pasture land with riparian tree cover. Some unusual landform possibly associated with river. Strong tree belt alongside A34. Some views across from Stone centre and hills beyond.

**Settlement: Walton/Stone**

**Designations: None**

**Landscape Character Area: River Meadowlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium scale enclosed by settlement and tree belt.
Landform			✓			Some areas of flatter ground with some variations and a general slope towards the river.
Landcover		✓				Pasture land with trees located at boundaries. Mature trees add to character to some extent.
Biodiversity		✓				Located adjacent to river LNR designation.
Man-made Influences			✓			Adjacent to main A34. Some influence from industrial units. Views of church and conservation area. Views from the bridge in centre of town.
Scenic Quality and Character		✓				Some detractors but limited in extent. Influence from surrounding conservation area and mature vegetation.
Relationship with Existing Settlement Form		✓				Located within river corridor and valley that separates Walton and Stone.
Skylines and Settings		✓				Within river valley so not skyline but does provide setting for town and conservation area.
Movement				✓		Limited by busy A34 passing along boundary.
Visibility, Key Views, Vistas		✓				Fairly enclosed some views towards church and conservation area and river corridor.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)			✓			View of church within conservation area (refer to Heritage Assessment).
Relationship with Wider Landscape		✓				Feels like finger of rural land extended into settlement.
Landscape Value		✓				Wildlife and cultural conservation influences.

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Protect riverside setting. Retain views through to conservation area and hills beyond. Retain mature landscape features.

# Landscape Assessment Site STO05

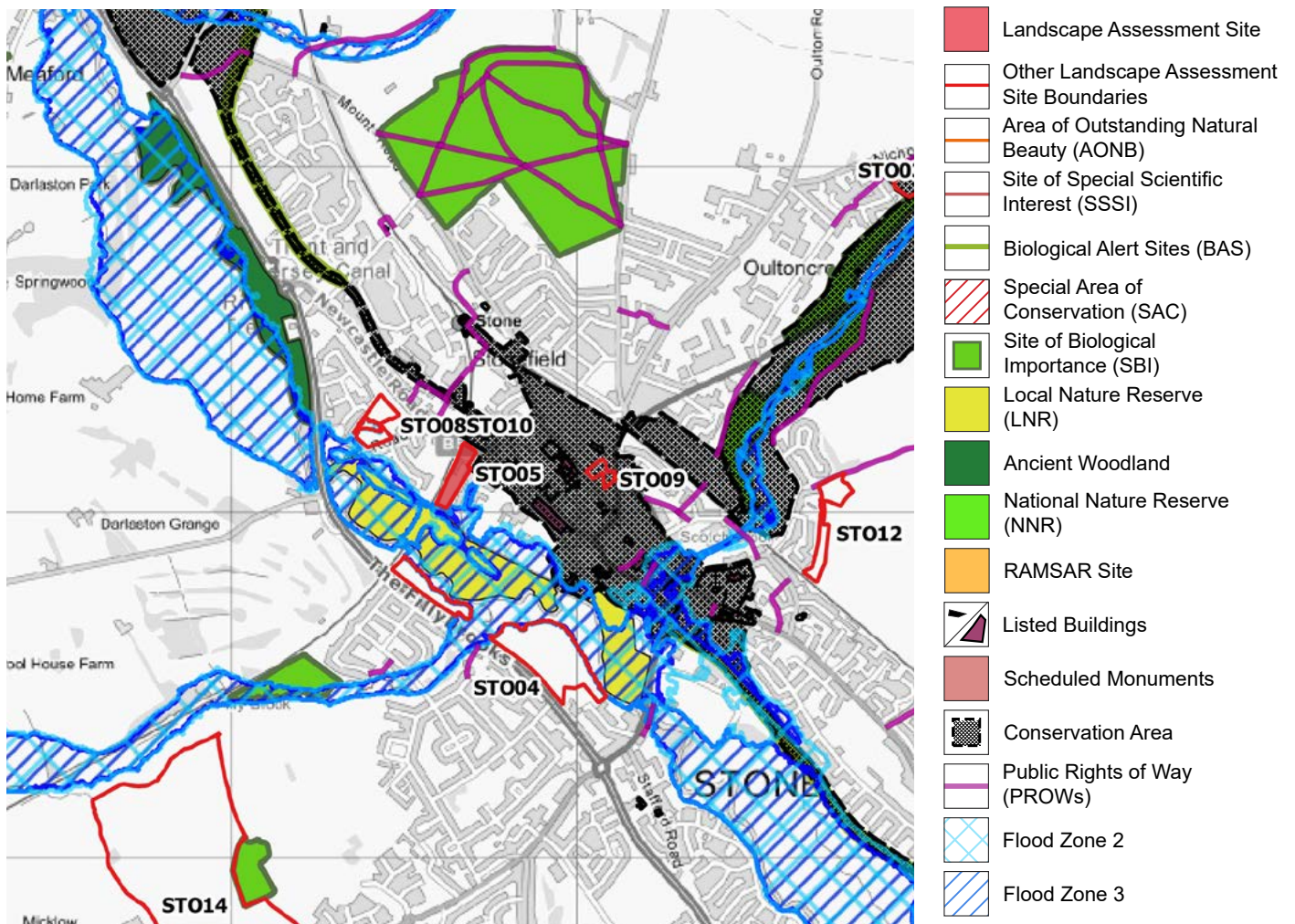
Stone Highways Depot, located south of Newcastle road between railway line and Chandler's Way.

**Settlement: Stone**

**Designations: None**

**Landscape Character Area: River Meadowlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium scale developed site.
Landform					✓	Flat developed land.
Landcover					✓	Occupied site currently highways depot with buildings and hardscaping.
Biodiversity			✓			Developed site, locally designated site along short stretch of southern boundary.
Man-made Influences					✓	Built infrastructure on and surrounding site.
Scenic Quality and Character					✓	Developed area within existing settlement.
Relationship with Existing Settlement Form					✓	Forms part of existing settlement.
Skylines and Settings					✓	No important skylines, limited landscape setting.
Movement					✓	Rail line and busy main road adjacent to site.
Visibility, Key Views, Vistas					✓	Views of existing buildings. Visual enclosed.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)			✓			Existing built development no key views. Listed buildings situated opposite the site, within the conservation area, are separated by vegetation to site's boundary.
Relationship with Wider Landscape					✓	Immersed in existing settlement.
Landscape Value					✓	Nothing of particular landscape value. Rail line located adjacent.

**Overall Landscape Sensitivity of the Site:**

**Low**

**Mitigation:**

Improve frontage to Newcastle Road. Consider relationship to conservation area and river.

# Landscape Assessment Site STO06

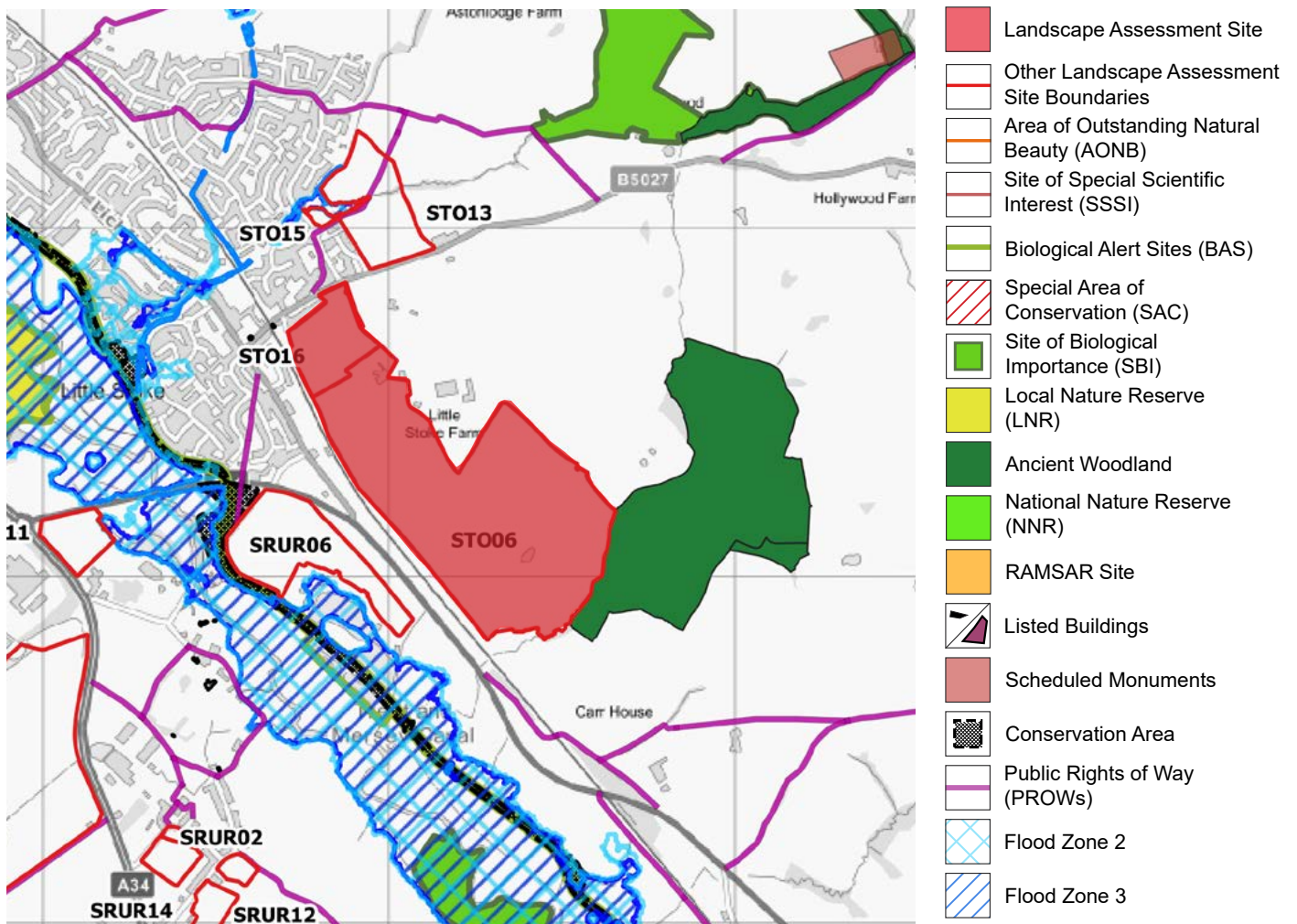
Agricultural land on the southern edge of Stone, located to the north of the railway line and east of Uttoxeter Road (B5027). Incorporates land within site STO16 in the north west. Little Stoke Cricket Club is located to the north east and housing along Uttoxeter backs onto the site along its north western edge.

**Settlement: Stone**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale				✓		Generally medium to large scale fields divided by hedgerows and trees.
Landform			✓			Site slopes from east to west with lower land located adjacent to the railway line.
Landcover				✓		Agricultural land with hedgerows and trees mainly located long field boundaries.
Biodiversity		✓				The Orange Hayes ancient woodland is located adjacent to the site's southern boundary.
Man-made Influences			✓			Electric railway line runs adjacent to the west of the site and properties off Uttoxeter Road and at 'The Crossings' lie to the north. Little Stoke Cricket club and Little Stoke Farm are located to the east.
Scenic Quality and Character			✓			Some scenic qualities particularly to the south away from existing development and towards the ancient woodland.
Relationship with Existing Settlement Form		✓				Connection becomes less apparent in the south of the site. The site is located on the lower valley slopes and would continue the established settlement pattern.
Skylines and Settings			✓			Influence on skylines generally limited by higher land to the east and ancient woodland to the west.
Movement			✓			Adjacent to the A51, Uttoxeter Road and the electric railway line.
Visibility, Key Views, Vistas			✓			Views from surrounding properties and routes and across the valley.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)			✓			Grade II listed Crossing House located to the north west of the site. This listed building is adjoined by modern residential properties at 'The Crossings'.
Relationship with Wider Landscape		✓				Sense of connectivity to rising land to the east. Connection to the existing settlement edge is felt more in the north of the site and connection to the ancient woodland in the south.
Landscape Value			✓			

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Existing trees and hedgerows should be retained. Development should be focused in the north towards the existing settlement edge and away from the ancient woodland. The site's green infrastructure should provide a strong green edge to the settlement and habitats to complement the existing ancient woodland.

# Landscape Assessment Site STO07

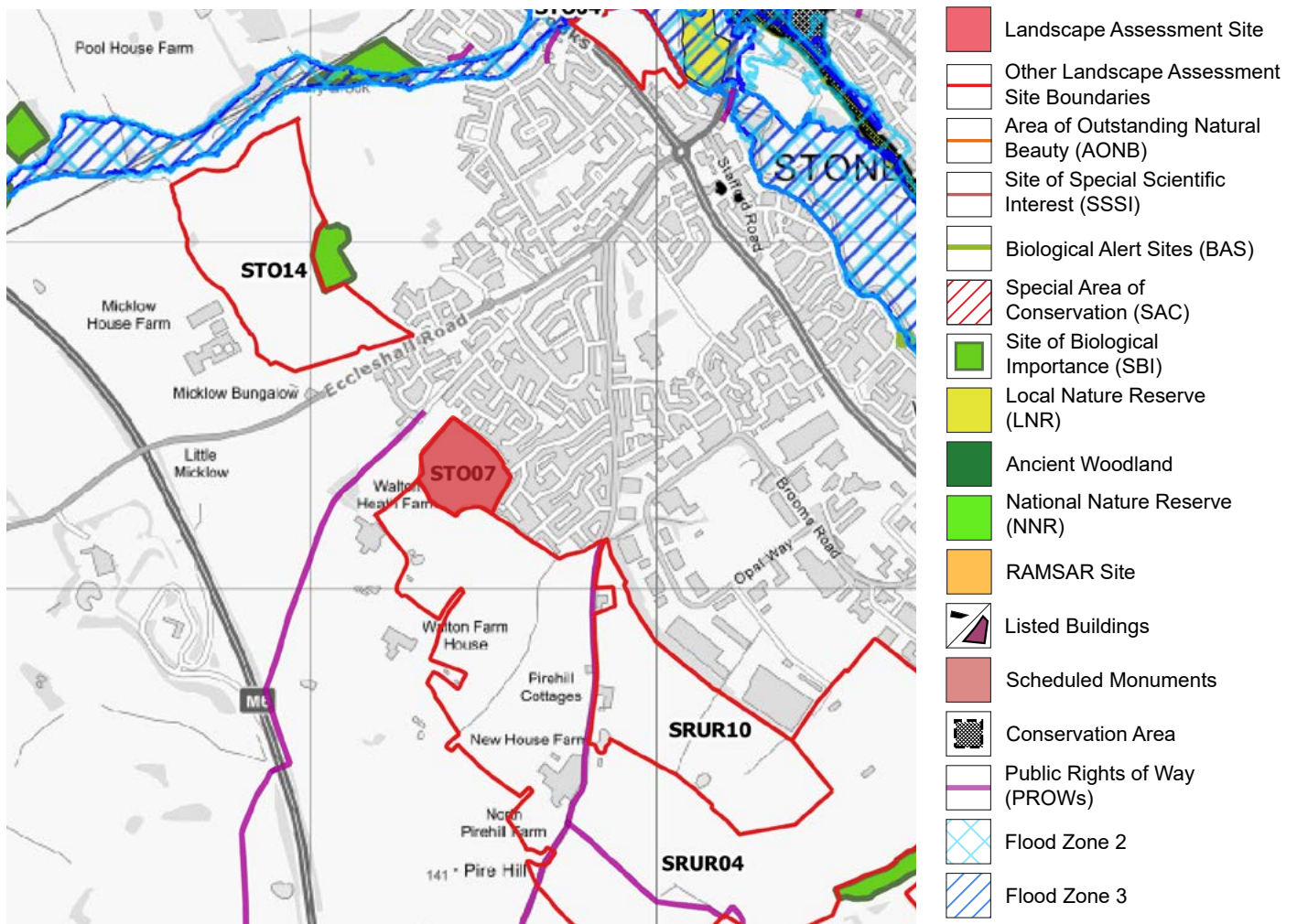
Two arable fields with central hedge and trees. Enclosed by housing to the east. Gently sloping down to settlement edge. Trees near to the Scout Hut to the north west. More open land to the south west.

