

HERITAGE IMPACT ASSESSMENT

Redevelopment of the former Anzio site for residential dwellings, retail business, amenity space, internal roads, and associated hard/soft landscaping. Including the principal means of vehicular access from the A53 Buxton Road (all other matters reserved).

Former Anzio Camp, Buxton Road,
Blackshaw Moor, Leek, Staffordshire ST13
8TN

February 2026

Project Title:

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1. OVERVIEW

INTRODUCTION

- 1.1. This Heritage Impact Assessment has been prepared by Brownshore Management and submitted in support of a planning application seeking outline planning permission for the redevelopment of the former Anzio site for residential dwellings, retail business, amenity space, internal roads, and associated hard/soft landscaping.
- 1.2. The planning application has been submitted to the Local Planning Authority ('the LPA') at Staffordshire Moorlands District Council ('the Council') on behalf of Telford One Limited ('the Applicant').
- 1.3. The application is submitted as an outline (to include access) for the following;
"Redevelopment of the former Anzio site for residential dwellings, retail business, amenity space, internal roads, and associated hard/soft landscaping. Including the principal means of vehicular access from the A53 Buxton Road (all other matters reserved)."
- 1.4. This Heritage Impact Assessment provides the context for the development by describing the site and its surroundings, detailing the proposed development, and reviewing the relevant heritage assets in proximity to the Site and assessing the potential harm to those assets arising from the development.

2. INTRODUCTION

AIMS & OBJECTIVES OF THE HERITAGE IMPACT ASSESSMENT

- 2.1 The primary aims and objectives of this Heritage Assessment are to identify the effects of a residential development on land at the former Anzio Camp, for which an outline planning application has been made, on matters relating to cultural heritage.
- 2.2 The aims of this study are to assess the likelihood that the proposed development site and surrounding study area contain archaeological or cultural heritage assets of significance, and to provide an indication of any additional investigation, assessment, or mitigation that may be necessary to inform the planning process.
- 2.3 The objectives of the project are to identify and assess the relative importance of cultural heritage features that may be affected by the proposed development; to protect these features by avoiding direct impacts wherever possible and by implementing appropriate mitigation, including preservation by record where avoidance cannot be achieved; and to safeguard the setting of cultural heritage assets through sensitive scheme design and measures such as strategic planting.

METHODOLOGY OF THE HERITAGE IMPACT ASSESSMENT

- 2.4 The methodology is based on Historic England's (2015) guidance contained in *The Historic Environment and Site Allocations in Local Plans: Historic England Advice Note 3*. The advice note recommends that impact assessments on heritage assets should be undertaken using the following steps:
 - a) *Identify which heritage assets are affected by the potential site allocation*
 - b) *Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s)*
 - c) *Identify what impact the allocation of the site might have on that significance*
 - d) *Consider maximising enhancements and avoiding harm*
 - e) *Determine whether the proposed site allocation is appropriate, considering the NPPF's tests of soundness*
- 2.5 Assessment of these steps has been undertaken, using the guidance contained within the following documents published by Historic England:
 - *Conservation Principles: Policies and Guidance for the sustainable management for the historic environment (2008);*
 - *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Second Edition (2017).*

SCOPE OF THE STUDY AREA

- 2.6 The primary study area for the assessment of heritage assets was previously confirmed in the previous planning applications and subsequent planning permissions.
- 2.7 The previously identified scope of the assessment comprised 1km around the Site, and the assessments confirmed that the redevelopment of the Site was acceptable. In this context, the principle of acceptability is established, and the boundary of this assessment is revised to 200m around the Site.
- 2.8 The previous assessments included consideration of information available on the *Scheduled Ancient Monuments (SAM), Registered Parks and Gardens and Registered Battlefields, Conservation Areas and Listed Buildings* from a wider area so that the effect, if any, of the proposed development on their setting could be considered.

SCOPE OF THE HERITAGE IMPACT ASSESSMENT

Step 1: Identifying Heritage Asset(s)

- 2.9 Identification of heritage assets within the site, those within a 200-metre buffer and those heritage assets outside that buffer whose settings are larger and have the potential to be affected.

Step 2: Understand the contribution that the Site makes to the significance of Heritage Asset(s)

- 2.10 The following methodology is used to assess how the Site contributes to the significance and setting of any Heritage Assets.

HOW THE SITE CONTRIBUTES TO THE SIGNIFICANCE/SETTING OF THE HERITAGE ASSET(S)	
Contribution the Site makes to the setting and significance of the Heritage Asset	Definition
<i>None</i>	<i>The site provides no contribution to the significance of the heritage asset and its setting.</i>
<i>Negligible</i>	<i>The site provides little contribution to the significance of the heritage asset and its setting.</i>
<i>Slight</i>	<i>The site provides limited contribution to the significance of the heritage asset and its setting.</i>
<i>Moderate</i>	<i>The site is important to the significance of the heritage asset and its setting.</i>
<i>Considerable</i>	<i>The site is essential to our understanding of the significance of the heritage asset and its setting.</i>
<i>High</i>	<i>The site is very important to the significance of the asset and its setting.</i>

