

**Outline Planning Application**

To Staffordshire Moorlands District Council

**For the construction of residential development on land adjacent to 10 Cheadle Road,  
Cheddleton, Staffordshire, ST13 7HL**

On behalf of Mr J. Arnold

**HERITAGE STATEMENT**

July 2016



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## HERITAGE STATEMENT

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Cheddleton, Staffordshire, ST13 7HL**

On behalf of Mr J. Arnold

July 2016

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Report Status	Final
Date of Issue	July 2016
<b>DISTRIBUTION</b>	
Date	Issued To:
July 2016	<b>Staffordshire Moorlands District Council</b>
July 2016	<b>NextPhase Development Ltd</b>
July 2016	<b>Mr J. Arnold</b>
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THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH PLANNING POLICY STATEMENT 0255/01 AND ACCOMPANYING PLANS SUBMITTED AS PART OF THE APPLICATION.

## 1.0 INTRODUCTION

- 1.1 This Heritage Impact Assessment (Assessment) forms an element of the planning application submitted to Staffordshire Moorlands District Council (SMDC) under consideration for the delivery of residential development on land adjacent to 10 Cheadle Road, Cheddleton, Staffordshire, ST13 7HL. The application is made on behalf of Mr John Arnold (Applicant) who seeks outline planning permission for the proposal with all matters reserved apart from layout and access.
- 1.2 The main objectives of this assessment are:
- To identify designated heritage constraints adjacent to the study area.
  - To assess the significance of the heritage assets and the impact on them created by the proposed facilities established with any planning permission granted.
- 1.3 The predominant objective of the application is to deliver three dwellings on the site each with a car parking area off a single access driveway track, which takes advantage of the existing and established access onto Cheadle Road. The properties have been positioned as such to sensitively inflict minimal harm to the adjacent listed buildings and the setting of the Conservation Area. The aim is to deliver residential development on the parcel of land, which does not impact detrimentally on the surrounding built and natural landscape.
- 1.4 Due to the sensitive location of the development site landscaping is key to delivering a suitable development in this location. The development will improve and increase planting on the northern boundary between the development land and the canal. The trees along the north western boundary will not need to be removed to accommodate for the delivery of the proposal. Overall it is considered that given the location of the

proposed dwellings from the retained trees that the proposals would not have an adverse impact upon trees or hedges.

## 2.0 HERITAGE POLICY STATEMENT

2.1 The contents of this chapter has been guided by the National Planning Policy Framework (2012) Chapter 12: Conserving and enhancing the historic environment, National Planning Policy Guidance (2014) and the Town and Country Planning (Environmental Impact Assessment) Regulations of 2011.

### 2.2 National Heritage Policy

Chapter 12 of the NPPF relates to, 'Conserving And Enhancing The Historic Environment' and paragraph 126 of the Chapter advises on Local Planning Authorities making sure that they have a Local Plan providing a positive strategy for the conservation and enjoyment of the historic environment; including the heritage assets of its district that are most at risk and in doing so recognise that heritage assets are an irreplaceable resource and conserving them should be undertaken in a manner appropriate to their significance. Planning Authorities are expected to take into account;

- *“The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;*
- *The desirability of new development making a positive contribution to local character and distinctiveness ; and*
- *Opportunities to draw on the contribution made by the historic environment to the character of a place”.*

2.3 Paragraph 128 of the NPPF identifies that applicants should describe the significance of any heritage assets that will be affected by any proposed development, including any contribution made by their setting. The detail of which should be proportionate to the

assets importance and no more than is sufficient to understand the potential impact of the planning applications proposal on the heritage assets significance.

2.4 Paragraph 129 of the NPPF states that the identification and assessments of a particular heritage asset and its significance on the local environment should be assessed by the Local Planning Authorities within any planning application and that assessment should be taken into account when considering the impact of a proposal on a heritage asset in order to minimise or avoid conflicts between the asset and any aspect of any proposal.