**Settlement: Stone**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium scale fields.
Landform				✓		Gently sloping towards existing settlement.
Landcover				✓		Boundary vegetation and central hedge with trees otherwise intensive arable land.
Biodiversity					✓	No designations in close proximity.
Man-made Influences				✓		Adjacent settlement on two sides of parcel.
Scenic Quality and Character			✓			Pleasant trees and hedgerow, no distinguishing features.
Relationship with Existing Settlement Form				✓		Adjacent to existing settlement, would round off settlement edge.
Skylines and Settings				✓		No particular role in setting.
Movement			✓			No immediate activity, M6 audible.
Visibility, Key Views, Vistas				✓		Few public vantage points with views.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)					✓	None in close proximity.
Relationship with Wider Landscape			✓			Located at settlement edge and open to south east.
Landscape Value			✓			

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

#### Mitigation:

Improve on settlement edge. Retain central hedgerow and trees. Create landscape buffer to wider countryside.

# Landscape Assessment Site STO08 & STO10

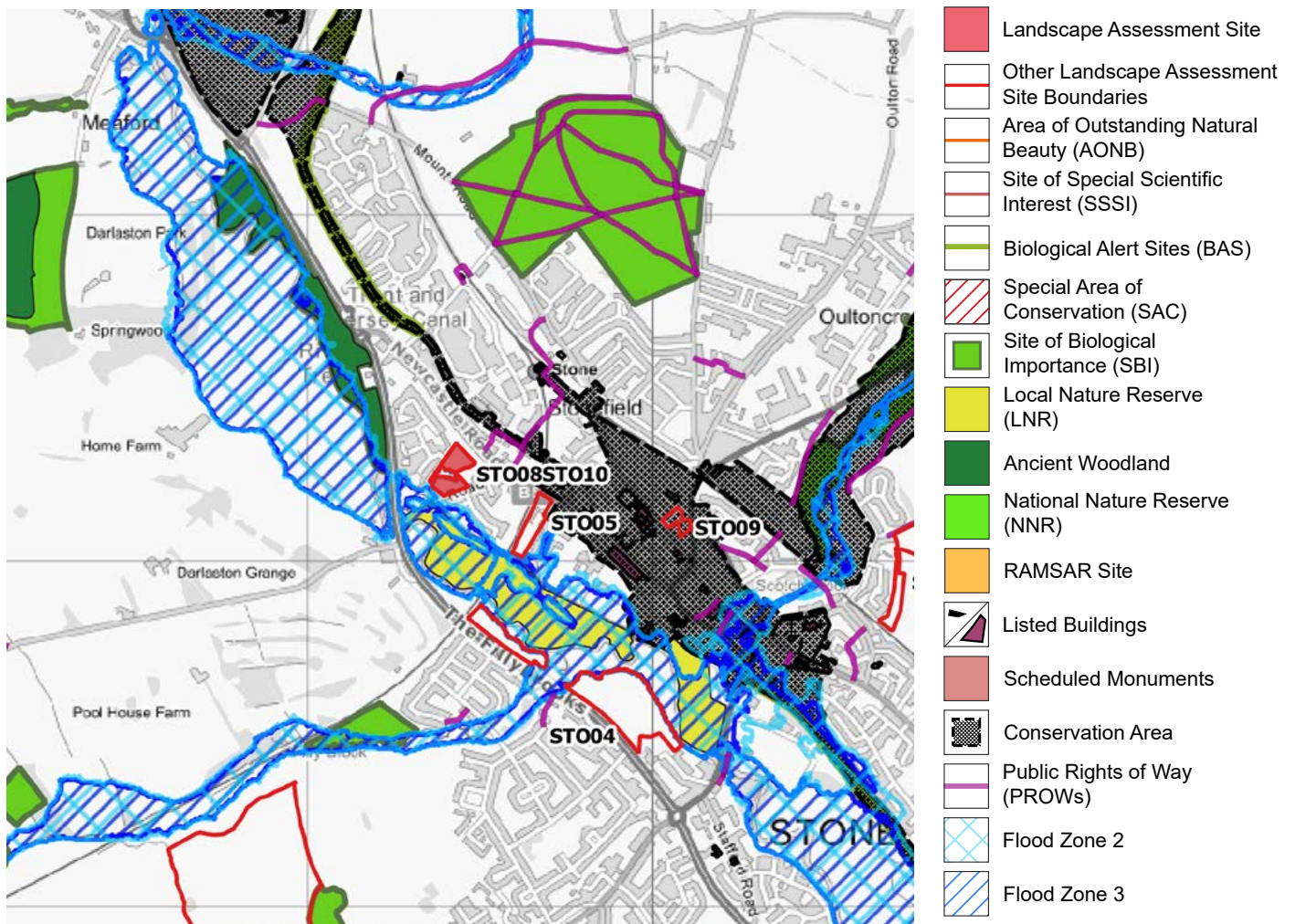
Enclosed parcel of land between Trent Road and Hartley Close. Sloping down to water course. Grassland and scrub with many mature trees.

**Settlement: Stone**

**Designations: None**

**Landscape Character Area: River Meadowlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**





Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale		✓				Relatively small and enclosed.
Landform			✓			Sloping down north towards watercourse.
Landcover		✓				Numerous mature trees. Variety of cover and some attractive trees.
Biodiversity			✓			Relatively close to designated site and connects to river corridor.
Man-made Influences				✓		Surrounded by residential development.
Scenic Quality and Character			✓			Scenic value formed by mature trees.
Relationship with Existing Settlement Form				✓		Green area but forms part of existing settlement.
Skylines and Settings					✓	Enclosed area of land minimal effect on wider setting. No important skyline.
Movement			✓			Close to existing transport networks.
Visibility, Key Views, Vistas				✓		Limited views due to existing vegetation.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)					✓	No views to heritage features.
Relationship with Wider Landscape					✓	Closely associated with existing settlement.
Landscape Value			✓			

**Overall Landscape Sensitivity of the Site:**

**Medium**

**Mitigation:**

Some scope for built development but limited in extent due to existing landscape features which should be retained.

# Landscape Assessment Site ST009

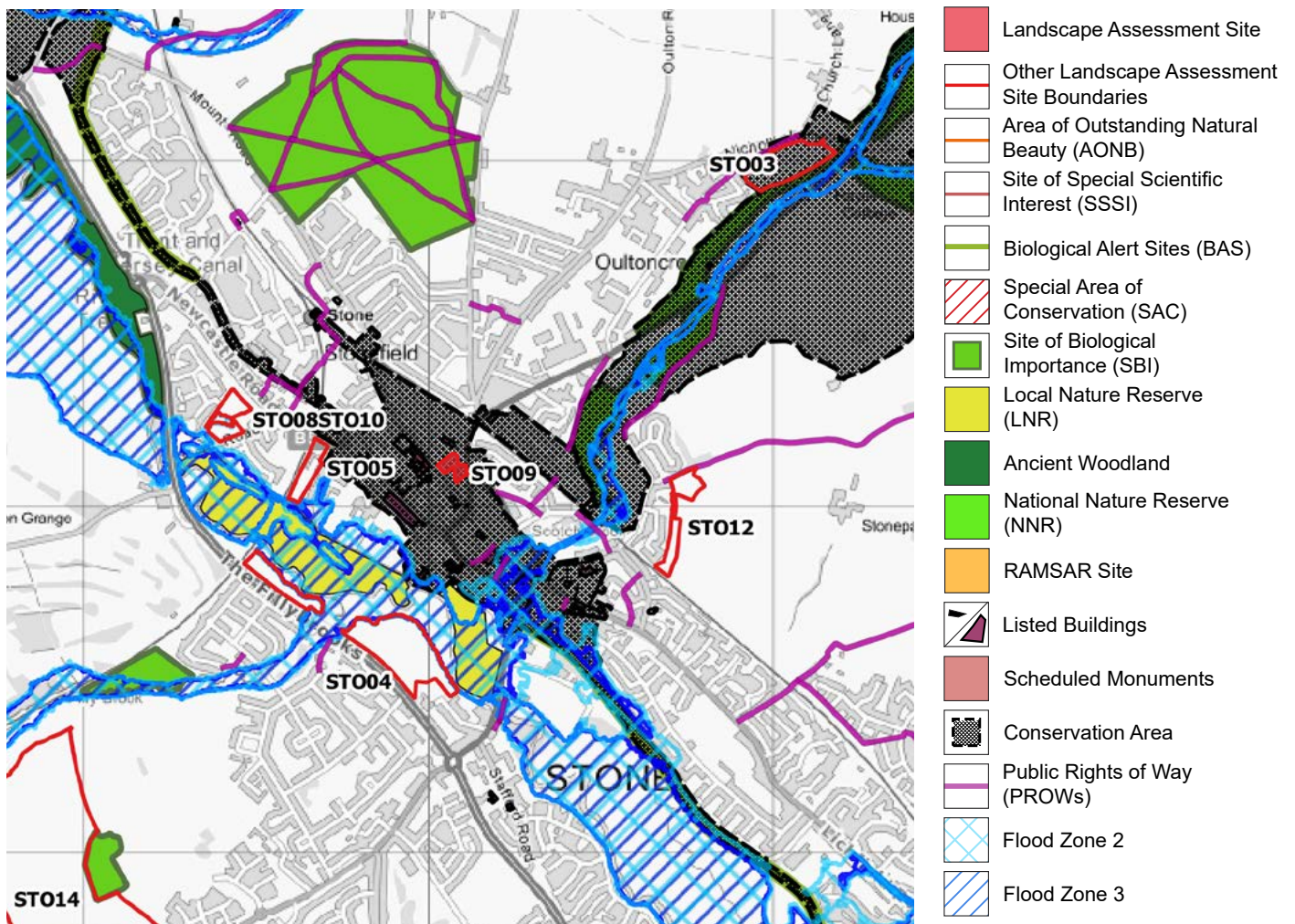
Former Stone Police Station located between Radford Street, Northesk Street and Station Road.

**Settlement: Stone**

**Designations: Conservation Area**

**Landscape Character Area: Urban**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Brownfield site with buildings and former car park area.
Landform					✓	Relatively flat site.
Landcover					✓	Derelict buildings with overgrown car park area.
Biodiversity					✓	No nearby designations.
Man-made Influences					✓	A developed site located near the town centre.
Scenic Quality and Character				✓		Though the site is derelict the former police building does have some characteristic features.
Relationship with Existing Settlement Form					✓	Part of the existing settlement, located near the town centre.
Skylines and Settings				✓		Little contribution to skylines, though site is situated within an area forming the setting to the town centre.
Movement					✓	Located between three roads including the busy Radford Street. The site's location near the town centre means a generally busy surrounding environment.
Visibility, Key Views, Vistas					✓	Visibility of the site is limited by surrounding development.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)		✓				Located within a Conservation Area with listed buildings located along Station Road and Northesk Street.
Relationship with Wider Landscape					✓	Town centre site with very limited relationship with the wider landscape.
Landscape Value					✓	

### Overall Landscape Sensitivity of the Site:

**Low**

### Mitigation:

Consider the re-use of the former Police Station buildings which have some characteristic features and form part of the street scene along Radford Street. Any development elsewhere on the site should respect its location within a Conservation Area.

# Landscape Assessment Site STO12

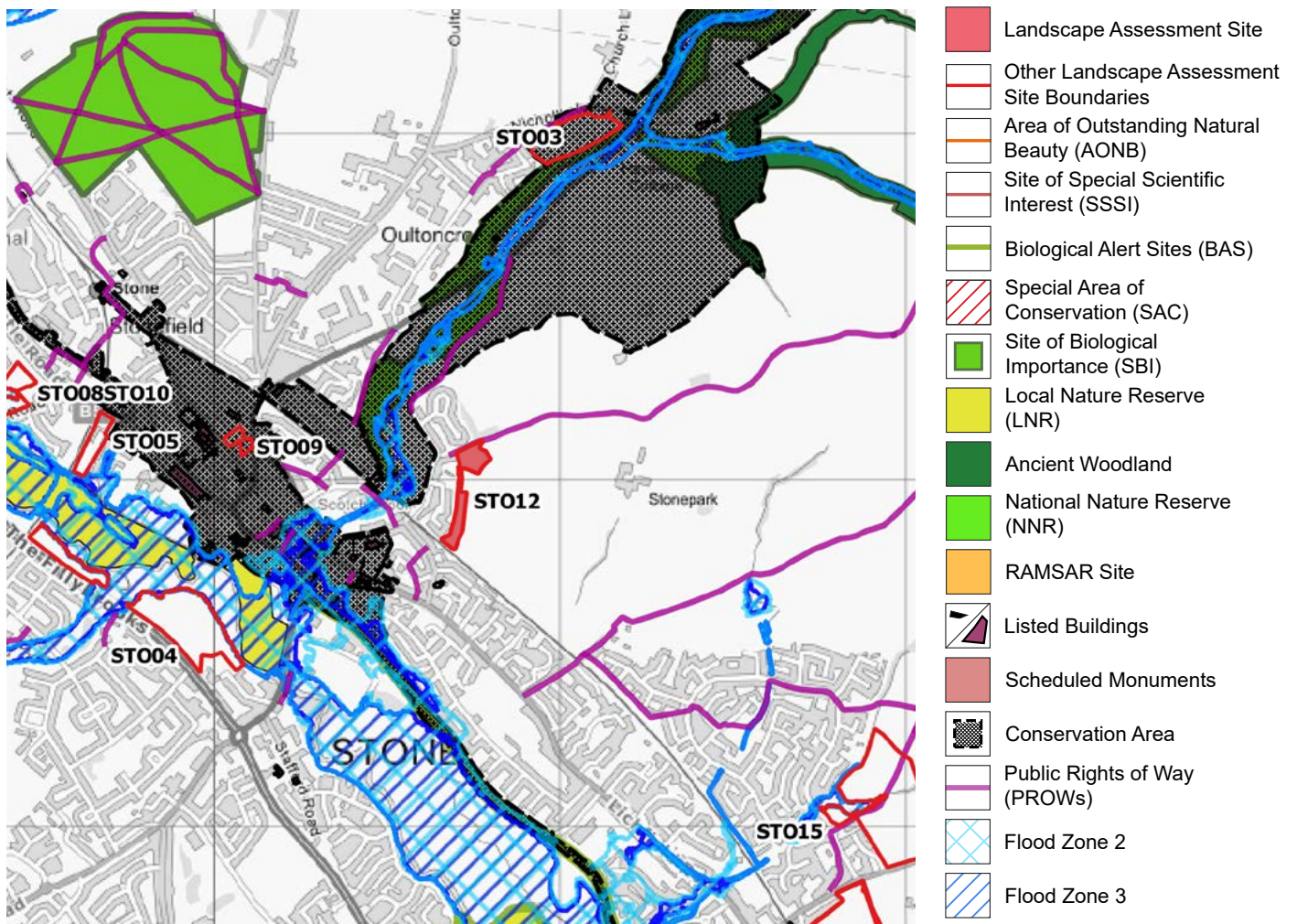
Rising land located to the east of housing off Redhill Gardens and Red Hill Road.

