



Grey Belt Assessment

Breach Road, Brown Edge

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1 Introduction

Outline

- 1.1 This report constitutes a field and desk based review of the site's¹ Grey Belt position² with regards to the Green Belt at this location. The Application Site is at land to the north of Breach Road, Brown Edge, Staffordshire and should be read in conjunction with the other Application documents but, in particular with: Influence's own Landscape & Visual Appraisal and the Proposed Block Plan. This report accompanies an outline planning application for residential development, up to 55 dwellings. This report will, amongst other things, examine the matters relevant to purposes a, b and d of the Grey Belt definition as set out below. It has been prepared by Influence Landscape Planning and Design Ltd (Influence), a chartered Landscape Architecture and Environmental Planning practice.
- 1.2 Influence have been appointed by Heaton's Planning on behalf of Debbie Evans to undertake this objective Green Belt Assessment of the Application Site. The location of the proposed development is shown on figure INF_N251349(08)001 Context and Designations Plan.
- 1.3 Pre application advice has been received from Staffordshire Moorlands District Council³ which sets out that:
- *'The development would utilise grey belt and would not fundamental undermine the purposes (taken together of the remaining Green Belt across the area of the plan.*
 - *As stated above, the site is not previously developed land. However, it is also not an "area" or "asset" which provides a strong reason for refusing development other than it being in the Green Belt.*
 - *I therefore consider the site could be regarded as a "Grey Belt" site'.*

Application Site and its Context

- 1.4 The Application Site is located within the Stafford Green Belt at Brown Edge, a village and civil parish in the Staffordshire Moorlands District. The site is located at the south eastern settlement edge, and the village has a largely rural character. To the western boundary is residential development with countryside of an agricultural nature in other directions.
- 1.5 The site area is at approximately 3 Ha and comprises of a number of small agricultural fields – mainly in pasture land use, with a narrow track that runs to a compound lying within the field to the north, and small timber sheds lying in the northern part of the site.
- 1.6 The external boundaries of the site are generally mature hedgerow and trees, apart from an open boundary along the western boundary, next to the settlement edge and an open northern boundary where the site is part of a larger field. The eastern boundary is mature hedgerow and trees that screens views to the site from the east. Along the southern boundary of the site is a mature hedgerow and a few scattered trees. This structural boundary

¹ As described in the following sections

² As relevant to landscape and visual matters only

³ PAD/2025/0021: Pre-app submission, SMDC, SJ, 04.09.25

vegetation is well formed and there is some visual separation from the site for receptors along this edge. A line of trees lies running in an east to west direction in the northern part of the site are protected under Tree Preservation Order (TPO) No. 4⁴. Internal field boundaries are made up of post and wire fencing and there is stock proof fencing to the track. There are no other features at the site, apart from telegraph wires that cross the centre of the site in an east west direction, and small timber sheds in the northern part of the site.

- 1.7 The site is in private use with no public access/recreational amenity. The site falls to the south from higher land at the northern boundary, to approximately 200m AoD where the site meets Breach Road. The sloping topography and pastoral landscape of the site is locally characteristic. Landscape at the site is not subject to any formal landscape designation.
- 1.8 The whole of the site lies within Ancient Slope and Valley Farmlands LCT⁵. The key characteristics of this LCT, which are of relevance to the site and study area are summarised below:
- *'Strongly undulating or sloping landscape cut by small scale steep sided stream valleys*
 - *Small scale mainly ancient irregular fields bounded by trees and hedgerows*
 - *Extensive views from higher ground*
 - *Intimate wooded valleys*
 - *Stone buildings and drystone walls towards uplands*
 - *Isolated properties*
 - *Narrow winding lanes'*
- 1.9 The settlement character of Brown Edge is also appraised in this document. There are no key views towards the site or areas identified as Visual Open Space. Brown Edge village and its setting is described as having the following relevant characteristics:
- *'Residential development becomes increasingly dense towards the SE and far S of the settlement, with a number of cul-de-sacs located off Sytch Road, Leek Road and High Lane.*
 - *Brown Edge lies along a ridge that extends south from Biddulph Moor.*
 - *The landscape setting relates to areas of a strong established landscape structure, generally characterised by irregular fields bounded by hedgerows, with hedgerow trees and vegetated streamlines'.*
- 1.10 There are no significant landscape features identified at the site in the landscape descriptions for Ancient Slope and Valley Farmlands LCT.
- 1.11 Breach Road lies along the southern boundary of the site and there are glimpses through to the site at current access into the site. There are few residential properties lying along this southern edge with a large nursery home, accessed via Breach Road offset from the settlement edge and in an elevated position. Breach Road leads into the southern end of Brown Edge village, housing here is modern and moderately grained in general with some older properties lying along Breach Road.

⁴ Order made in 1976

⁵ Landscape and Settlement Character Assessment of Staffordshire Moorlands (LSCA), 2008

- 1.12 Farmland surrounds the site away from the settlement edge with irregular shaped small fields with hedgerow and tree'd boundaries. Hedgerows along Breach Road are generally maintained at a low height in contrast to that of the site. A small watercourse runs from the north eastern corner of the site in a northerly direction. There are limited views outwards at the site due to vegetation and built form and the sloped land, however there are scenic views to the south, directed towards the ridge line, experienced by users of the long distance route of Staffordshire Moorland Walks PRow CP/10.
- 1.13 The Staffordshire Moorland Walks long distance route can be accessed near to the site along Breach Road via a connecting PRow Footpath that edges the village. There are other PRow footpaths that surround the site in other directions, but due to topography and intervening vegetation there is limited intervisibility to the site.