2.5 Paragraph 131 of the NPPF states that in determining planning applications Local Planning Authorities should take account of:

- *“The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *The desirability of new development making a positive contribution to local character and distinctiveness”.*

2.6 Paragraph 135 of the NPPF states that when determining an application the effects of that application on the significance of a non-designated heritage asset should be taken into account, and a balanced judgement will be needed having regard to the scale of any harm or loss on the significance of that asset.

2.7 Historic England Guidance “The Setting of Heritage Assets” (Historic England 2011). Guidance on assessing the setting of heritage assets and potential impact on this by developments is provided in the Adopted Historic England Guidance “The Setting of Heritage Assets” (Historic England 2011). The guidance is designed to complement and

- expand the existing planning policy guidelines laid out in the National Planning Policy Framework.
- 2.8 The guidance recommends a staged approach in the assessment of potential effects upon the setting of a heritage asset arising from development. The guidance does not offer a detailed framework for this assessment and is not specifically tailored to impact assessment process, methodology and terminology.
- 2.9 The essence of a staged assessment process should be summarised as:
- The significance of a heritage asset should be initially assessed
  - The contribution of the setting of the asset so its overall significance can be identified
  - Potential alterations to the asset setting then needs to be identified.
  - Is the development of a particular type, scale, massing or prominence within the setting of an asset likely to be acceptable or unacceptable in terms of the degree of harm to its significance
- 2.10 Staffordshire Moorlands Core Strategy (2014)
- 2.11 **Policy DC2- The Historic Environment-** *“The Council will safeguard and, where possible, enhance the historic environment, areas of historic landscape character and interests of acknowledged importance, including in particular scheduled ancient monuments, significant buildings (both statutory listed and on a local register), the settings of designated assets, conservation areas, registered historic parks and gardens, registered battlefields and archaeological remains by:*
- 1. Resisting development which would harm or be detrimental to the special character and historic heritage of the District’s towns and villages and those interests of acknowledged importance.*
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*2. Promoting development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area and those interests of acknowledged importance through the use of conservation area appraisals, design statements, archaeological assessments, characterisation studies and Masterplanning.*

*3. Preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through appropriate reuse and sensitive development, including enabling development, unless their retention is not viable or there would be substantial planning benefits to outweigh the loss.”*

2.12 Historic Environment Character Assessment; Staffordshire Moorlands (August 2010)

2.13 **Study area: Cheddleton, Wetley and Werrington- CWWHECZ 6**

The historic settlement of Cheddleton and the adjacent Grade II\* and Grade II Listed building comprising the Cheddleton Flint Mill are identified as a key characteristic.

