

Landscape Sensitivity Assessment for Stoke-on-Trent City Council

FINAL

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LEPUS CONSULTING
LANDSCAPE, ECOLOGY, PLANNING & URBAN SUSTAINABILITY

Landscape Sensitivity Assessment

Stoke-on-Trent City Council

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Front cover: Bridge No. 16 over the Trent and Mersey Canal, Stoke-on-Trent.

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Acronyms and abbreviations

Acronym	Meaning
ALC	Agricultural Land Classification
ASP	Area Spatial Policy
AOD	Above Ordnance Datum
B2/B8	General Industrial / Storage and Distribution Use Classes
CSP	Core Spatial Policy
GLVIA	Guidelines for Landscape and Visual Impact Assessment
GIS	Geographic Information System
ha	Hectares
H/M	High / Medium
km	Kilometres
km²	Square kilometres
LCA	Landscape Character Area / Landscape Character Assessment (<i>used for both in the report</i>)
LNR	Local Nature Reserve
LPA	Local Planning Authority
LSA	Landscape Sensitivity Assessment
LWS	Local Wildlife Site
LVIA	Landscape and Visual Impact Assessment
M	Medium
M/H	Medium / High
M/L	Medium / Low
m	Metres
NCA	National Character Area

Acronym	Meaning
NPPF	National Planning Policy Framework
OS	Ordnance Survey
PPG	Planning Practice Guidance
PRoW	Public Right of Way
RIGS	Regionally Important Geological Sites
SAC	Special Area of Conservation
SFRA	Strategic Flood Risk Assessment
SHELAA	Strategic Housing and Economic Land Availability Assessment
SLO	Super Landscape Objective
SM	Scheduled Monument
SOTCC	Stoke-on-Trent City Council
SSSI	Site of Special Scientific Interest
Wks	Works

Executive summary

- E1 Lepus Consulting was commissioned by Stoke-on-Trent City Council to undertake a strategic Landscape Sensitivity Assessment (LSA) of sites promoted through the emerging Local Plan process. The assessment has been prepared to inform plan-making, support the site selection process and provide an evidence base to assist policy development within the emerging Local Plan.
- E2 An initial review of approximately 90 promoted sites was undertaken, resulting in 22 sites being selected for detailed assessment. These comprise a mixture of housing, employment and mixed-use proposals distributed across the City.
- E3 The assessment considers the susceptibility of each site to development-related change together with the value of the landscape resource. Consideration has been given to factors including landform, landscape structure, vegetation cover, settlement relationship, perceptual qualities, visibility, recreational function, heritage associations and environmental designations. The assessment has been undertaken at a strategic level and is intended to identify broad landscape sensitivities, constraints and opportunities associated with potential development. It does not constitute a detailed Landscape and Visual Impact Assessment (LVIA).
- E4 The assessment identifies a range of landscape sensitivities across the study area, reflecting the differing physical, visual and perceptual characteristics of individual sites. The majority of sites were assessed as having Low to Medium or Medium landscape sensitivity, generally reflecting varying degrees of urban influence, containment by existing development or opportunities for integration with the surrounding settlement pattern. A smaller number of sites were identified as having Medium to High sensitivity due to factors such as openness, elevated landform, recreational value, heritage associations, Green Belt designation or strong visual and functional relationships with the wider landscape.
- E5 Employment sites generally recorded lower sensitivities where they related closely to existing industrial areas or previously developed land. In contrast, larger greenfield and mixed-use sites, particularly those associated with valley landscapes, recreational greenspace or areas of strong landscape structure, typically displayed greater sensitivity to change.
- E6 The findings of this assessment should be considered alongside other technical evidence prepared in support of the emerging Local Plan. The assessment is intended to assist the Council in understanding the broad landscape implications of potential development and to help inform site selection, policy development and future masterplanning considerations.
- E7 The following below provides a summary of the assessed landscape sensitivities for each site, identifying the relative susceptibility of the landscape to development-related change associated with the proposed land use.