2 Planning Context

Introduction

- 2.1 Aspects planning guidance and policy, which are of particular relevance to the Green Belt, are examined below.

National Planning Policy Framework

- 2.2 The NPPF 25 sets out a definition of Grey Belt, as follows:
- For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.

Local Planning Policy

- 2.3 The site is located within the administrative jurisdiction of Staffordshire Moorlands District Council with **The Local Plan 2020** as the main policy document.

Policy DC 3: Landscape and Settlement Setting

- 2.4 *'The Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands by:*
- *Resisting development which would lead to prominent intrusion into the countryside or have a significant adverse impact on the character or the setting of a settlement or important views into and out of the settlement as identified in the Landscape and Settlement Character evidence;*
 - *Supporting development which respects and enhances local landscape character, and which reinforces and enhances the setting of the settlement as identified in the Landscape and Settlement Character evidence;*
 - *Supporting developments which conserve or enhance the biodiversity qualities of any natural or man-made features within the landscape, such as trees, woodlands, hedgerows, walls, watercourses or ponds; and*
 - *Supporting opportunities to positively manage the landscape and use sustainable building techniques and materials which are sympathetic to the landscape.'*

Policy SS 10: Other Rural Areas Strategy

- 2.5 *'The other rural areas comprise the countryside and the green belt outside of the development boundaries of the towns and larger villages and the open countryside surrounding the smaller villages*

- 2.6 *These areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside.⁶*

Staffordshire Moorlands District Council Green Belt Review Study 2015

- 2.7 The study is split into two parts. Part 1 is strategic in nature and reviews the contribution of land to Green Belt purposes as set out in the NPPF. The land within the Staffordshire Moorlands District is split into parcels. The site sits within parcel N23 Land to the north of Endon, east of Brown Edge, a broad area parcel which sweeps down the entire edge of Brown Edge settlement and extends to Endon settlement. The methodology uses three categories of '*significant, contribution and limited*' contribution to the Green Belt purposes, which indicate the strengths of the parcels.
- 2.8 This assessment found that the Parcel N23 contributed as follows⁷:
- | | |
|---|-----------------------------|
| ▪ Purpose 1 – Unrestricted sprawl | Contribution |
| ▪ Purpose 2 – To prevent towns spreading | Limited Contribution |
| ▪ Purpose 3 – Safeguarding the countryside | Contribution |
| ▪ Purpose 4 – To preserve the setting and special character of historic towns | Limited Contribution |
- 2.9 Overall, parcel N23 is considered to make a '*contribution*' to the Green Belt purposes and is described as '*One of a group of five parcels (N6, N13, N14, N23 & N24) which form a significant proportion of the northern part of the Green Belt. Despite being relatively remote rural areas, their open, sparsely settled character makes them particularly vulnerable to the effects of urbanisation*'.
- 2.10 Part 2 considers specific sites proposed for development around settlements and makes recommendations on land which could be considered for release. A large part of the site (the central and eastern portion) is under BE032, a '*potential Green Belt Development Site*' and having the '*potential of being release without damaging Green Belt purposes*.' The study states '*BE032 – land to the north of Leek Road. Could be phased for development beyond the Plan period*.'
- 2.11 Appendix Part C: Settlement and Site Analysis of the Green Belt Review analyses parcel BE032 for its contribution to the 4 purposes of the Green Belt.
- 2.12 The assessment found that BE032 contributed in the following way⁸:
- | | |
|--|-----------------------------|
| ▪ Purpose 1 – Unrestricted sprawl | Contribution |
| ▪ Purpose 2 – To prevent towns spreading | Limited Contribution |
| ▪ Purpose 3 – Safeguarding the countryside | Contribution |

⁶ Staffordshire Moorlands District Council Adopted Local Plan 2020

⁷ Purpose 5 was not assessed.

⁸ Purpose 5 is not applicable

- Purpose 4 – To preserve the setting and special character of historic towns

Significant Contribution

- 2.13 The overall impact of development on purposes of the Green Belt is stated as 'moderate'. With the following narrative: *'This is a relatively prominent site on rising land on the immediate outskirts of the village. As such, development would represent an obvious extension of the footprint of the settlement. The boundaries of the site to the east and north are not substantial (being hedgerows) and would require strengthening. The land has not been identified as an important part of the landscape setting of the village'.*
- 2.14 The recommendation for Green Belt boundary revision is 'consider for release', and has the following narrative: *'Also likely to necessitate release of land between this site and the settlement edge to avoid existence of an illogical remnant of Green Belt. Release under Exceptional Circumstances should be accompanied by extension of the Village Boundary. Consider phased release beyond the Plan period'.*