### **3.0 HERITAGE VALUE ASSESSMENT**

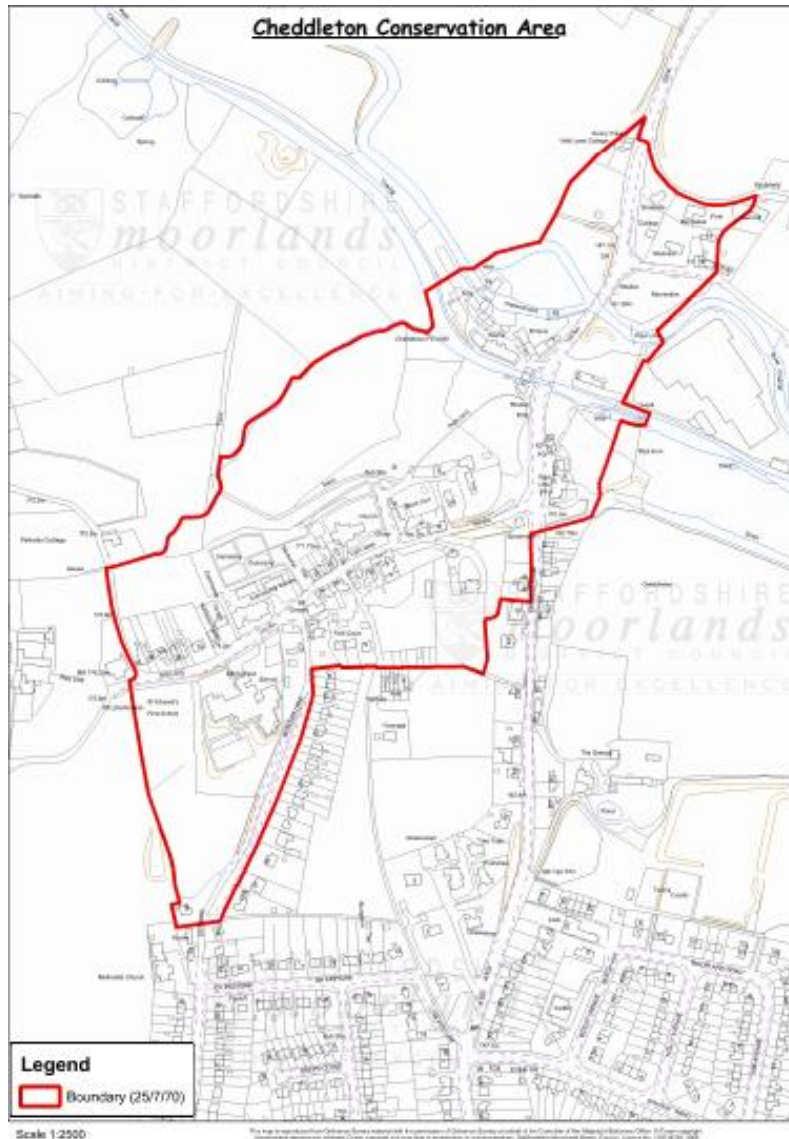
#### **3.1 Location of Development**

The site in question lies immediately adjacent to Cheadle Road and immediately adjacent to the settlement of Cheddleton, on a parcel of land which sits in between Hollow Lane and the Caldon Canal. The site sits immediately adjacent to the settlement boundary which wraps itself around the south western boundary of the site and immediately east along Cheadle Lane continuing north.

#### **3.2 Listing Status**

There are a number of listed buildings in the local vicinity. To the north are seven Grade II\* listed buildings at Cheddleton Flint Mill; to the south-east is the Red Lion Pub (Grade II); and to the south is the Hall House (Grade II). There is also a cluster of listed buildings and structures near the Church to the south-west along Hollow Lane.

### 3.3 Cheddleton Conservation Area



### 3.2 LSCA: Cheddleton and Endon Settlement Character Assessment and Visual Open Space

There is no Conservation Area appraisal for Cheddleton but as part of the evidence gathering for the Core Strategy which was adopted in 2014 a Landscape and Settlement Character Assessment was carried out for the village.



#### **4.0 IMPACT ON HERITAGE ASSET**

- 4.1 It is acknowledged that as the application site sits directly adjacent to listed buildings and sits within the Conservation Area that the development will inevitably inflict changes onto the adjacent listed curtilages and the setting of the Conservation Area. Therefore a proposal must be brought forward which is acceptable in this location demonstrating that it has been designed as such to respect the listed curtilage and complements the architecture of the Conservation Area.
- 4.2 Cheadle Road is categorised with both commercial and residential uses. The commercial units to the east of Cheadle Road when entering from the North sit outside of the Conservation Area. The houses to the west of Cheadle Road are located within the Conservation Area. Due to the surrounding built and natural elements surrounding the site, the site does not benefit from being viewed in the wider context.
- 4.3 Views from the canal towpath of the site are screened by vegetation, as identified in image 1. Views of the site taken on the towpath adjacent to Castro's Restaurant (image 2) are also restricted due to the change in topography and the height of the bridge which screens the development site from view. It is therefore considered that the setting of the Conservation Area when viewed from the towpath will be unaffected by the development.