**Settlement: Stone**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale		✓				Relatively small scale land parcels enclosed by topography and vegetation.
Landform	✓					Land rises steeply to a ridge to the east of the existing settlement.
Landcover		✓				Overgrown grass / scrub present on site with many established trees.
Biodiversity				✓		Nearest designated site is the Site of Biological Importance located approximately 185m to the west.
Man-made Influences			✓			Adjacent to the existing settlement edge.
Scenic Quality and Character		✓				The undulating landform and established vegetation give the site a sense of place though detracting features such as adjacent development are present.
Relationship with Existing Settlement Form			✓			Intervisibility is available with the adjacent settlement edge though the rising land within much of the site acts to set it apart from the surrounding housing.
Skylines and Settings		✓				The site rises steeply to the west. Development on this rising land would dominate the adjacent housing.
Movement			✓			Adjacent roads, settlement and railway are present.
Visibility, Key Views, Vistas				✓		The site is contained by surrounding development and a ridge line to the west, though its elevated nature extends its visibility.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)				✓		Limited views to heritage features.
Relationship with Wider Landscape				✓		The enclosed nature of the site limits its relationship with the wider landscape from much of the site.
Landscape Value		✓				

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Some very limited development may be accommodated in the north eastern portion of the site away from steeper land and established trees.

# Landscape Assessment Site STO13

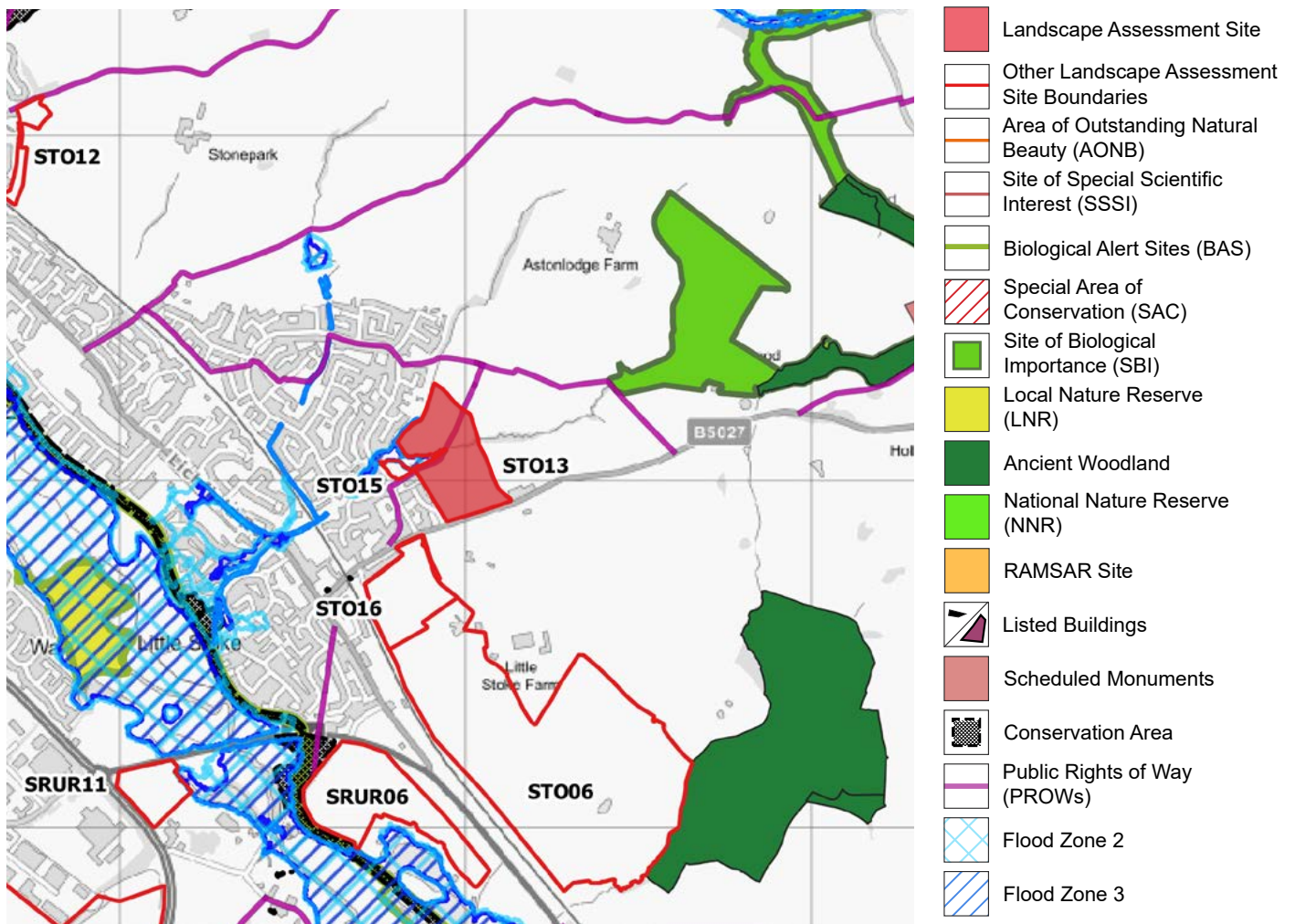
Land to the North of Uttoxeter Road (B5027) and south of housing off Saddlers Avenue. Divided by Blackies Lane. A Public Right of Way runs along the lane and an informal footpath route is located adjacent to the north of the site beyond established vegetation.

**Settlement: Stone**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale				✓		Medium to large scale fields divided by vegetation.
Landform			✓			Some undulations within the site with a general rise to the east.
Landcover				✓		The majority of the site is within agricultural use with field boundary hedgerows. Established trees are also present particularly along Blackies Way and the small water course within the site. Vegetation is also located adjacent to the northern edge of the site along a small watercourse which runs to the north of the site.
Biodiversity					✓	No nearby designations.
Man-made Influences			✓			Adjacent housing to the west and north along Oakleigh Court, Farrier Close and Leacroft. Uttoxeter Road to the south.
Scenic Quality and Character		✓				Despite adjacent settlement the site displays some generally scenic characteristics such as rolling landform and mature trees.
Relationship with Existing Settlement Form			✓			Adjacent to existing settlement on the south western edge of Stone though the western portion of the site functions as a green wedge into the settlement. The site does not extend any further east than existing development to the north.
Skylines and Settings			✓			Relatively limited effect on skylines due to surrounding higher land though higher land to the east is more prominent. The eastern portion of the site is located at the entrance into Stone when approached from Uttoxeter Road.
Movement			✓			Some more tranquil areas within the site though adjacent roads and settlement provide movement.
Visibility, Key Views, Vistas				✓		Relatively limited effects upon key views. Main visual receptors are users of the Public Right of Way along Blackies Lane, Uttoxeter Road and nearby properties.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)					✓	No nearby features.
Relationship with Wider Landscape		✓				Connectivity to rolling land to the north east / east.
Landscape Value			✓			

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

If Site STO15 remains undeveloped, limiting development within this site to south of Blackies Way will ensure that the existing green wedge of land within the settlement remains. If Site STO15 is developed then the northern portion of the site should be developed in a way which enables the site to continue to function as a green link into the settlement. Existing vegetation should be retained and an attractive frontage landscape established to Uttoxeter Road. A new, green edge to the settlement should be established along the site's eastern edge.

# Landscape Assessment Site STO14

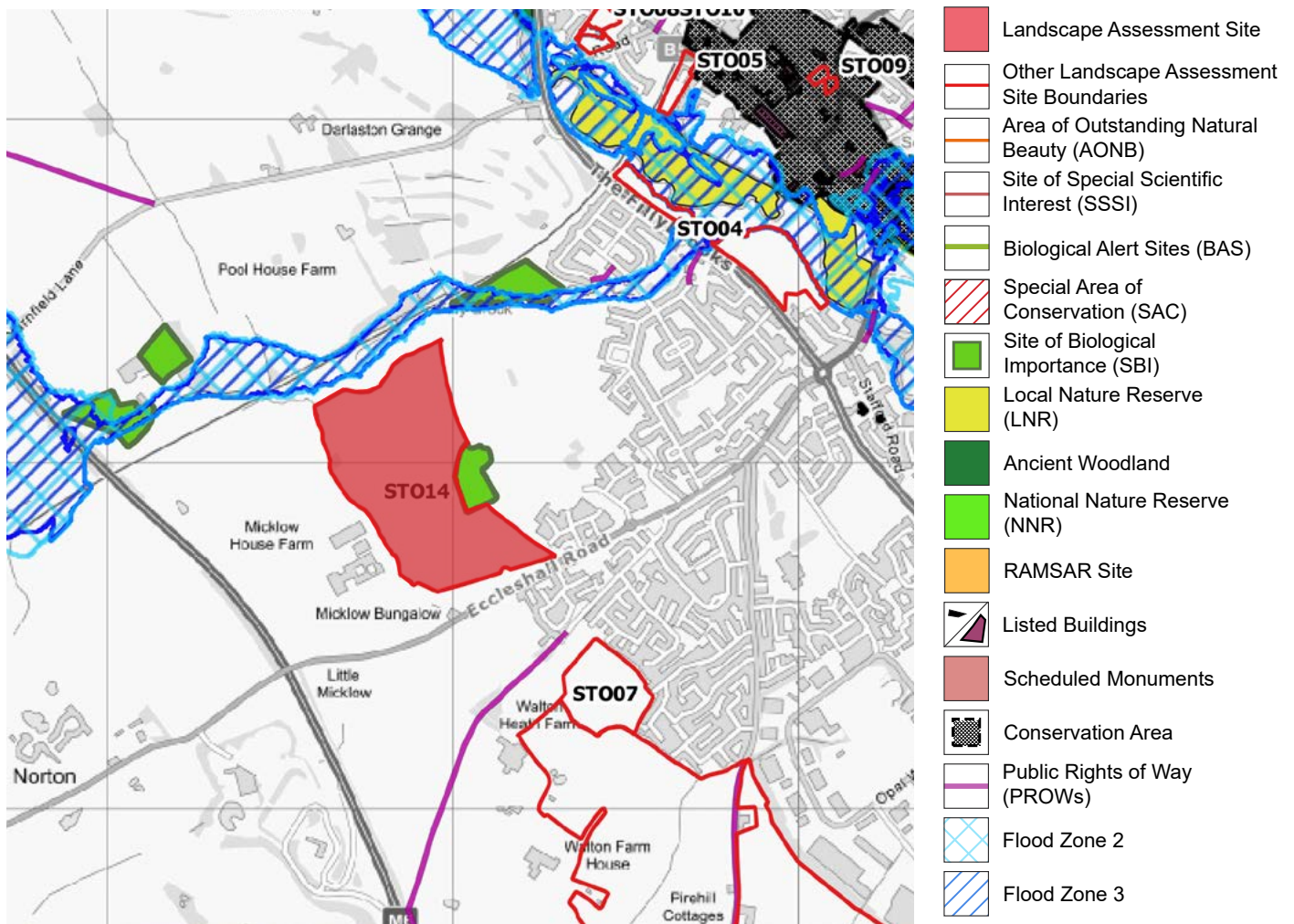
Large, arable fields, north of Eccleshall Road and west of newly built housing at Bott Lane. Large sheds at Bridgemere distribution to the west. Landform slopes to the west and north away from existing settlement. Noise from M6 to west audible. Woodland on higher ground to east. Extensive views from Eccleshall Road across the site to the north.

**Settlement: Walton/Stone**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**





Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale					✓	Extensive fields with few features within the site.
Landform			✓			Mostly gentle slopes but land slopes away from the valley in which Stone is located.
Landcover					✓	Intensive farmland.
Biodiversity			✓			Designated woodland to east.
Man-made Influences			✓			Obvious new development to south east of parcel. Less influences to northern parcel.
Scenic Quality and Character			✓			Positive distant views north. Interrupted by housing to east and distribution sheds to west.
Relationship with Existing Settlement Form			✓			Southern parcel has greater relationship to existing settlement.
Skylines and Settings			✓			New adjacent housing already on the skyline to east. Likely to form skyline when viewed from Yarnfield Lane.
Movement			✓			Busy B5026 Eccleshall Road and noise from M6 to west. Rail line to north.
Visibility, Key Views, Vistas			✓			Lack of nearby sensitive visual receptors.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)				✓		None in close proximity.
Relationship with Wider Landscape			✓			Northern part stronger relationship with wider landscape. Southern parcel less so due to existing housing.
Landscape Value			✓			Typical farmland adjacent to existing settlement.

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Relationship with Filly Brook valley. Offset from designated woodland. Retention of boundary vegetation. Gateway to settlement and will require extensive green infrastructure.