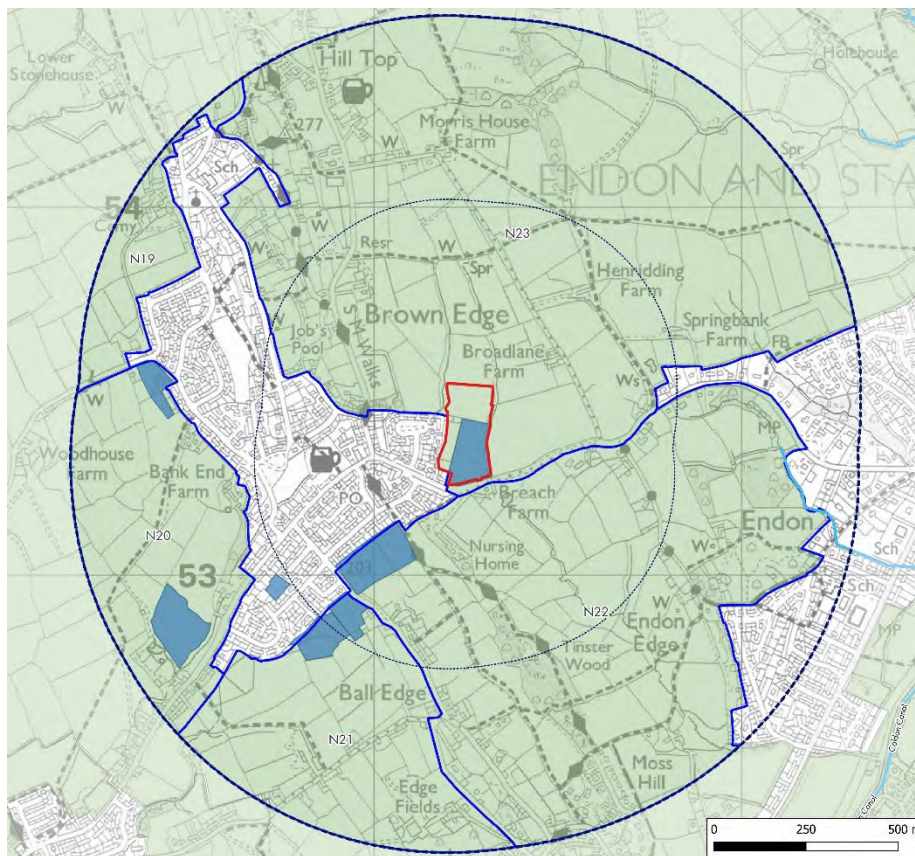


Figure 1: Green Belt Parcel N23 and Potential Green Belt Development Sites

- 2.15 Parcel BE032, aligns with most of the site, and a map extract of BE032 is shown below.

