

Conservation Team

Date: 17th March 2026
Application Ref: SMD/2026/0052
Site Address: Former Anzio Camp, Buxton Road, Blackshaw Moor, Leek
Proposal: Outline permission for 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).

Consultation Response

We have undertaken a desk-based assessment of the proposal, including a review of the submitted Heritage Impact Assessment and decided that no technical advice is required from Conservation at this stage.

The development site is adjacent to a Grade II listed milepost – listing ref: 1038190 (which is a designated heritage asset). When considering the impact of a proposed development upon a Listed Building and its setting, the application should be determined in accordance with the duties in s.66 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*. In addition, great weight should be given the heritage asset's conservation, as stipulated in par.212 of the *National Planning Policy Framework (2024)* and the application determined in accordance with Section 16 of the NPPF and policy DC2 of the local development framework.

The development site would affect Anzio Camp (HER ref: MST12343), Camp 3 of which has been added to the Council's Local Heritage Register. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining applications and a balanced judgment will be required in regards to the scale of harm or loss of the significance of that asset (par.216 of the NPPF). The application should be determined in accordance with Section 16 of the NPPF and policy DC2 of the local development framework.

We have determined not to provide technical conservation advice with this outline application, but would wish to still be consulted in any forthcoming reserved matters application should outline permission be approved. If you believe specialist conservation advice is required, please contact conservation@staffsmoorlands.gov.uk

Conservation Officer: Megan Atkinson