# Landscape Assessment Site STO15

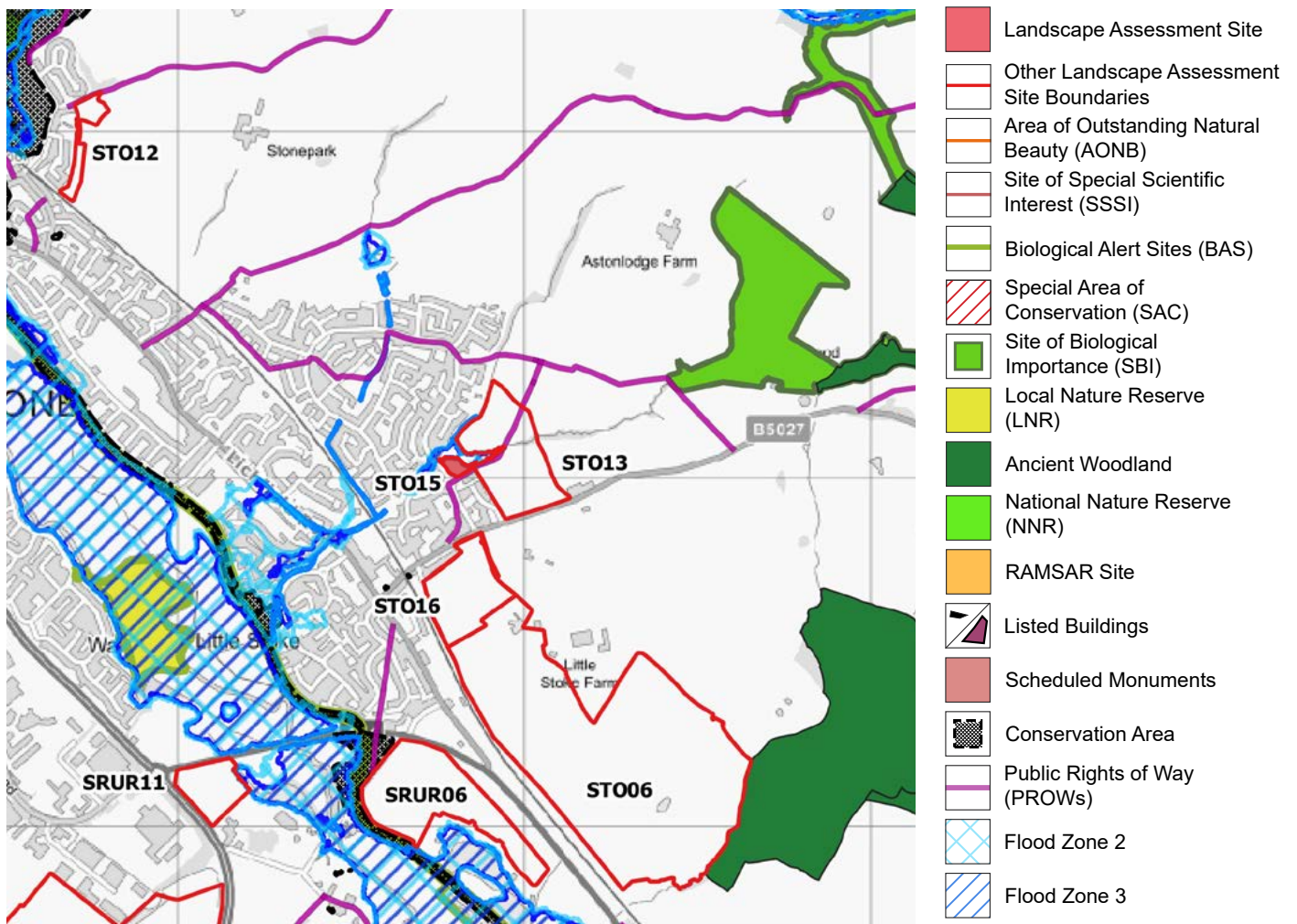
Parcel of land located to the east of Saddlers Avenue between modern housing of Farrier Close and Oakleigh Court. A Public Right of Way along Blackies Lane runs adjacent to the south of the site and an informal footpath route along the north.

**Settlement: Stone**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Relatively small parcel of land.
Landform			✓			Land rises to the south adjacent to Blackies Lane.
Landcover			✓			Site comprises an area of overgrown grass / scrub with some scattered young trees.
Biodiversity					✓	No nearby designations.
Man-made Influences				✓		The site is influenced by the adjacent Saddlers Avenue and modern residential development which surrounds it on three sides.
Scenic Quality and Character				✓		Mature vegetation along Blackies Way and rising topography provide some sense of place, though modern settlement clearly visible.
Relationship with Existing Settlement Form			✓			The surrounding development means the site could feel part of the existing settlement though it currently forms part of a green wedge of land extending between the existing settlement which also sets it apart.
Skylines and Settings					✓	Limited effect upon surrounding skylines and settings.
Movement				✓		Saddlers Avenue provides a sense of movement as does the general movement associated with the surrounding settlement.
Visibility, Key Views, Vistas				✓		Fairly well visually contained site with relatively limited intervisibility. Some views available from public footpath along Blackies Way though filtered by vegetation along the route and from nearby roads and properties.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)					✓	No nearby features.
Relationship with Wider Landscape				✓		Sense of connectivity to green space to the east and tree planting to the west though relationship with the surrounding development is also apparent.
Landscape Value				✓		

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

### Mitigation:

Development should be arranged in a way which enables the site to continue to function as a green link connecting to land to the west. Taking into consideration the footpath routes to the north and south.

# Landscape Assessment Site STO16

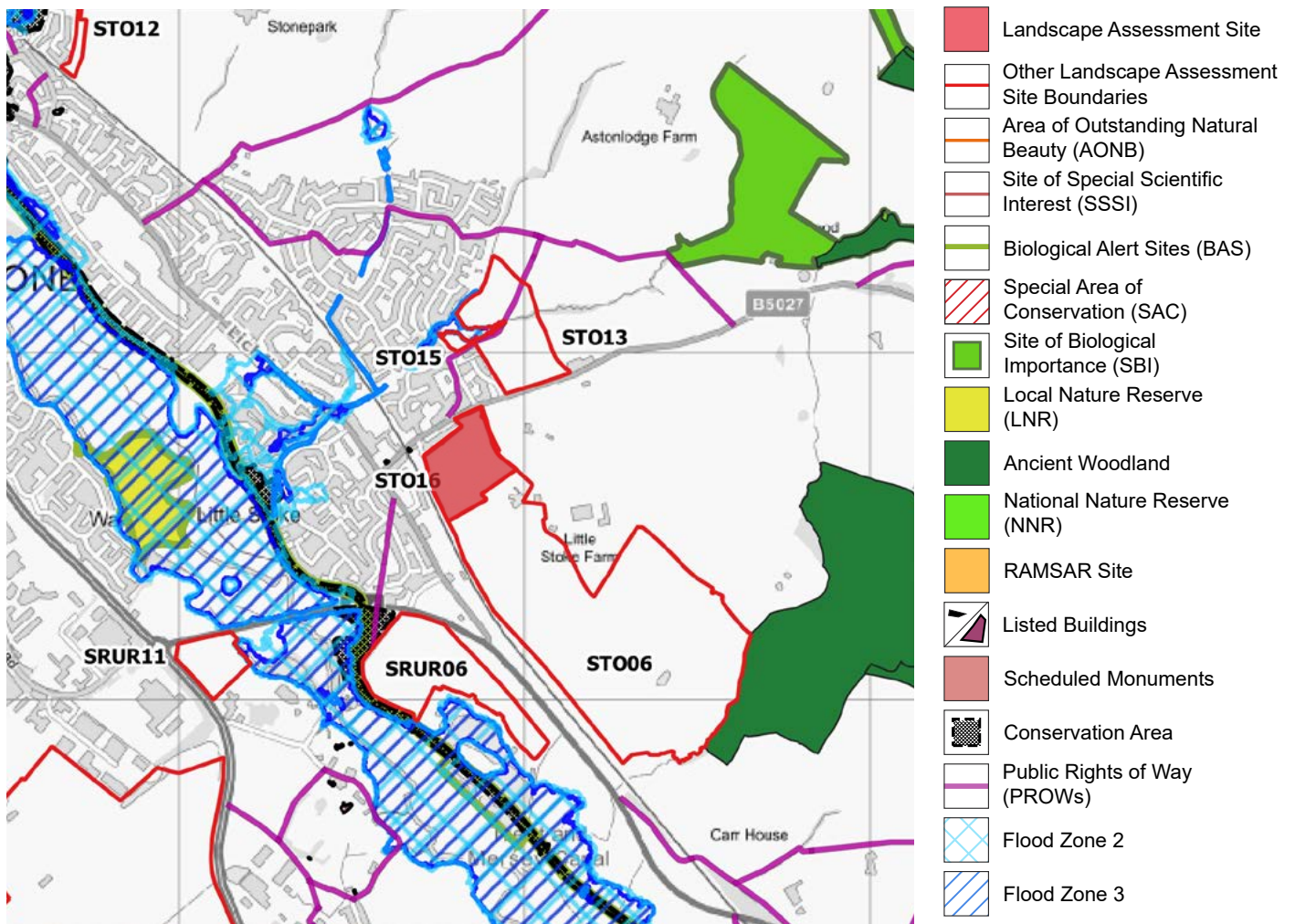
Agricultural field plus part of two further fields located on the southern edge of Stone, to the south of Uttoxeter Road (B5702) and east of the railway line. Little Stoke Cricket Club is located to the east and housing along Uttoxeter backs onto the site along its northern edge. The site is included within the larger STO06 site which extends to the south.

**Settlement: Stone**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium scale fields with field boundary vegetation formed/partially formed by hedgerows, established trees or fences.
Landform			✓			Some undulations with land rising to the south east of the site.
Landcover			✓			Farmland with hedgerows and trees. A number of mature established trees run through the centre of the site.
Biodiversity					✓	No nearby biodiversity designations.
Man-made Influences				✓		Housing along Uttoxeter Road and at 'The Crossings' adjoins the site to the north. An electric railway line runs adjacent to the west and a cricket ground is located to the east. To the south the landscape is less developed, though there are views of Little Stoke Farm.
Scenic Quality and Character			✓			The site has some scenic quality derived from the number of mature trees located within it and its sloping topography. Though also detracting elements such as adjacent development and the railway line.
Relationship with Existing Settlement Form				✓		The site adjoins the existing settlement edge. Development of the site would not extend any further south than the existing settlement located to the west of the railway line or the adjacent cricket ground.
Skylines and Settings			✓			Influence on skylines generally limited as the site is enclosed by adjacent higher land.
Movement			✓			Adjacent road and railway.
Visibility, Key Views, Vistas				✓		Limited views available from public vantage points. These are generally limited to nearby houses and roads.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)			✓			Grade II listed Crossing House located to the north west of the site. This listed building is adjoined by modern residential properties at 'The Crossings'.
Relationship with Wider Landscape			✓			Some sense of connectivity with the immediate surrounding landscape and rising land to the east though a lack of wider views prevents a greater sense of connectivity. Connectivity felt to the adjacent settlement edge.
Landscape Value			✓			

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

A positive frontage should be provided to Uttoxeter Road and existing vegetation in particular mature trees maintained for their contribution to landscape value.

# Landscape Assessment Site SWY01

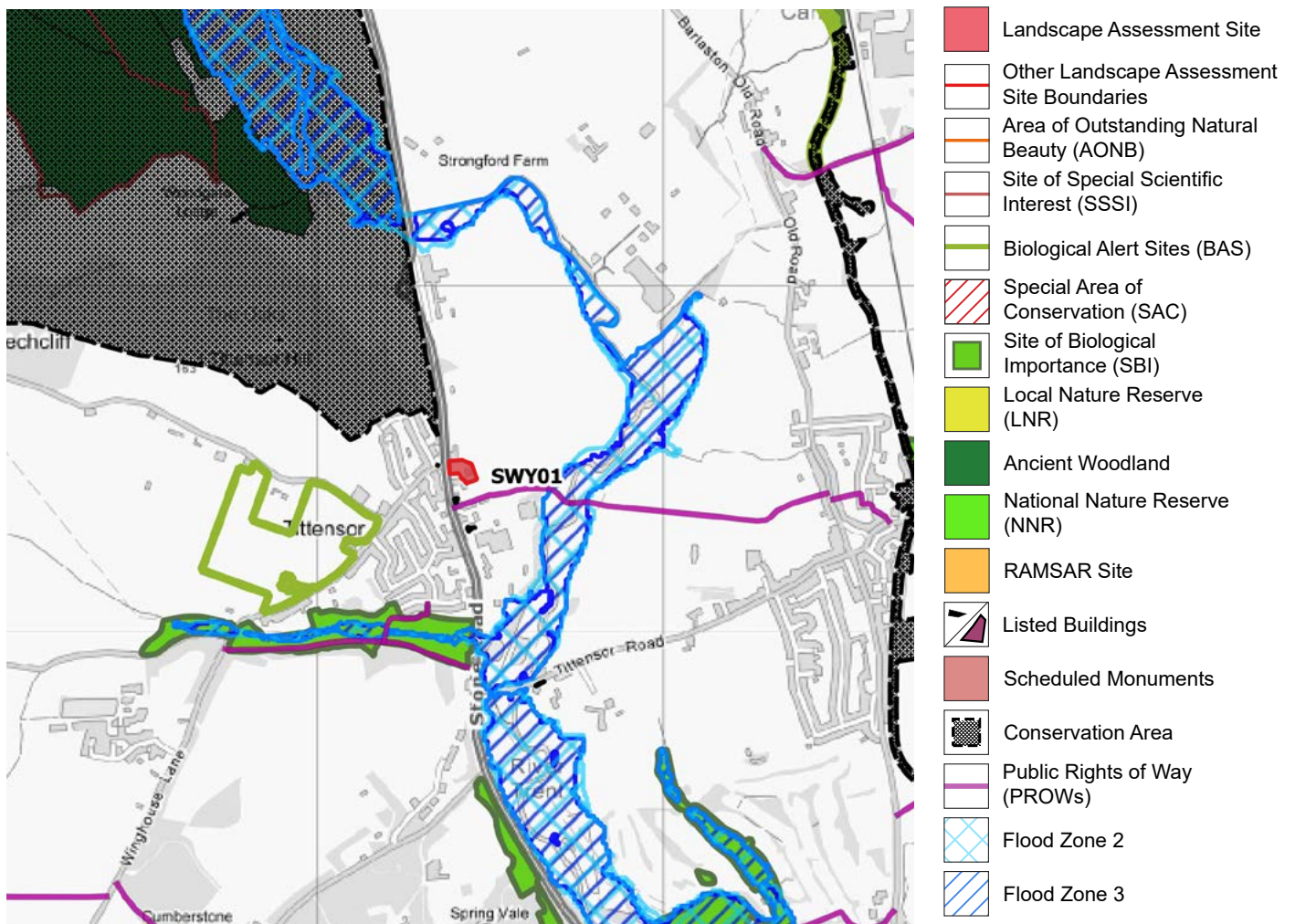
Site to the east of the A34, Tittensor which includes an existing dwelling and an overgrown area to the north. The site sits between existing residential development off the A34 with further development located to the west beyond the A34.