Parcel BE032

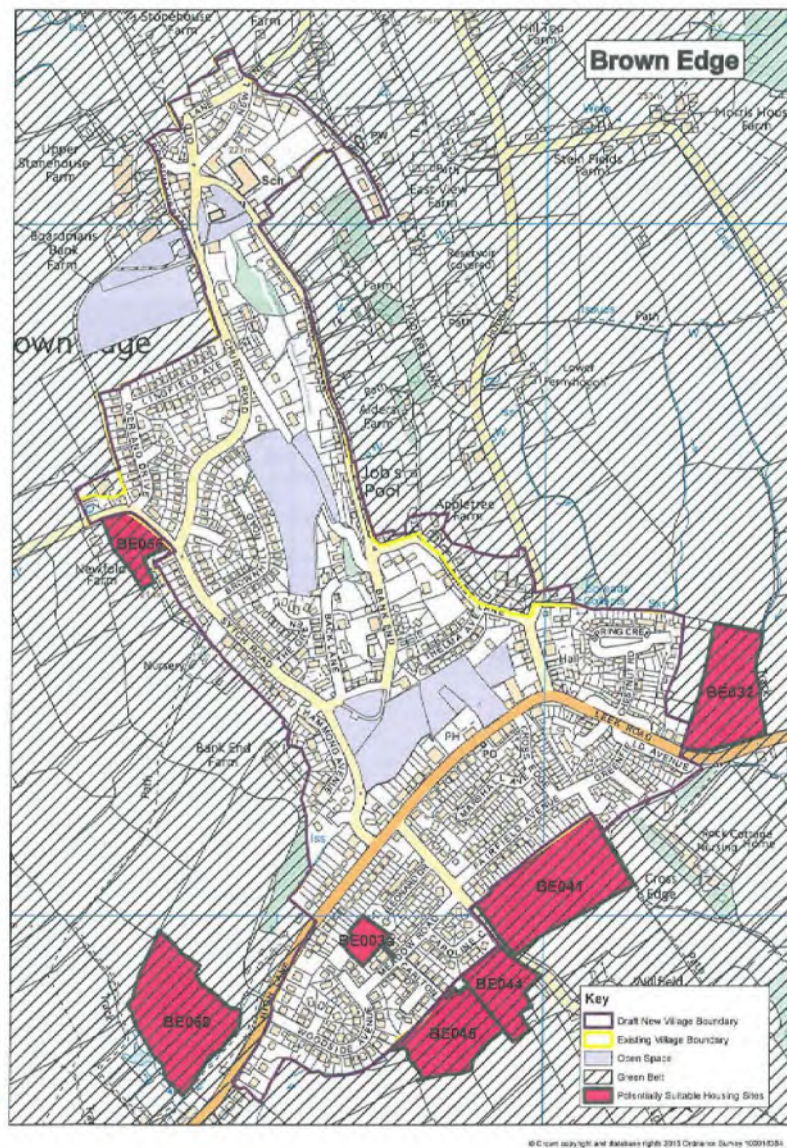


Figure 2: Extract map from Appendix Part C: Settlement and Site Analysis

Landscape Context for BE032

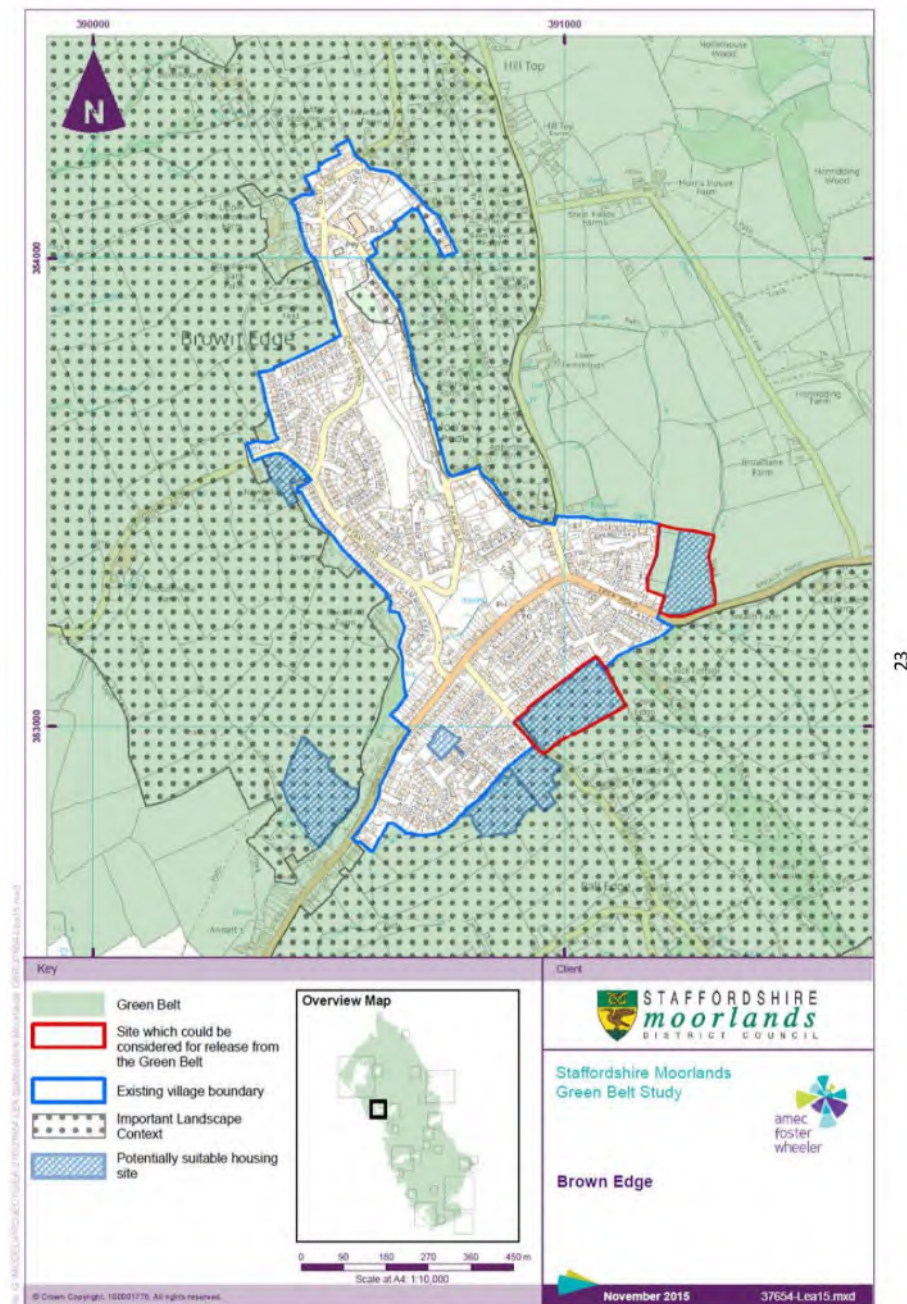


Figure 3: Extract map from Appendix Part C: Settlement and Site Analysis

- 2.16 This latter extract shows the surrounding land which is considered to form an important landscape context for the setting for Brown Edge Village, with land at the site not included

within this category. This is substantiated within the Landscape and Settlement Character Assessment of Staffordshire Moorlands (LSCA)⁹ document as described above in Section 1.

Designations, Registered Sites and Public Rights of Way (PRoW)

- 2.17 The Application Site is not located within any national or local nature, heritage or landscape designation.
- 2.18 There are no PRoW running across the site, the nearest being PRoW CP12 which starts at Breach Road immediately south of the site, and meets long distance footpath CP10, which runs in a north south direction through the centre of Brown Edge village.

The Green Belt Status of the Application Site

- 2.19 Section 13 of the 2025 NPPF: Protecting Green Belt Land, sets out the fundamental aim of Green Belt policy which is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Paragraph 142.
- 2.20 Summaries of the following paragraphs within section 13 of the NPPF of relevance to this Grey Belt Assessment are set out below:
- 2.21 Paragraph 143. Green Belt serves five purposes, when making judgements as to whether land is grey belt. Only three purposes are relevant for consideration to inform judgement, and these are as set out below and of relevance to this Grey Belt Assessment:
- a) to check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another;
 - *c) to assist in safeguarding the countryside from encroachment;
 - d) to preserve the setting and special character of historic towns.
- * Purpose c. is not specifically part of the grey belt test but is required to be assessed as part of a complete assessment of the impact of development on the Green Belt. See below.
- 2.22 Paragraph 153. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 2.23 Paragraph 155. The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where all the following apply:
- a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
 - b. There is a demonstrable unmet need for the type of development proposed;
 - c. The development would be in a sustainable location; and

⁹ LSCA, 2008

- d. Where applicable the development proposed meets the 'Golden Rules'.
- 2.24 Paragraph 156. Where major development involving the provision of housing is proposed on land released from the Green Belt through plan preparation or review, or on sites in the Green Belt subject to a planning application, the following contributions ('Golden Rules') should be made:
- a. affordable housing which reflects either:
 - (i) development plan policies produced in accordance with paragraphs 67-68 of the NPPF Framework; or
 - (ii) until such policies are in place.
 - b. necessary improvements to local or national infrastructure; and
 - c. the provision of new, or improvements to existing, green spaces that are accessible to the public. New residents should be able to access good quality green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces.