*Image 1: View of the application site taken from Caldon Canal Towpath*



*Image 2: view of the application site taken from the towpath adjacent to Castro's Restaurant*

- 4.4 Views of Cheadle Road when approaching from the North of the Conservation Area are restricted by the property at 10 Cheadle Road. Two images have been taken at this location, to show the development site from a range of distances when approaching the Conservation Area. The proposed development is to sit behind the existing property (10 Cheadle Road) adjacent to the site. It is considered that the property at 10 Cheadle Road, which is unlisted is a prominent landmark when entering the Conservation Area and therefore development on the site should be laid out as such to appear subservient in comparison to 10 Cheadle Road to deliver a development which can be sensitively located on the site.



*Image 3: taken 130m north of the site*

- 4.5 Keeping development confined to one boundary on the site means that the remainder of the land will continue to contribute to the Conservation Area. This is in order to deliver a development which does not have an urbanising effect on the landscape to compliment the surrounding character. It is therefore considered that by delivering additional residential development in this location of the Conservation Area would not appear as out of character. In terms of natural landscape when approaching the Conservation Area the hill landform on the site is very prominent. It is considered that due to the location of the proposal on the site that the topography will not need to be profiled and remain as a prominent landscape, to therefore inflict minimal changes on the setting and character of the natural elements within the Conservation Area.



*Image 4: taken 50m north of the site*

- 4.6 When entering the Conservation Area views of Flint Mill are limited. Overall it is considered that the impact of the development on the setting of the Conservation Area when approaching from the north will not have a detrimental impact.
- 4.7 The most open view of the site is when approaching the site along Cheadle Road from the south. However it is considered that long range views are limited from this approach due to the steep land form.





*Image 5: Taken 20m south of the site*

- 4.8 The properties are to be positioned linear to the canal, this is so that the development does not spread across Cheadle Road, limiting views onto the parcel of land. The development will be sat adjacent to the existing property which sits directly adjacent to the parcel of land and would be viewed as siting in line with the existing built development directly on the site.
- 4.9 Due to the sitting of the proposed development it has been acknowledged however that the view from the canal and the adjacent listed Flint Mill will be most affected by the proposal. However the current views of the site from the canal and Flint Mill are limited due to the expanse of green vegetation which borders the site. When stood on the canal towpath and looking in to the site, the house at the top of the hill is very prominent and so is the property that directly abuts the canal. It is therefore considered that delivering residential development along the canal would not appear out of character

with the existing uses and structures which are viewed from the canal. The application looks to incorporate and enhance the vegetation along this border to minimise the views of the development.

- 4.10 The vegetation along the northern boundary screens the development from view when viewed from the Caldron Canal and Flint Mill. In parts where the vegetation screening is thinned and the development site is visible the impact of the development as previously mentioned a large remainder of the site will remain undeveloped and will not create a urbanised development
- 4.11 When viewing the development site from the Grade II listed Red Lion Pub which lies to the south east of the site, views are extremely limited due to the steep topography of the site which restricts views of the proposed development. It is therefore considered that the development will not impact detrimentally on the listed curtilage of the Red Lion Pub.
- 4.12 The impact of the development on the listed curtilage of the Church of St Edward the Confessor, located along Hollow Lane to the south of the site, will be limited. This is as the church is not visible from the application site and if there are any views of the application site when viewed from the grounds of the Church these will be limited due to the change in topography. It is anticipated that only the roofs of the proposal would be visible, and this should not be considered out of character given that the views from the church towards the application site are currently the roof of the property at 10 Cheadle Road and Flint Mill.
- 4.13 It is considered that by keeping the development to a similar scale as the adjacent property that the proposal will not impact detrimentally on the neighbouring dwelling.

- 4.14 Overall it is considered that the proposal offers minimal detrimental impact to the surrounding receptors and delivers a proposal which is respectful to both the character and the local environment.

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