**Settlement: Tittensor**

**Designations: None**

**Landscape Character Area: Wooded Hills and Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Partially developed site.
Landform					✓	Gently sloping site.
Landcover					✓	Partially developed site with overgrown area to the north.
Biodiversity					✓	No nearby designations.
Man-made Influences					✓	Located between residential properties and adjacent to the A34. An existing dwelling occupies part of the site.
Scenic Quality and Character					✓	The site features existing development and an overgrown area neither of which appear scenic. The site is also located adjacent to the A34.
Relationship with Existing Settlement Form					✓	The site is part of the existing settlement edge.
Skylines and Settings					✓	Small site with little effect on skylines and settings.
Movement					✓	Adjacent to the A34.
Visibility, Key Views, Vistas				✓		Enclosed by development/roads on three sides which restricts the extent of the site's visibility. Potential views back towards the site from the Public Right of Way to the south east but seen in the context of the settlement edge.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)			✓			Tittensor War Memorial is located opposite the site beyond the A34 and a listed building is located to the south beyond existing development. To the north west beyond the A34 is located the edge of Trentham Gardens. These features are set within/adjacent to the settlement edge.
Relationship with Wider Landscape				✓		Some intervisibility with landscape to the east though the site generally feels part of the settlement edge.
Landscape Value				✓		

### Overall Landscape Sensitivity of the Site:

**Low**

#### Mitigation:

The north of the site would be suitable for infill development continuing the row of properties along the A34. Existing trees should be retained where possible and a high quality frontage to the A34 and War Memorial should be established.

# Landscape Assessment Site SWY04

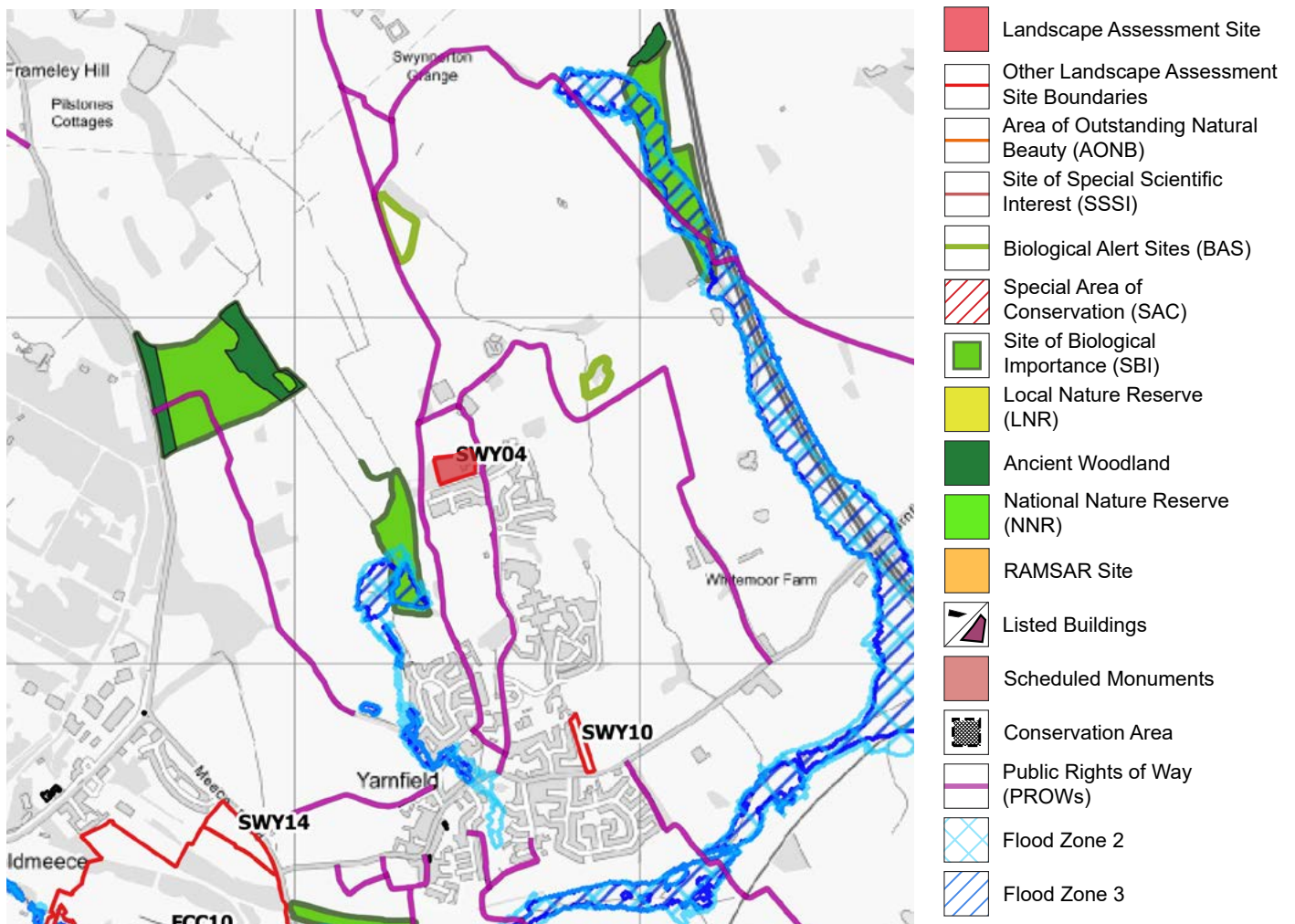
Brownfield, derelict sports centre located to the north of Yarnfield. Large sports centre building with hand standing tennis courts and smaller ancillary buildings. Some boundary vegetation and landscaping. The site is bound by new housing to the south and woodland planting to the east and west. To the north lies a farmstead and surrounding farmland.

**Settlement:** Yarnfield

**Designations:** None

**Landscape Character Area:** Settled Farmlands

**Considered as part of a potential Garden Village or Strategic Development Site:** No



Representative Photographs



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium size brownfield parcel of land.
Landform				✓		Largely flat hardstanding and derelict sports centre buildings.
Landcover					✓	Brownfield site with some small areas of soft landscaping.
Biodiversity					✓	No designations in close proximity.
Man-made Influences			✓			Located at settlement edge. Already developed site.
Scenic Quality and Character				✓		Little scenic quality due to settlement edge location and current low quality state of the site. Adjacent woodland does provide a sense of a more rural scenic setting.
Relationship with Existing Settlement Form				✓		Forms part of settlement edge boundary to north of village.
Skylines and Settings					✓	Does not play a role within the site due to existing development on site and surrounding mature vegetation.
Movement		✓				Some sense of tranquility due to settlement edge location. Typical transport links associated with settlement.
Visibility, Key Views, Vistas					✓	Overgrown hedgerows restrict any potential views north. Woodland and existing settlement limit views from all other boundaries.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)					✓	No key heritage features in close proximity.
Relationship with Wider Landscape				✓		Lack of connection due to overgrown vegetation and large existing buildings on site. Some views may be afforded south should hedgerow be brought back under management.
Landscape Value					✓	Largely hardstanding and derelict building. Some overgrown vegetation and trees at boundaries.

### Overall Landscape Sensitivity of the Site:

**Low**

#### Mitigation:

Retain and bring back under management existing vegetation. Provide landscape buffer to north. Consider connection to backs of properties to south.

# Landscape Assessment Site SWY10

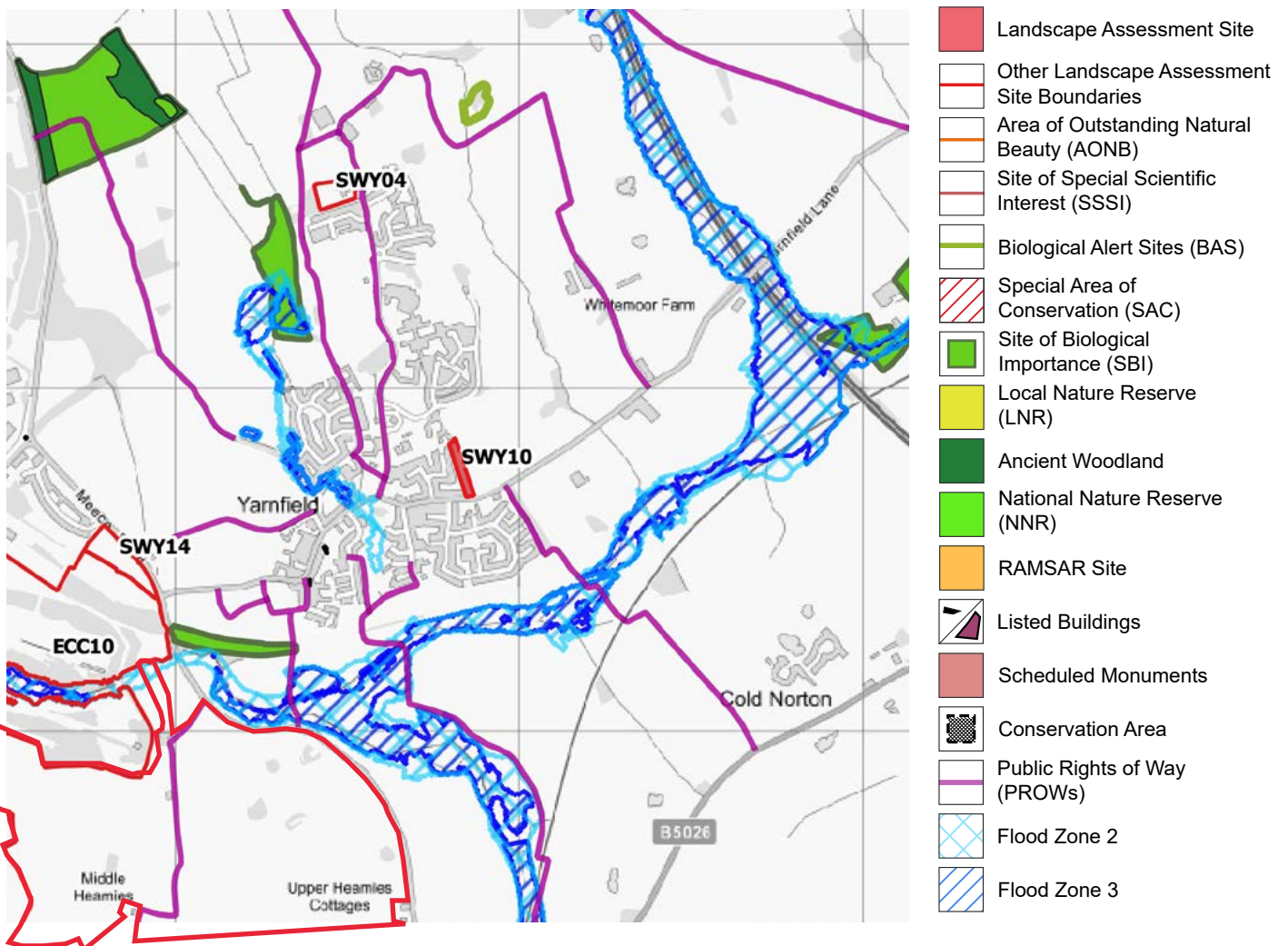
A narrow strip of land that forms the field edge to a larger field parcel. Located to the east of Yarnfield, to the north, south and west the site is bound by existing settlement and Yarnfield Lane to the south. The eastern boundary is open to the remainder of the field parcel.

**Settlement:** Yarnfield

**Designations:** None

**Landscape Character Area:** Settled Farmlands

**Considered as part of a potential Garden Village or Strategic Development Site:** No



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Small strip of land that forms part of a medium field parcel.
Landform				✓		Flat field parcel.
Landcover			✓			Forms field parcel edge, with overgrown grassland, some small trees and back garden vegetation that bounds the site to the west.
Biodiversity					✓	No designations in close proximity.
Man-made Influences			✓			Located at the settlement edge with typical infrastructure for large village.
Scenic Quality and Character			✓			Limited scenic quality due to proximity and surrounding of existing settlement. Some views out to the east but these are limited due to vegetation.
Relationship with Existing Settlement Form				✓		Surrounded by existing settlement on three boundaries. Could form a small extension to village.
Skylines and Settings				✓		Skyline does not play an important role due to existing settlement.
Movement			✓			Typical of large village. M6 is audible from this location.
Visibility, Key Views, Vistas				✓		Some shorter distant views of the immediate landscape to the east are possible.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)					✓	No heritage features in close proximity.
Relationship with Wider Landscape				✓		Short distant views out and connection along eastern boundary.
Landscape Value			✓			Field margin landscape.

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

#### Mitigation:

Retain boundary vegetation. Consider relationship with western boundary properties.

# Landscape Assessment Site SWY14

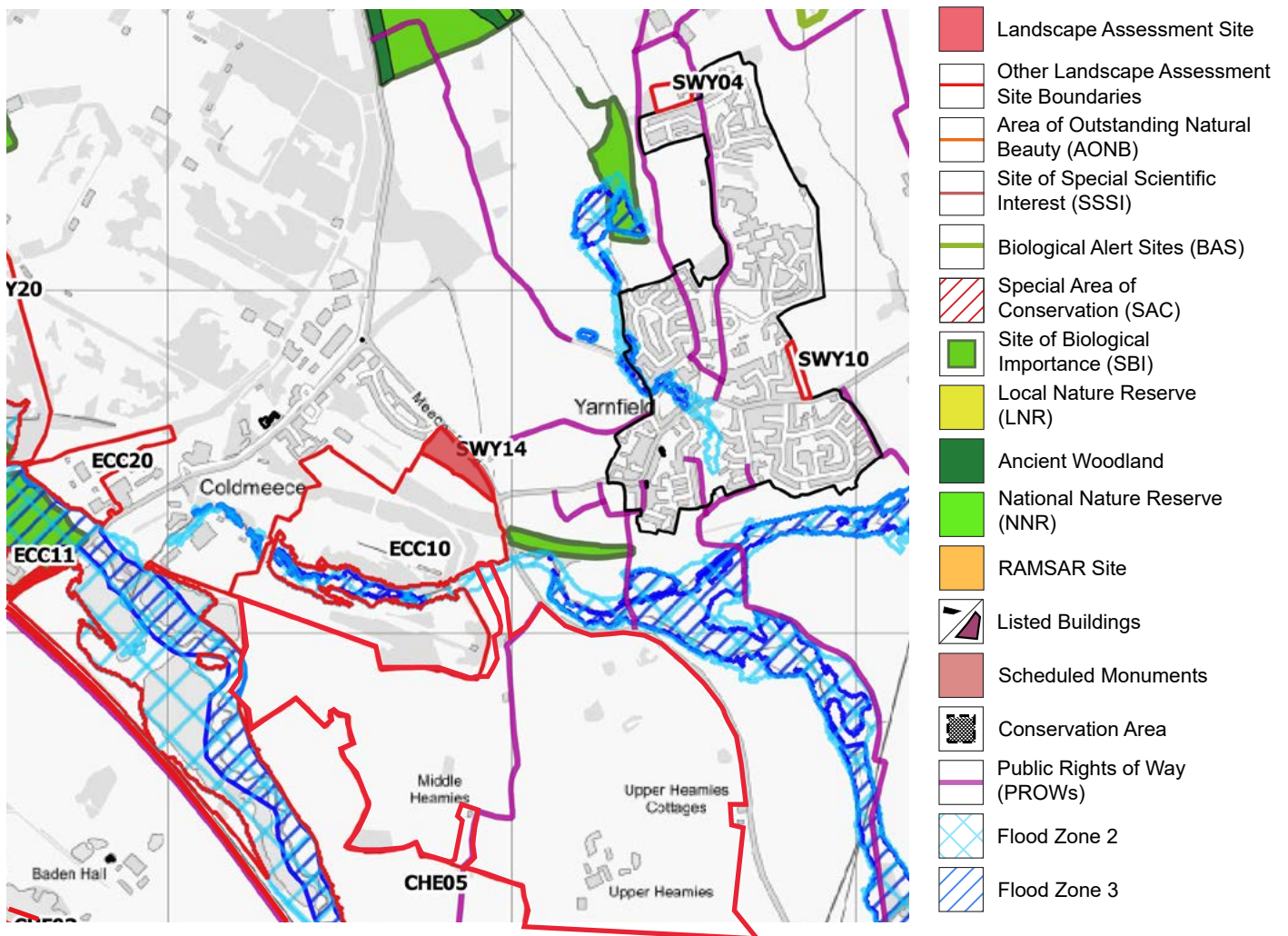
The site is made up of two field parcels, triangular and rectangular respectively. Located to the south of Cold Meece, Meece Road bounds the site to the north and east. To the north/north west lies existing properties off North/South Road. To the south lies Swynnerton training camp.