3 Grey Belt Assessment Criteria - Key Steps

3.1 In order to assess the contribution the site makes to the Green Belt and whether it qualifies as Grey Belt our methodology follows the NPPG Green Belt (National Planning Policy Guidance) February 2025, which is the guidance policy for Grey Belt reviews and the criteria set out below is directly from the policy.

- Identify the location and appropriate scale of area(s) to be assessed.
- Review the relevant evidence base such as a local Green Belt Review in order to understand existing judgements on the contribution a site makes to the Green Belt.
- Set out the existing planning policy position, local landscape character and description of the site's landscape and visual character.
- Evaluate the contribution each assessment area makes to Green Belt purposes (a), (b), and (d), using the criteria identified below.
- Consider whether applying the policies relating to the areas or assets of particular importance in [footnote 7 to the NPPF](#) (other than Green Belt) would potentially provide a strong reason for refusing or restricting development of the assessment area.
- Judge whether the site constitutes Grey Belt.
- Identify if the release or development of the assessment area/s would fundamentally undermine the five Green Belt purposes (taken together) of the remaining Green Belt relative to the site.
- Can development of the site meet the Golden Rules¹⁰.

Purpose A – to check the unrestricted sprawl of large built up areas

3.2 This purpose relates to the sprawl of large built up areas. Villages should not be considered large built up areas.

Contribution	Illustrative Features
Strong	Assessment areas that contribute strongly are likely to be free of existing development, and lack physical feature(s) in reasonable proximity that could restrict and contain development. They are also likely to include all of the following features: ▪ Be adjacent or near to a large built up area; ▪ If developed, result in an incongruous pattern of development (such as an extended “finger” of development into the Green Belt).
Moderate	Assessment areas that contribute moderately are likely to be adjacent or near to a large built up area, but include one or more features that weaken the land's contribution to this purpose, such as (but not limited to):

¹⁰ There are three Golden Rules, only the Golden Rules relevant to open space provision will be considered in this report.

Contribution	Illustrative Features
	- Having physical features(s) in reasonable proximity that could restrict and contain development; - Be partially enclosed by existing development, such that new development would not result in an incongruous pattern of development; - Contain existing development; - Being subject to other urbanising influences.
Weak or None	Assessment areas that make only a weak or no contribution are likely to include those that: - Are not adjacent to or near to a large built area; - Are adjacent to or near to a large built up area, but containing or being largely enclosed by significant existing development.

Purpose B – to prevent neighbouring towns merging into one another

3.3 This purpose relates to the merging of towns, not villages.

Contribution	Illustrative Features
Strong	Assessment areas that contribute strongly are likely to be free of existing development and include all of the following features: - Forming a substantial part of a gap between towns; - The development of which would be likely to result in the loss of visual separation of towns.
Moderate	Assessment areas that contribute moderately are likely to be located in a gap between towns, but include one or more features that weaken their contribution to this purpose, such as (but not limited to): - Forming a small part of the gap between towns; - Being able to be developed without the loss of visual separation between towns. This could be (but is not limited to) due to the presence or the close proximity of structures, natural landscape elements or topography that preserve visual separation.
Weak or None	Assessment areas that contribute weakly are likely to include those that: - Do not form part of a gap between towns; - Form part of a gap between towns, but only a very small part of this gap, without making a contribution to visual separation.

Purpose D – to preserve the setting and special character of historic towns

- 3.4 This purpose relates to historic towns, not villages. Where there are no historic towns in the plan area, it may not be necessary to provide detailed assessments against this purpose.

Contribution	Illustrative Features
Strong	Assessment areas that contribute strongly are likely be free of existing development and to include all of the following features: ▪ Form part of the setting of the historic town; ▪ Make a considerable contribution to the special character of a historic town. This could be (but is not limited to) as a result of being within, adjacent to, or of significant visual importance to the historic aspects of the town.
Moderate	Assessment areas that perform moderately are likely to form part of the setting and/or contribute to the special character of a historic town but include one or more features that weaken their contribution to this purpose, such as (but not limited to): ▪ Being separated to some extent from historic aspects of the town by existing development or topography; ▪ Containing existing development; ▪ Not having an important visual, physical, or experiential relationship to historic aspects of the town.
Weak or None	Assessment areas that make no or only a weak contribution are likely to include those that: ▪ Do not form part of the setting of a historic town; ▪ Have no visual, physical, or experiential connection to the historic aspects of the town.

4 Landscape and Visual Observations

- 4.1 The site consists of a number of small agricultural fields– mainly in pasture land use on sloping land, with Public Open Space allocated near to the southern site boundary.
- 4.2 The sensitive elements of the site consist of its hedgerow and tree'd field boundaries, with the line of trees at the northern part of the site having TPO designation. This line of trees are generally in poor condition with the other vegetated boundaries of higher arboricultural quality. The site is fairly contained by its strong structural framework.
- 4.3 The site is surrounded by residential development at its western boundary, with countryside of an agricultural nature in other directions.