3. ASSESSMENT

BASELINE POSITION

- 3.1 The baseline position has previously been detailed in the planning applications at the Anzio Camp, including most recently planning permission Ref: SMD/2014/0683. These recent assessments identified the *Prehistoric and Roman, Medieval, and Post-Medieval* baseline positions of Heritage Assets either on or in proximity to the Site.
- 3.2 The previous baseline investigations confirmed that the Site had reduced potential for Heritage Assets, and the redevelopment of the Site to the existing Anzio Camp, and the redevelopment of the Site to extra care housing and holiday lodges ultimately removed on-site Heritage Assets.
- 3.3 The baseline position for Heritage Assets in proximity to the Site, within the 200m buffer, includes the cast iron milestone marked '*Leek 2 miles, Buxton 10 miles*', located on the A53 immediately adjacent to the application Site (Image 1 below).
- 3.4 The English Heritage official list entry states the following;
Heritage Category: Listed Building
Grade: II
List Entry Number: 1038190
Date first listed: 05-Jun-1985
List Entry Name: Milepost Leek 2 Miles



Image 1 - Milepost Leek 2 Miles (Source: <https://historicengland.org.uk>)

IDENTIFICATION AND ASSESSMENT OF EFFECTS

- 3.5 Effects likely to be caused by construction are particularly likely to arise from operations including:
- a) *Ground remediation;*
 - b) *Excavation for foundations, drainage and other services, roads and car parking;*
 - c) *Residential development;*
 - d) *Commercial development;*
 - e) *Landscaping operations (including planting).*
- 3.6 There may also be the potential for effects on the significance and setting of Heritage Assets by the construction and future use and operation of the proposed development at the Site. The effects detailed above will be permanent and non-reversible.
- 3.7 In addition, further immediate effects that will arise from the proposed development during construction and operational periods, and future use of the Site includes effects that are considered to be temporary and reversible. These may include:
- a) *Noise;*
 - b) *Dust*
 - c) *Views;*
 - d) *Amenity;*
 - e) *Noise;*
 - f) *Air quality;*
 - g) *Lighting.*
- 3.8 The previous baseline investigations confirmed that the Site had reduced potential for Heritage Assets, and the redevelopment of the Site to the existing Anzio Camp, and the redevelopment of the Site to extra care housingcare homes, and holiday lodges ultimately removed on-site Heritage Assets.

CONSTRUCTION AND OPERATIONAL EFFECTS

- 3.9 The nearest Listed Building is the cast iron milestone marked '*Leek 2 miles, Buxton 10 miles*', located on the A53, adjacent to the Site.
- 3.10 In terms of intervisibility, the Listed Building is only partially visible from the southernmost part of the Site, and the well-established trees and associated vegetation, and the differing elevations provide a significant degree of visual screening.
- 3.11 Noting the primary function, scale, location, and character of the Listed Building, it is clearly acknowledged that the purpose of the structure is to serve users (vehicle, pedestrian, bicycle, etc) of the A53.
- 3.12 Therefore, as previously established and concluded in previous Heritage Assessments for the redevelopment of the Site, the Listed Building (Milestone) would remain **Unaffected** by the proposed development.

- 3.13 Furthermore, the separation of the Listed Building and reduced intervisibility establish there would be **No Harm** to the significance and setting, and the built element of the proposed development would have **No Effect** on the setting of the Listed Building.
- 3.14 No other listed buildings or their settings would be affected by the proposed development.

MITIGATION

- 3.15 The only cultural-heritage feature with the potential to be affected by the proposed development is the listed milepost located on the A53 outside the Site. The existing trees, hedgerow and topography would be retained as part of the development, preserving the current level of screening.
- 3.16 In addition, a programme of structural landscaping is proposed between the listed milepost and the broader on-site development. This will further reduce intervisibility and ensure that the development has minimal impact on the setting of the listed structure.

4. SUMMARY & CONCLUSION

SUMMARY

- 4.1 The application Site does not lie within or adjacent to a Conservation Area and does not contain any Listed Buildings or Scheduled Ancient Monuments.
- 4.2 The closest statutorily protected feature is the cast iron milestone marked '*Leek 2 miles, Buxton 10 miles*', located on the A53 road adjacent to the proposed Site and the associated development area.
- 4.3 The proposed development would have little or No Effect on the listed building or its setting. There would be **No Effect** on any Scheduled Ancient Monument, or setting.
- 4.4 No registered parks and gardens, historic battlefields or Conservation Areas, or their settings, would be affected by the proposed development.
- 4.5 No statutorily protected or registered feature, or setting, would be affected by the proposed development.

CONCLUSION

- 4.6 As a conclusion, and on the basis of the above, matters relating to cultural heritage and Heritage Assets have been assessed and there will be **No Effect** and **No Harm** to Heritage Assets arising from the proposed development of Site.
- 4.7 Whilst associated and indirect mitigation measures may be included as part of a Construction Method Statement, direct mitigation measures are not proposed with regard to the setting of the listed milepost.
- 4.8 It has been assessed and established there will be **No Harm** to Heritage Assets and on this basis, there will be **No Harm** with regards to cultural heritage.