**Settlement: Cold Meece**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: Yes**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Medium sized field parcels.
Landform				✓		Generally, a flat landscape with some very localised slight undulations.
Landcover			✓			Typical pastoral land, each field parcel bound by hedgerows of varying quality. Mature hedgerow trees.
Biodiversity					✓	No designations in close proximity.
Man-made Influences		✓				Some influence from the small existing settlement of Cold Meece, this is limited however, road network in the immediate proximity of the site is fairly quiet.
Scenic Quality and Character			✓			Some scenic quality, however limited views and disruption from Meece Road and adjacent properties.
Relationship with Existing Settlement Form		✓				Limited relationship due to boundary vegetation along north west boundary and along Meece Road. Extends into countryside if a standalone development. As part of a bigger scheme would be less obtrusive.
Skylines and Settings				✓		Limited role in the landscape due to existing vegetation. Limited views from site.
Movement			✓			A sense of tranquillity however disruption from industrial units and Meece Road.
Visibility, Key Views, Vistas				✓		Limited views out due to surrounding mature vegetation and existing settlement. Some short distant views may be afforded to the south of boundary vegetation if brought back under management.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)					✓	No heritage features in close proximity.
Relationship with Wider Landscape			✓			Limited due to existing vegetation, road and surrounding built development.
Landscape Value			✓			Typical pastoral land with mature hedgerows/hedgerow trees along field parcels.

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

Retain boundary vegetation and bring under management. Strengthen connection with existing properties. Maintain landscape buffer to south and some extent east.

## Landscape Assessment Site SWY20

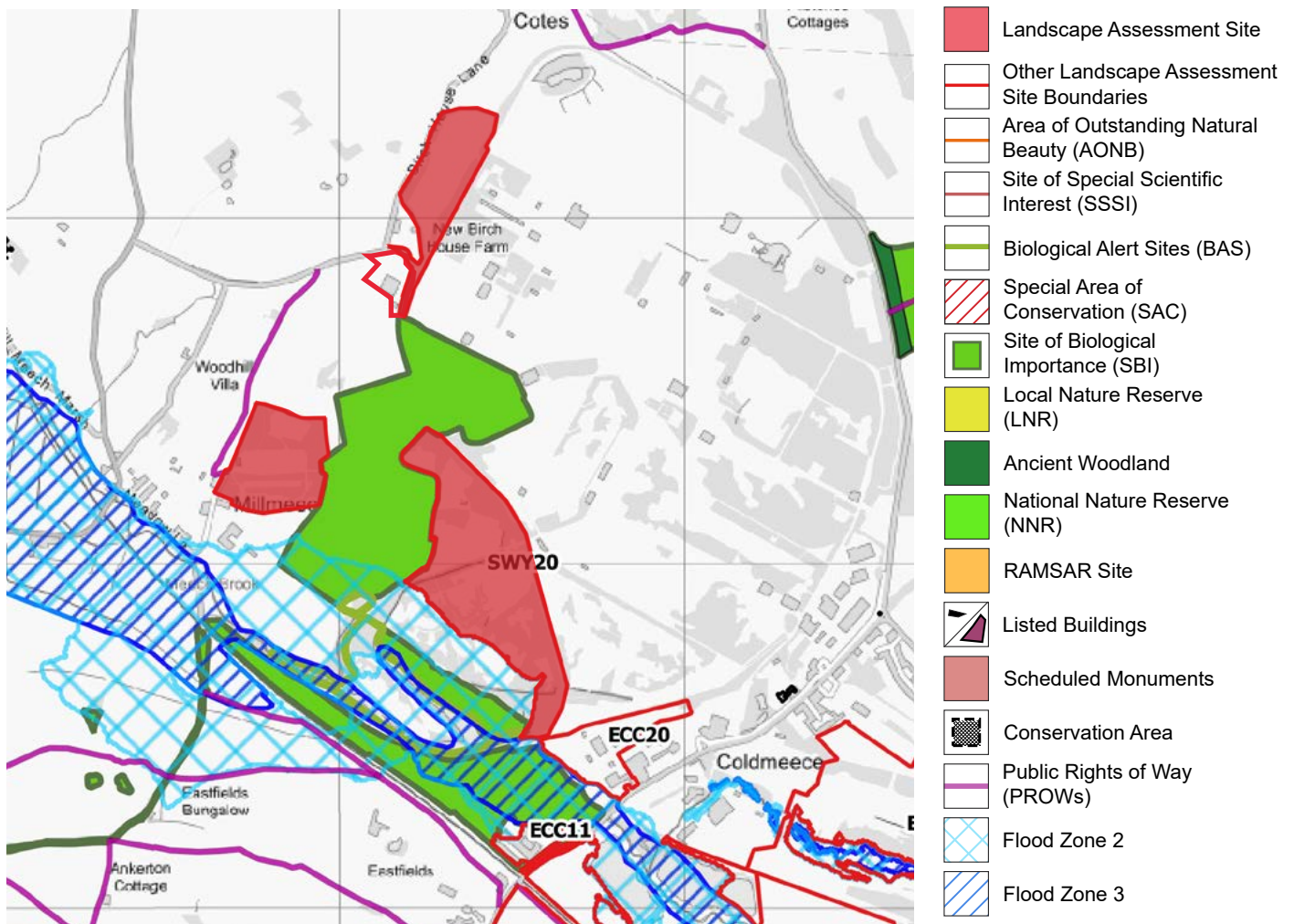
Three areas of land close to the Swynnerton Training Camp. Swynnerton Road runs adjacent to the south and to the north east lies land within the training camp. The existing settlement of Cold Meece and associated industrial units lie to the east and to the south west lies Mill Meece. To the south lies agricultural land and a railway line. The site is predominantly woodland scrub and grassland with numerous tracks present.

**Settlement: Cold Meece**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: Yes**



Representative Photograph

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale		✓				The land is subdivided into many smaller compartments with a large amount of vegetation reducing the sense of scale in some areas.
Landform			✓			Localised variations are anticipated across the site however large changes in topography have not been identified.
Landcover		✓				Large amount of vegetation covering the site, predominantly woodland.
Biodiversity		✓				A Site of Biological Importance (SBI) is located between the site's land parcels and to the south there is also a Biodiversity Alert Site (BAS).
Man-made Influences				✓		Parts of the site appear to be in military use with a variety of tracks present. The site adjoins further areas of the military camp, Mill Meece to the south west and industrial development off Swynnerton Road to the south east.
Scenic Quality and Character			✓			Limited views out due to large amount of existing vegetation though vegetation itself is of some scenic value. Industry along southern boundary reduces potential scenic quality. Scenic quality is anticipated to be at its greatest where the site adjoins adjacent countryside.
Relationship with Existing Settlement Form		✓				Limited relationship with the existing settlement of Cold Meece due to intervening industrial units to the south and the remainder of the site being surrounded by farmland with some connection to Mill Meece to the south west. As a stand-alone new Garden Village, a new settlement form could be established.
Skylines and Settings				✓		Due to large amount of existing mature vegetation the skyline is anticipated to play a limited role on site.
Movement				✓		Rail line and Swynnerton Road located to the south / south east. More tranquil areas are expected within the centre and north of the site, though depends on military use.
Visibility, Key Views, Vistas				✓		Long distant views are currently limited due to existing vegetation across the site and the existing infrastructure to the south.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)					✓	No features within close proximity.
Relationship with Wider Landscape				✓		To the north and west there is a greater affinity with the surrounding countryside however to the south east this is disrupted by existing industry. The site consists three parcels of land separated by the SBI.
Landscape Value			✓			Large site with a large amount of vegetation cover and biological interest. No recreational use or access and no identified cultural interest.

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

#### Mitigation:

Retain vegetation where possible. Consider the ecological designations.

#### Comments:

Access to the site itself has not been possible. It has been assessed from perimeter.

# Landscape Assessment Site TIX01

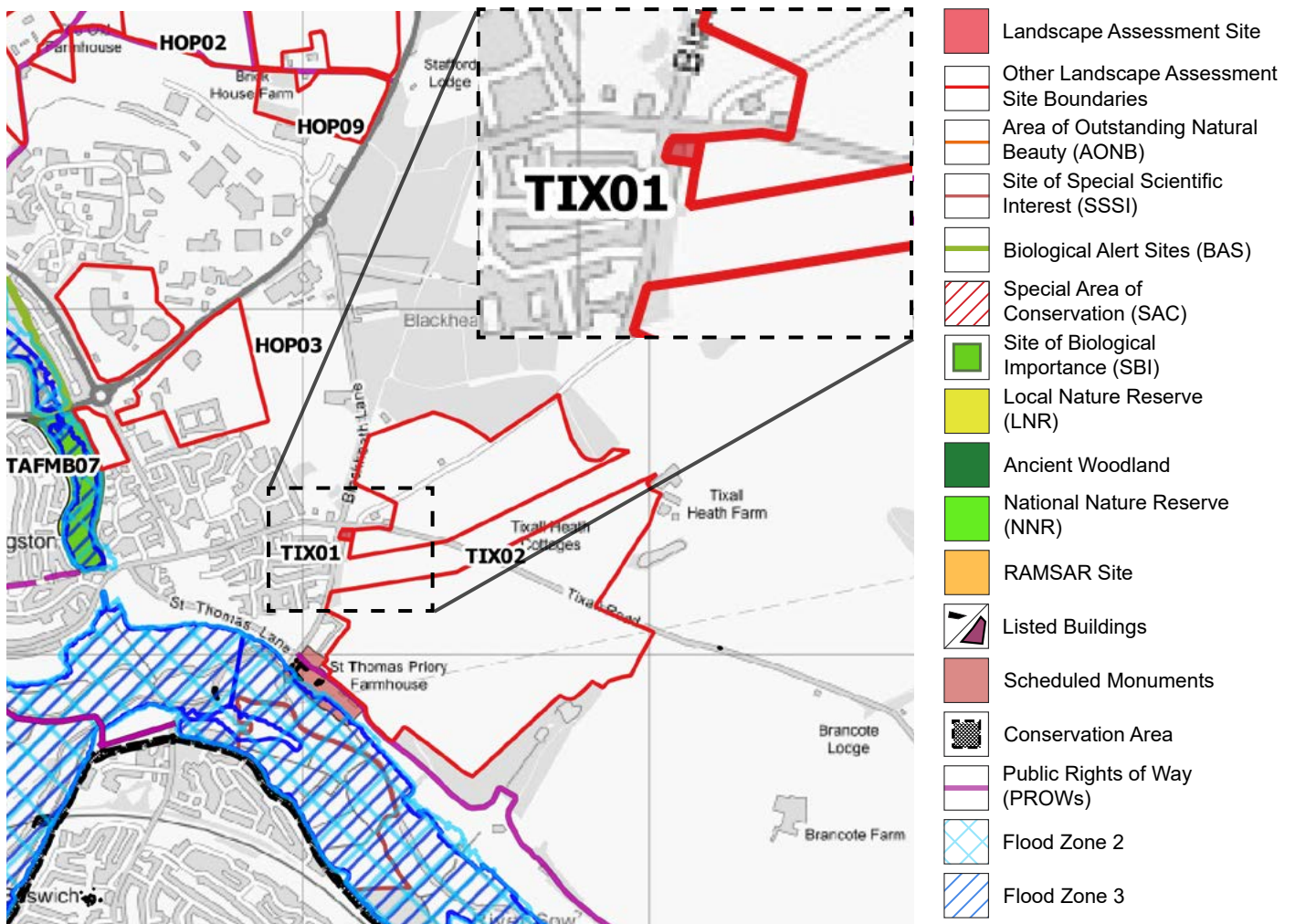
Small site situated to the side of a property along Blackheath Lane, currently forming part of its garden. To the north and west the site adjoins Tixall Road and Blackheath Lane. To the south lies a row of properties along Blackheath Lane and to the east the site adjoins agricultural land within the adjacent TIX02 site.

**Settlement: Stafford**

**Designations: None**

**Landscape Character Area: Sandstone Estatelands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**





Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			Part of a residential garden.
Landform					✓	Relatively flat site.
Landcover					✓	Part of a residential garden with driveway.
Biodiversity					✓	No designated sites in close proximity.
Man-made Influences					✓	Lies adjacent to the property for which it forms part of the garden. Residential development on three sides with roads to north and west.
Scenic Quality and Character				✓		Adjacent roads and housing limit scenic quality.
Relationship with Existing Settlement Form					✓	Lies on the end of linear development along Blackheath Lane, forms part of the settlement edge.
Skylines and Settings				✓		Lies within the settlement edge with limited effects on skylines. The site sits adjacent to Tixall Road so potential to form part of the setting for entrance into Stafford along this route. Falls within Setting Area J within the Cannock Chase AONB Views and Setting Guide.
Movement				✓		Tixall Road runs to the north and Blackheath Lane to the west.
Visibility, Key Views, Vistas				✓		Small site with visibility generally limited to nearby roads and properties.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)					✓	No nearby designated features (nearest designated feature is the remains of St. Thomas priory located approximately 350m to the south).
Relationship with Wider Landscape					✓	Views to landscape to the east but feels much more connected with the settlement edge.
Landscape Value				✓		

### Overall Landscape Sensitivity of the Site:

**Medium/Low**

### Mitigation:

Retain existing vegetation and provide a positive frontage to Tixall Road.