Figure 4: View recorded at site entrance looking north west into the site

- 4.4 Visually, for local sensitive receptors, there are only very partial views of the site due to undulating topography and screening vegetation.
- 4.5 There are close range views for a very small number of private residential receptors that face the open western boundary of the site at Brown Edge, and very partial views from the one location identified in the public realm.
- 4.6 Recreational receptors on local routes have mainly oblique and at the most glimpsed, partial views of the site. There are more open views of the site at the start of PRoW footpath CP12 when in close proximity to the south of the site.



Figure 5: View recorded at the start of PRoW Footpath CP12 at the southern edge of the site, looking north

5 Grey Belt Assessment

Assessment of the Site

- 5.1 Assessment of the site is carried out below as relevant to purposes a, b & d of the Grey Belt definition as set out above in Section 1 of this report.

Purpose A - to check the unrestricted sprawl of large built up areas

- 5.2 The Green Belt Review Study 2015 outlined that the Stoke on Trent Green Belt at parcel BE032 makes a 'contribution' to Purpose A, and the methodology used in the report states that this '*indicates that the purposes are partially being fulfilled and the boundary could be revised if other factors so indicate*'. The report argues that physical boundaries are '*not substantial (being hedgerows) and would require strengthening*'. It also states that the site is '*a relatively prominent site on rising land on the immediate outskirts of the village*'. This may imply that the pattern of development may be incongruous.
- 5.3 Parcel BE032 has a **no** contribution to Purpose A as it is not near to a large built up area, as villages are not considered to be large built up areas. The site is fairly contained by a combination of strong vegetated boundaries on the eastern and south edge as well as urban built form on its eastern boundary. The tree'd field boundary in the northern part of the site is weaker but nevertheless is a vegetated field boundary, and this and the cumulative effect of land at the site sitting low in the landscape means that there is some physical containment. The eastern extension of Brown Edge at this location is not considered in this report to be an incongruous pattern of development as the site is not prominent in views in any direction.

Purpose B - to prevent neighbouring towns merging into one another

- 5.4 Following this, for purpose B, Green Belt Review Study stated that BE032 makes a 'limited contribution'.
- 5.5 The site is not previously developed, and although the site does form a very small part of the gap between Brown Edge and Endon, development does not result in the loss of visual separation between them or a sense that they are merging together. Purpose B relates to the merging of towns and therefore it is judged that there is **no** contribution to this Purpose.

Purpose D - to preserve the setting and special character of historic towns

- 5.6 With regards to Purpose D the LSCA and the Green Belt Review Study states that BE032 does not form part of the important setting of Brown Edge village but makes a '*significant contribution*' to Purpose D.
- 5.7 Recent NPPG guidance has clarified that this purpose relates to historic towns and not villages therefore the conclusion is that there is **no** contribution as the purpose is not applicable to the site.
- 5.8 The site also includes land earmarked for habitat enhancement, extending to the north of the proposed built form into an adjacent field currently in pasture land use. This area sits on rising

undeveloped land within parcel N23 of the Green Belt Review Study and having a 'limited contribution' to the setting of Brown Edge village.

- 5.9 Recent NPPG guidance has clarified that this when assessing against purposes a, b & d, considerations relate to towns and not villages.

Footnote 7 of the NPPF

- 5.10 Footnote 7 relates to:
- The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.
- 5.11 The Site does not fall into any of those categories/designations described, (apart from Green Belt), and therefore Footnote 7 is not relevant.
- 5.12 The conclusion is reached that the site is not previously developed but **does not contribute strongly** to the relevant purposes and therefore meets the definition of Grey Belt.
- 5.13 The Green Belt study concluded that BE032 could be considered for release from the Green Belt designation, alongside releasing the remaining area of the site that is adjacent to settlement but not included in parcel BE032. The same conclusion can be reached for the land in the northern part of the site that is proposed for habitat enhancement within parcel N23.

Will the development of this land undermine the rest of the GB in this location?

- 5.14 Proposed residential built form at the site comprises of parcel BE032, however, the Green Belt in its entirety in this location is vast, stretching from Stoke on Trent and outlying areas such as Baddeley Edge, (Baddeley Edge is approximately 1.5km to the south of Brown Edge village) and culminating in the East at Leek Town. In the rationale for the function of the Green Belt surrounding the Potteries Towns at Stoke on Trent, the Green Belt study gives five bullet points, with one that states that the Green Belt within Staffordshire Moorlands, '*Limits the encroachment of the conurbation into Staffordshire Moorlands District*'.
- 5.15 As described in this report, the site's location against the settlement edge, combined with the vegetation and topography results in it being read against the settlement edge on the approach from the east. Therefore, although there will be a loss of openness at a site level, by virtue of the change from undeveloped pasture field to built form, there will be a barely discernible impact on the openness of the landscape between towns.
- 5.16 The existing field boundaries define the parcel of land for development and are intended to be retained. As a result, any built form will be aligned with the extents of the development to the east of the site.
- 5.17 The development of the site does not compromise the integrity of the wider Green Belt parcel: there is no opportunity for unrestricted sprawl due to the site boundaries, and the development

will be experienced visually as part of the existing settlement edge, having no impact on the clearly legible gap between Stoke on Trent and Leek, or even Baddeley Edge and Leek.

