

Conservation Team Advice

Date: 24th March 2026
Application Ref: SMD/2025/0521
Site Address: Greenway Hall Golf Club, Stanley Road, Stockton Brook
Proposal: Proposed change of use of land and erection of two external uncovered padel courts, floodlights and associated amendments to the existing car parking layout and landscaping.

Heritage assets affected:		
Designated Heritage Asset(s):	☐	• Caldon Canal Conservation Area • Stables at SJ 919 518 – Grade II (listing ref: 1038127) • Lock Keepers Cottage at SJ 919 518 – Grade II (listing ref: 1188517)
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would be situated immediately adjacent Caldon Canal, which is designated a Conservation Area. An Act of Parliament to authorise the construction of the Trent & Mersey Canal occurred 1776 and works were completed c.1778. The area was designated a conservation area in 1996 and covers the area from Stockton Brook up to Barnhills and down to Froghall. Its significance is primarily derived from the association with the new transport developments in the late-18th century, engineering works associated with that and retention of bridges, locks and waterway structures that are illustrative of the historic use.

Further to the east, are a group of building dating from the early-19th century – a stable and lock keeper's cottage – both of which are Grade II listed. Their significance derives from their group value as part of the structures constructed for the development of the canal network and illustrative vernacular construction.

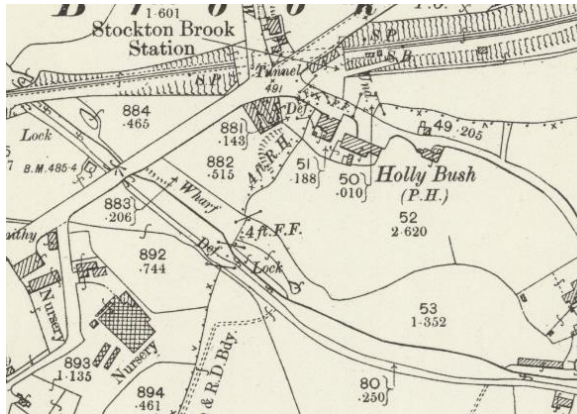


Fig. 1 c. 1899 OS map [online] (National Library of Scotland)

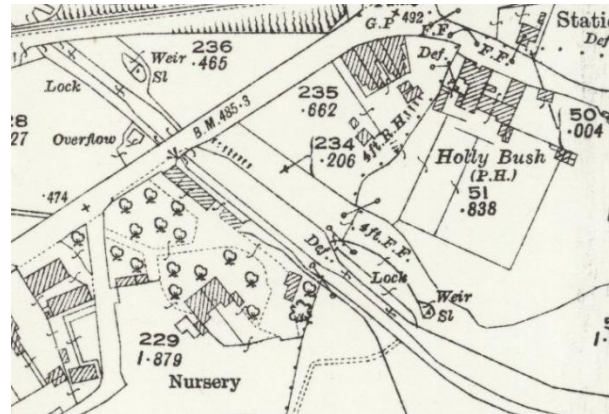


Fig. 2 c. 1924 OS map [online] (National Library of Scotland)

Assessment and Impact

The proposal would involve construction of padel courts on an existing car park and in front of a modern green portal building. This site would be immediately adjacent to Caldon canal (Conservation Area) and in the wider setting of the two Listed Buildings.

The proposed elevations indicate the courts would be constructed in mesh steel and glass panels, 4m in height, with projecting floodlights at 6m height. The structures would have an industrialised appearance and palette of materials. Given the existing building on the site has an industrial appearance, the proposed development would unlikely worsen the visual impact of the site. It would, however, be suggested that the mesh steel aspect of the structures are coloured a dark green to help blend the courts into the more verdant surroundings.

Notwithstanding the above, the lighting and noise created from the courts may have a harmful impact on the setting and experience of the canal and towpath. The proposal seeks to mitigate and reduce this impact through landscaping along the northern boundary, adjacent to the canal towpath. The timber picket fencing would be continued along this boundary and as indicated in the landscaping strategy and proposed site plan, there would be hedgerows and trees installed to the northern boundary. This would help minimise the visual prominence of the courts and their industrial appearance.

Overall, the proposed structures would have a minor harmful impact on the setting of the adjacent Conservation Area but the proposed landscaping would mitigate this harm and help create a more verdant boundary along the towpath which might enhance the experience of this aspect of the canal conservation area.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving the setting of the Listed Building (s.66).

National Planning Policy Framework (NPPF) 2024

In determining applications, local authorities should take account 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, the desirability of new development making a positive contribution to local character and distinctiveness (par.210).

Local Development Framework

Consideration should also be given to the following documents and local development framework policies:

- Staffordshire Moorlands Local Plan (Adopted 2020) – DC2 The Historic Environment

Conclusions and Recommendations

In summary, the proposal would not result in harm to the setting of the Conservation Area and Listed Buildings which would comply with s.66 of the Act, Section 16 of the NPPF and policy DC2 of the local development framework. There are no objections to the proposal from a conservation perspective, but it would be recommended that consideration is given to colouring the mesh steel aspect of the structure a dark green to help blend it better in with the surrounding mature greenery.

Conservation Officer: Megan Atkinson