# Landscape Assessment Site TIX02

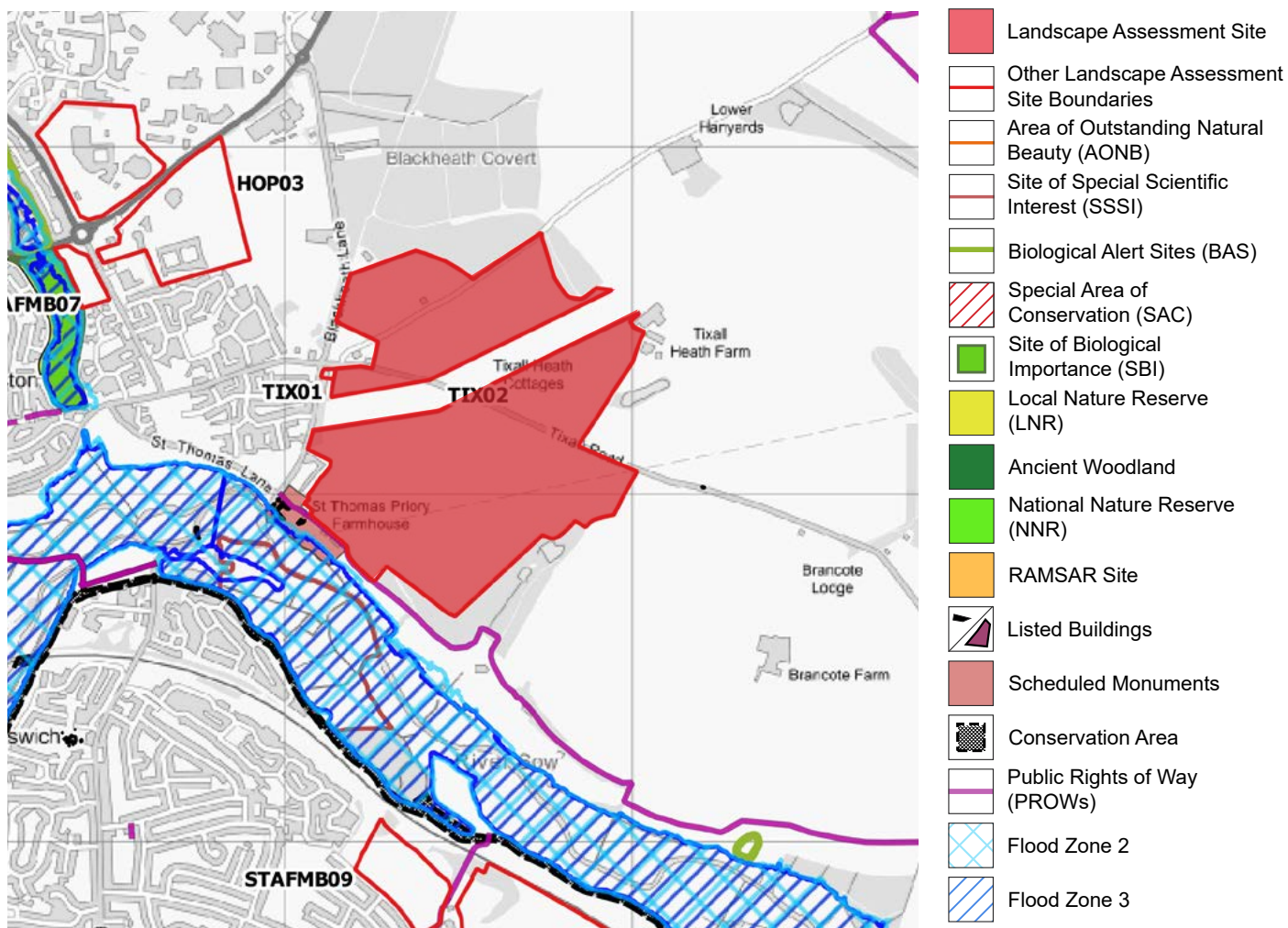
Several fields located on the eastern extent of Stafford, divided into two areas and crossed by Tixall Road and Hanyards Lane. A property off Hanyards Lane is located within the north of the site. Blackheath Lane lies to the west as well as existing properties within the settlement edge including modern residential development. To the south of the site lies agricultural land adjacent to the River Sow with a Public Right of Way running along part of the site's southern boundary. Further agricultural land located to the east. To the north and north east the site adjoins woodland blocks. A sewage works is located to the south east beyond existing trees and Stafford Crematorium lies to the north west.

**Settlement: Stafford**

**Designations: None**

**Landscape Character Area: Sandstone Estatelands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale				✓		Medium to large scale agricultural landscape.
Landform			✓			The majority of the site features relatively gentle landform with a rise to the north, though in the south of the site adjacent to the Public Right of Way there is a sharp drop.
Landcover					✓	Generally intensive agricultural land with boundary hedgerows / vegetation.
Biodiversity			✓			Site of Special Scientific Interest (SSSI) located beyond the River Sow to the south.
Man-made Influences				✓		Modern residential development to the west and properties adjoining the site to the south west and north west and off Blackheath Lane. To the south there are views of the settlement on the other side of the River Sow valley and within the site are electricity pylons, part of Tixall Road and Hanyards Lane and a property off Hanyards Lane.
Scenic Quality and Character			✓			Some areas have scenic qualities such as adjacent to the Public Right of Way to the south. Adjacent woodland areas also provide some scenic quality and Hanyards Lane has a rural lane character. Though the site is also influenced by development.
Relationship with Existing Settlement Form		✓				The site extends eastward from the existing settlement edge.
Skylines and Settings		✓				From the settlement to the south the site is seen on higher land above the River Sow valley. Falls within Setting Area J within the Cannock Chase AONB Views and Setting Guide.
Movement				✓		Tixall Road runs through the site as does Hanyards Lane, though this is a quieter route and Blackheath Lane is located to the west.
Visibility, Key Views, Vistas		✓				Visible from nearby roads and properties but also from settlement on higher land to the south of the River Sow. Part of the site's eastern boundary is open extending its visibility in this direction.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)	✓					Remains of St. Thomas priory located to the south west.
Relationship with Wider Landscape			✓			Views to the landscape to the east and south.
Landscape Value			✓			

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Retain existing vegetation and establish a landscape buffer along open sections of the eastern boundary. Provide a positive frontage to Tixall Road and consider the SSSI and scheduled monument in any development layout.

# Landscape Assessment Site WES02

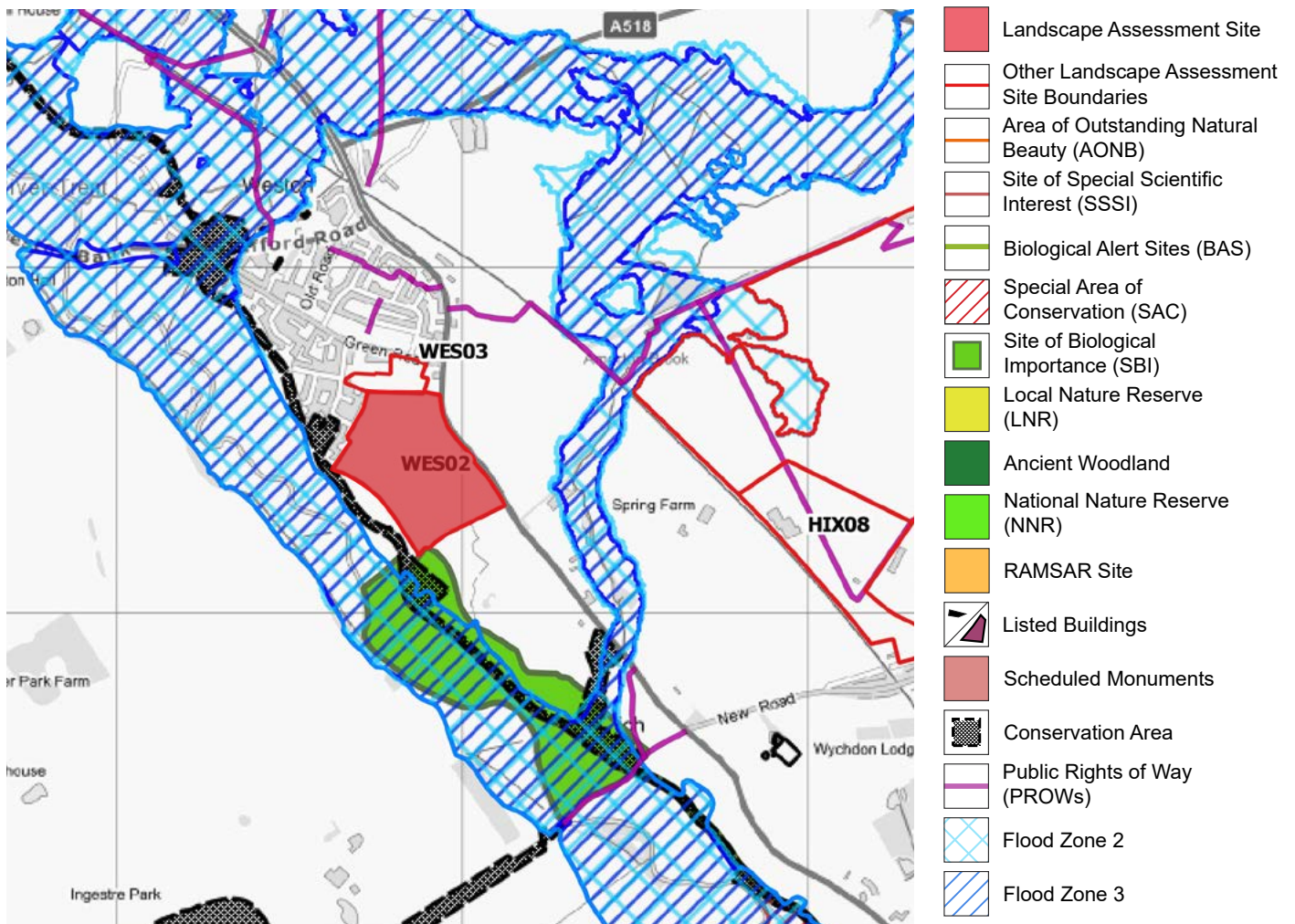
Three medium to large fields located on the eastern extent of Weston between modern housing off Salt Works Lane and the A51. Site WES03 is located to the north and the Trent Mersey canal runs to the south west. To the south east the site adjoins agricultural land.

**Settlement: Weston**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale				✓		Medium to large scale fields.
Landform					✓	Relatively flat site.
Landcover					✓	Intensively farmed land with relatively limited vegetation.
Biodiversity		✓				Site of Biological Importance adjoins the site's south western corner.
Man-made Influences			✓			Influenced by adjacent residential edge and the A51.
Scenic Quality and Character			✓			Some scenic qualities such as views to adjacent landscape and canal but also detracting features.
Relationship with Existing Settlement Form		✓				Occupies land between the settlement edge and the A51, adjoins modern residential development to the west. Very large site compared with size of village.
Skylines and Settings			✓			Large site but relatively flat and low lying. Falls within Setting Area A within the Cannock Chase AONB Views and Setting Guide.
Movement				✓		Adjacent residential edge and the A51.
Visibility, Key Views, Vistas			✓			Low lying nature of the site limits its visual envelope and the settlement edge visually enclosed the site to the north and west though distant views from rising land may be possible.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)		✓				Conservation area along the canal is located to the west of the site.
Relationship with Wider Landscape		✓				Some views to wider landscape including woodland situated on the hill to the west.
Landscape Value				✓		

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Set development back from south and canal / conservation area / Site of Biological Interest and locate development adjacent to the existing settlement edge. Establish a landscaped buffer adjacent to the canal and to the south east to provide an improved edge to the settlement.

## Landscape Assessment Site WES03

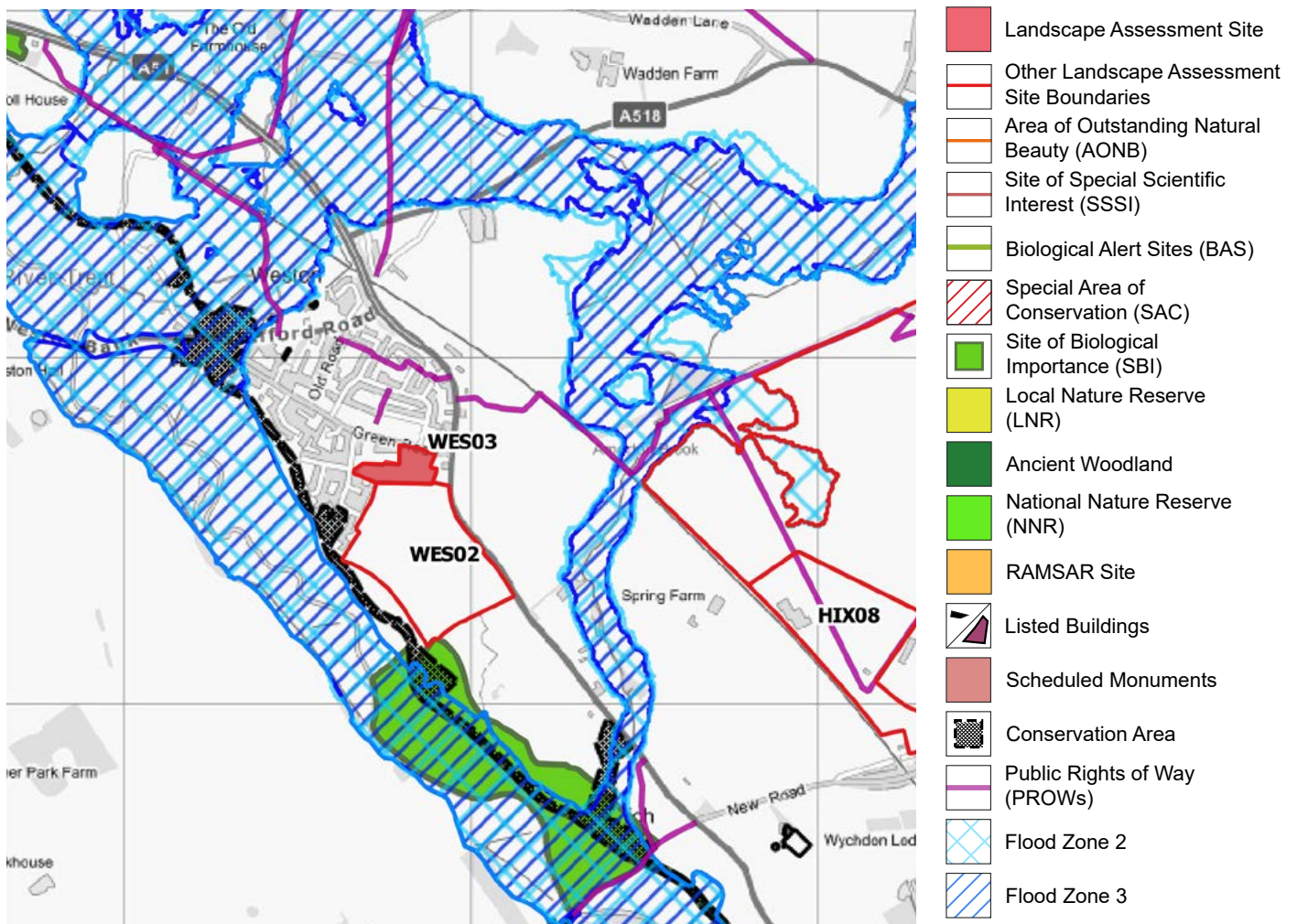
Two fields located to the south of Green Road in the east of Weston. Buildings off Green Road including Weston Village Hall adjoin the site to the north west and a single property 'Bridge House' adjoins the site to the north east. Modern residential settlement at Netherton Close is located to the south west and to the north beyond Green Road is located further development and the Village Green. To the south of the site is agricultural land.