Golden Rules

- 5.18 Under Paragraph 156 of the 2025 NPPF, three contributions or 'Golden Rules' should be met. Contribution c., *'the provision of new, or improvements to existing, green spaces that are accessible to the public'* is a landscape and visual matter and is addressed below. Other requirements under contributions a & b are also intended to be met by the Proposals and addressed in the Planning Statement.
- 5.19 The development proposals will contribute to new accessible green spaces for local residents and new residents as part of the Development Proposals.
- 5.20 Green spaces will be provided through an area of Public Open Space including spaces for play such as a LAP, and species rich planting. Biodiverse attenuation basins at the southern boundary of the site will actively manage SUDs on site.
- 5.21 The Proposals include the retention and improvement of the existing field boundary hedgerows and hedgerow trees, including the group of TPO trees at the northern part of the site. Incorporation of new street trees, native species rich hedgerow, mixed native scrub planting, mixed wildflower and enriched grassland areas create a variety of habitats and food provision for a wide range of birds, insects and mammals. All creating ecological connectivity through the site and out into the local wider surrounding area.
- 5.22 The conclusion is reached that the proposals for the site **contribute strongly to accessible green spaces**¹¹.

Summary and Conclusions

- 5.23 For the reasons as set out above the Application Site does not contribute strongly to any of the Green Belt Purposes (a), (b) or (d). This assessment concludes that the proposed development would utilise grey belt land for the purposes of paragraph 155 of the NPPF Framework.

Footnote 7

- 5.24 Footnote 7 is not applicable as stated above.

5.25 Golden Rules

- 5.26 The conclusion is reached that the proposals for the Site contribute strongly to accessible green spaces and meets contribution c of the Golden Rules requirements. Other requirements under contributions a & b are also intended to be met by the Proposals.

¹¹ With reference to point c of 'Golden Rules', other points will be discussed in the Planning Statement by Heaton.