**Settlement: Weston**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: No**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale			✓			The lack of field boundary vegetation gives the impression of a medium scale landscape.
Landform					✓	Relatively flat site.
Landcover					✓	Pasture farmland with vegetation largely restricted to the site boundaries. Lack of field boundary vegetation.
Biodiversity					✓	No nearby designations.
Man-made Influences				✓		Settlement edge location with adjoining buildings along Green Road and modern houses along Netherton Close.
Scenic Quality and Character			✓			Adjacent settlement edge detracts from scenic qualities. Some attractive trees.
Relationship with Existing Settlement Form					✓	Adjacent to the settlement edge, development would follow the settlement pattern off Green Road.
Skylines and Settings					✓	Flat, low lying site with limited effects upon skylines and settings. Falls within Setting Area A within the Cannock Chase AONB Views and Setting Guide.
Movement				✓		A51 to the east audible and Green Road runs to the north.
Visibility, Key Views, Vistas			✓			Flat, low lying nature of the site restricts its visual envelope. Attractive views over the site.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment site / Landscape Character Area)					✓	No nearby features.
Relationship with Wider Landscape			✓			Some views to wider landscape to the south and west including the woodland on rising land.
Landscape Value				✓		

### Overall Landscape Sensitivity of the Site:

**Medium**

#### Mitigation:

If Site WES02 to the south does not come forward then establish a landscape buffer to eastern edge to improve existing settlement edge. Retain existing vegetation where present to site boundaries and provide a high quality frontage to Green Road and the Village Green.

# Landscape Assessment Site WHI01 and MAR01

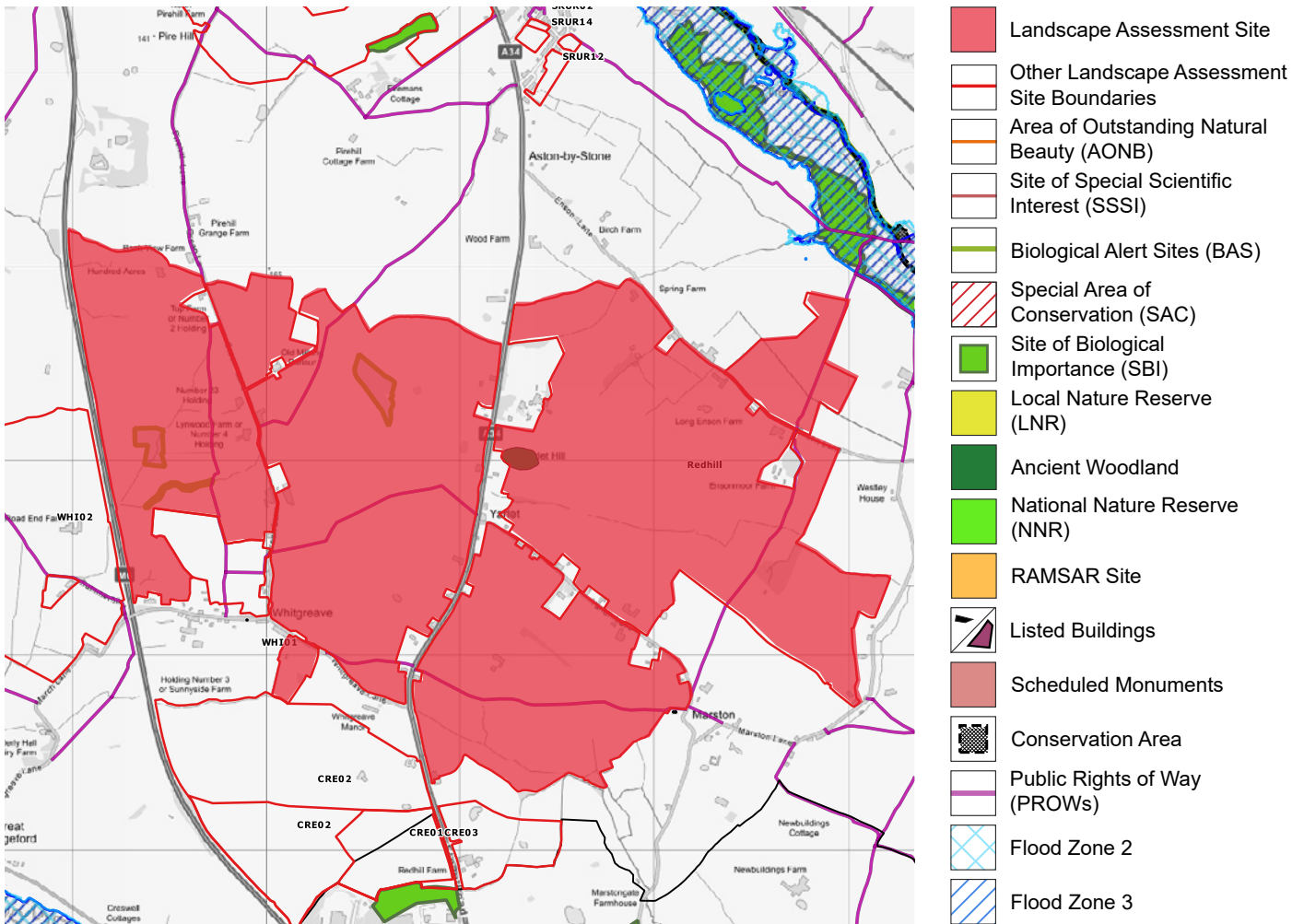
Expansive area of agricultural land located between the M6 and Marston Lane to the north of Stafford. The A34 and Green Lane run north-south adjacent to land within the site. The small village of Whitgreave and Whitgreave Lane run adjacent to the south of the site with a small area of the site also falling to the south of Whitgreave Lane. To the east Yaret Lane and properties off the lane sit between land located within the site and to the north the site adjoins Enson Lane. The site comprises predominately agricultural land divided by field boundary vegetation and crossed by a number of public footpaths. Several ponds and woodland blocks are located within the site.

**Settlement: Whitgreave**

**Designations: Various Ecological Designations**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: Yes**



Representative Photographs



Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale				✓		Generally medium to large scale fields.
Landform		✓				Rolling landform with elevated areas.
Landcover			✓			Predominately agricultural land divided by field boundary vegetation. A number of ponds and some woodland blocks are also located within the site.
Biodiversity	✓					Three Biological Alert Sites and an area of ancient woodland are located within the site.
Man-made Influences			✓			Expansive site with varying degrees of man-made influences. The M6 and the A34 which run adjacent to the site are the most dominant influences. Areas of the site are also influenced by other existing roads and existing properties at Whitgreave, Yarlet and scattered farmsteads. Some areas have more limited man-made influences.
Scenic Quality and Character		✓				Expansive views and rolling landform provide a scenic quality.
Relationship with Existing Settlement Form		✓				Parts of the site lie adjacent to Whitgreave and Yarlet, though the size and extent of the site mean much of it does not relate to an existing settlement. If the site came forward as part of a Strategic Development Site, establishing a new settlement in this area the sensitivity would be reduced.
Skylines and Settings		✓				Some areas of the site are elevated and widely visible, these would form the skylines in views.
Movement				✓		Located adjacent to the M6 and A34, noise from the road carries within the site.
Visibility, Key Views, Vistas		✓				Some areas of the site are elevated and widely visible.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)		✓				St.Leonard's Church in Marston located adjacent to the site.
Relationship with Wider Landscape	✓					From areas of the site there are expansive views across the surrounding landscape.
Landscape Value		✓				

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Any development on the site would need to be carefully considered and avoid the more elevated and widely visible areas of the site. Existing features such as the public footpaths, ponds and vegetation should be retained wherever possible and a robust green infrastructure framework should be put in place. Development should consider biodiversity designations within the site and adjacent listed buildings.

## Landscape Assessment Site WHI02

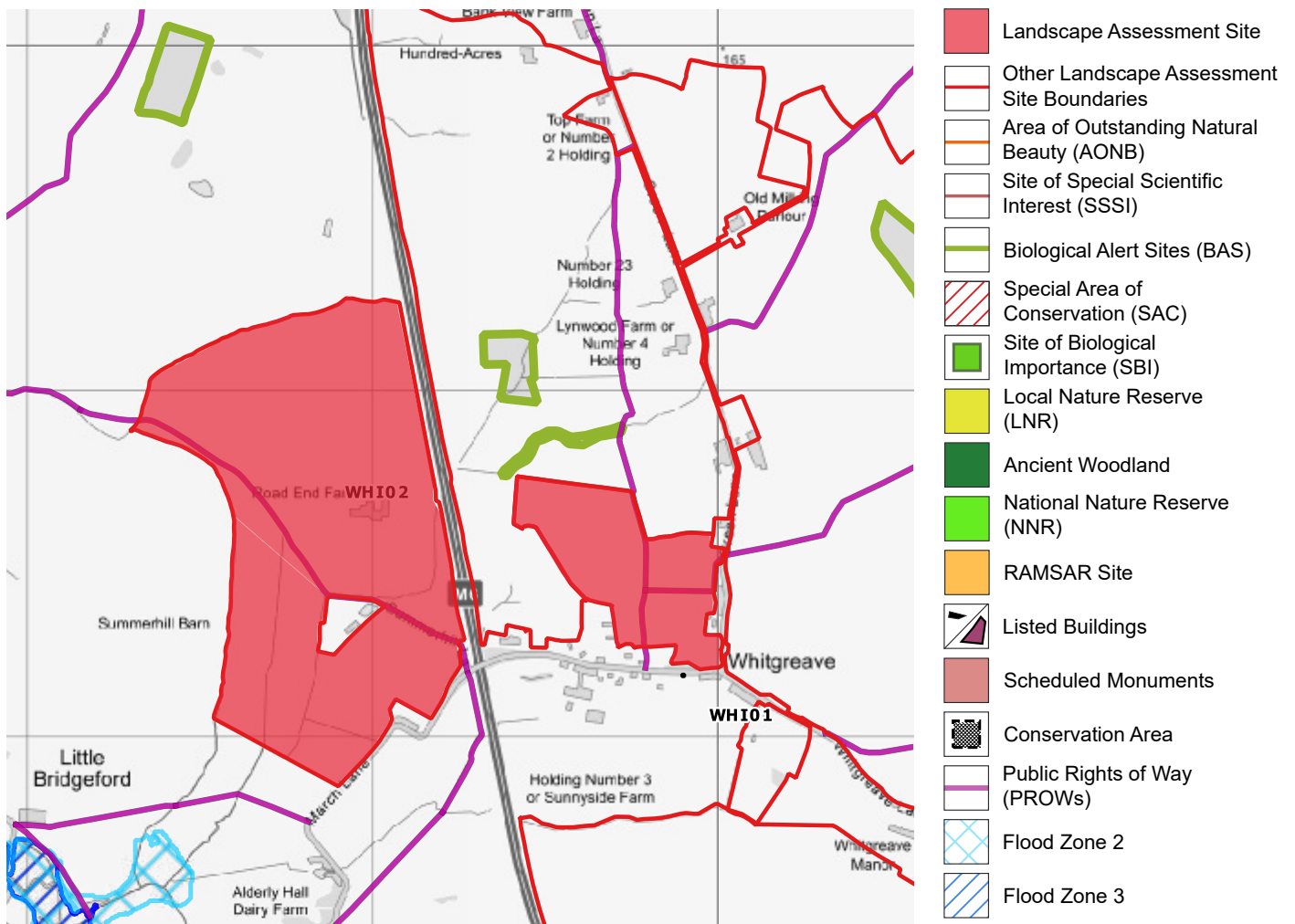
The site comprises two parcels of land, one located to the north of Whitgreave and one to the west of the M6. The site is formed by agricultural land divided by field boundary vegetation. Road End Farm is located within the western land parcel and the site is crossed by public footpaths including the Stone Circles Challenge.

**Settlement: Whitgreave**

**Designations: None**

**Landscape Character Area: Settled Farmlands**

**Considered as part of a potential Garden Village or Strategic Development Site: Yes**



Representative Photographs

Criteria	Sensitivity					Notes
	H	H/M	M	M/L	L	
Scale				✓		Medium to large scale fields.
Landform			✓			Some undulating land within the western land parcel, though on a relatively small scale. Land within eastern parcel rises to the north east.
Landcover				✓		Agricultural land with hedgerows and trees. Some mature trees present.
Biodiversity		✓				Biological Alert Site located to the north of the eastern land parcel.
Man-made Influences				✓		Motorway visible from parts of the site as well as buildings within/ adjacent to the site.
Scenic Quality and Character		✓				Despite nearby motorway some scenic qualities such as mature vegetation and views to the surrounding landscape.
Relationship with Existing Settlement Form		✓				Separated from existing settlement, if Strategic Development Site comes forward the majority of site WHI02 will be separated from the remaining sites within the Strategic Development Site by the M6.
Skylines and Settings		✓				Not a particularly elevated site but may form ridgeline in views from Great Bridgeford.
Movement				✓		March Lane to the south of the site is relatively quiet but the M6 to the east is audible.
Visibility, Key Views, Vistas			✓			Views from Whitgreave to the south and from a greater distance from Great Bridgeford to the west.
Views to and from Important Landscape and Cultural Heritage Features (both within and outside of each assessment Site / Landscape Character Area)			✓			Listed property located within Whitgreave to the south separated from site by vegetation and March Lane.
Relationship with Wider Landscape		✓				Views to the surrounding landscape particularly to the north and east.
Landscape Value		✓				

### Overall Landscape Sensitivity of the Site:

**High/Medium**

#### Mitigation:

Ensure the development of the site relates well to the overall design for the Strategic Development Site and the western parcel is not isolated. Retain existing landscape features and vegetation. Where the site forms the boundary of the Strategic Development Site reinforce with new planting.