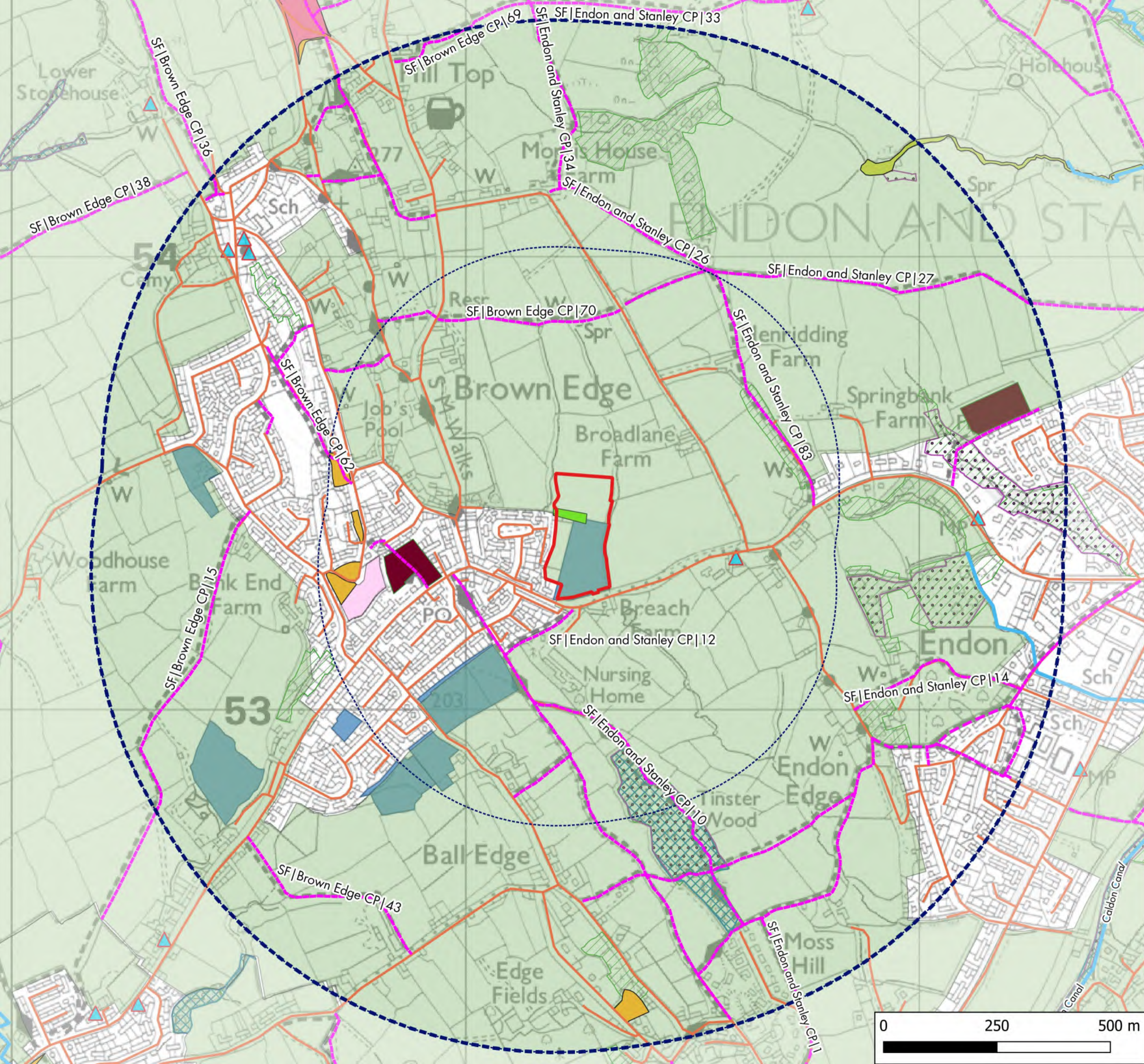
Figures

INF_N251349(08)001

Context and Designations Plan

INF_N251349(08)002

Landscape Character Plan



Legend

Site boundary

500m buffers

Extent of Study Area 1km

Footpath

Bridleway

Roads

Grade II Listed Buildings

II

Registered Park and Gardens

Local Nature Reserves

CRoW Access Land

Watercourse

Staffordshire Moorlands District Council (SMDC) Adopted Local Plan 2020

Biodiversity Action Site

Green Belt

TPOs

Open Space/local green space

Checkley Parish Neighbourhood Development Plan 2021-2035

Nature Conservation Site

Site of Biological Importance

Ancient Woodland

SMDC Green Belt Review Study 2015

Potentially Suitable Housing Sites

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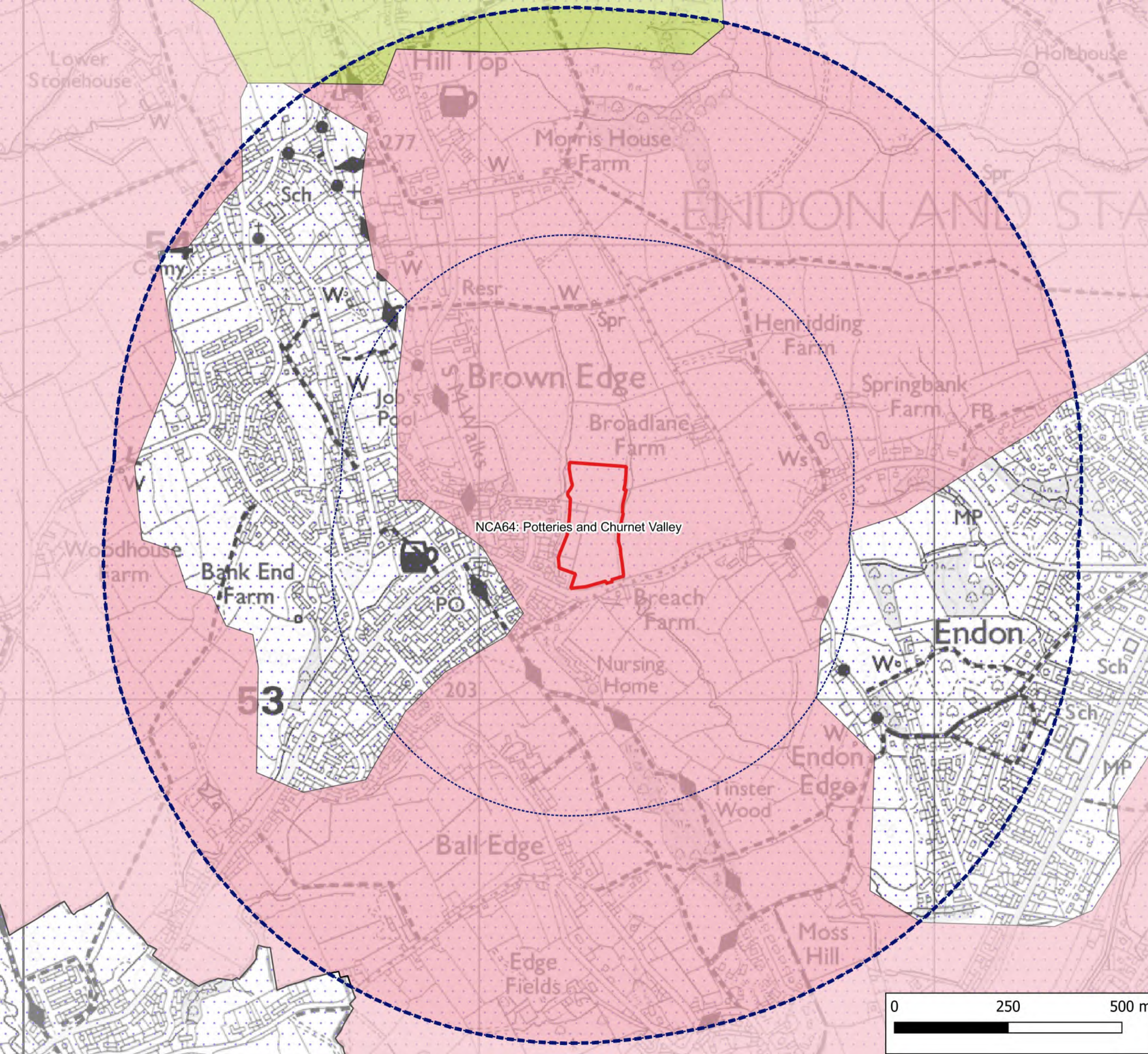
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PROJECT
Breach Road, Brown Edge

CLIENT
Debbie Evans

TITLE
Context and Designations Plan

STATUS	INITIAL	DATE	MAR 26
SCALE	NTS	CHECKED	MM
DRAWN	SM	REV NO:	ORIGINAL SIZE
JOB NO:	DWG NO:		
N251349	(08)001		A3



Legend

- Site boundary
- 500m buffers
- Extent of Study Area 1km
- Local Authority Boundaries

Landscape and Settlement Character Assessment of Staffordshire

Moorlands

- Ancient slope and valley farmlands LCT
- Gritstone uplands LCT

National Character Areas

- NCA64: Potteries and Churnet Valley

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PROJECT

Breach Road, Brown Edge

CLIENT

Debbie Evans

TITLE

Landscape Character Plan

STATUS	INITIAL	DATE	MAR 26
SCALE	NTS	CHECKED	MM
DRAWN	SM	REV NO:	ORIGINAL SIZE
JOB NO:	DWG NO:		
N251349	(08)002		A3

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