Site ref	Site name	Area (ha)	Proposed use	Landscape Sensitivity Summary
BL1	Lightwood	115.89	Housing	H/M
BL2	Trentham	59.93	Mixed-use	M
BL3	Caverswall Lane	13.69	Housing	M
BL4	Norwich Road	7.7	Housing	M
BL5	Eaves Lane	36.6	Housing	H/M
BL6	Woodhead Road	15.63	Housing	M
BL7	Norton Green South	13.8	Housing	H/M
BL8	Hollywall Lane	29.42	Housing	M
BL9	Chatterley Whitfield	113.8	Mixed-use	H/M
BL10	Norton Green North	43.57	Housing	M
BL12	Land off, Stone Road, Trentham	11.19	Housing	M/L
H3	Land at Power Grove, Hollybush, Longton	2.09	Housing	M/L
H7	Land off, Bilton Street, Stoke	0.59	Housing	L
H15	Brookwood Drive, Weston Coyney	5.07	Housing	M
H39	Land off Redhills Road	47.06	Housing	M/L
H58	Packmoor	82.03	Housing	H/M
H59	Canal Lane, Tunstall, ST6 4PQ	5.37	Housing	M/L
H63	Mitchell High School, Bucknall, ST2 9EY	8.55	Housing	M/L
E3	Land of Mossfield Road, Adderley Green	0.86	Employment	L
E17	Land off Hollywall Lane and Chatterley Road, Sandyford	9.03	Employment	M/L
E21	Chatterley Valley (Area 1)	3.12	Employment	M/L
E22	Land at the end of Mossfield Road	7.29	Employment	H/M

1 Introduction

1.1 Appointment and scope of work

- 1.1.1 Lepus Consulting has been appointed by Stoke-on-Trent City Council (SOTCC) to undertake a Landscape Sensitivity Assessment to support the preparation of the new Local Plan review.
- 1.1.2 Lepus Consulting is a multi-disciplinary environmental assessment and planning practice, based in Cheltenham, Gloucestershire, specialising in landscape, ecology, strategic environmental assessment, green infrastructure and local plan evidence.
- 1.1.3 This Landscape Sensitivity Assessment has been prepared to inform plan-making, support the site selection process and provide an evidence base to assist policy development within the emerging Local Plan. The assessment has been undertaken at a strategic level and is intended to identify broad landscape sensitivities, constraints and opportunities associated with potential development scenarios across the study area.

1.2 New Local Plan Review

- 1.2.1 The Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026, Stoke-on-Trent City Plan 1993 and Staffordshire and Stoke-on-Trent Joint Waste Local Plan (2013-2026) form the current local development framework in place. A new Local Plan review is in preparation for the period 2020 to 2040. A Regulation 18 consultation on the draft Local Plan document took place between September and October 2025. This Landscape Sensitivity Assessment will therefore inform the Regulation 19 stage for the pre-submission version of the Local Plan.

1.3 Landscape Sensitivity Assessment

- 1.3.1 Landscape sensitivity is the process of assessing the resilience or robustness of landscape character and the visual resource (and valued characteristics) to defined change or changes arising from development proposals. It provides decision makers with a clear understanding of how development may affect landscape character and visual qualities.
- 1.3.2 Landscape capacity is derived from landscape sensitivity and assesses the degree to which the landscape can accommodate change according to the proposed development scenario without unacceptable effects on character or value.

1.4 Geographic context of Stoke-on-Trent

- 1.4.1 The city of Stoke-on-Trent covers approximately 93.4km² and is located within the county of Staffordshire in the Midlands region of England. The city is the largest within Staffordshire, surrounded by Green Belt land and the towns of Alsager, Kidsgrove, Biddulph and Newcastle-under-Lyme beyond. Birmingham lies to the south and Manchester to the north.
- 1.4.2 The city is polycentric and was formed by six towns in 1910: Stoke-upon-Trent, Hanley, Burslem, Tunstall, Longton and Fenton. The city is renowned for its pottery industry, historically serving as one of the principal centres of pottery production in England, which earned it the nickname 'The Potteries'.

-
- 1.4.3 The city is characterised by gently undulating topography, which influences settlement pattern and provides a varied visual context that can increase sensitivity where development is visually exposed. The headwaters of the River Trent in the northeast form a defining landscape feature. A network of canals, including the Trent and Mersey Canal and the Caldon Canal, further contributes to landscape character and visual distinctiveness and is sensitive to changes in setting and visual continuity.

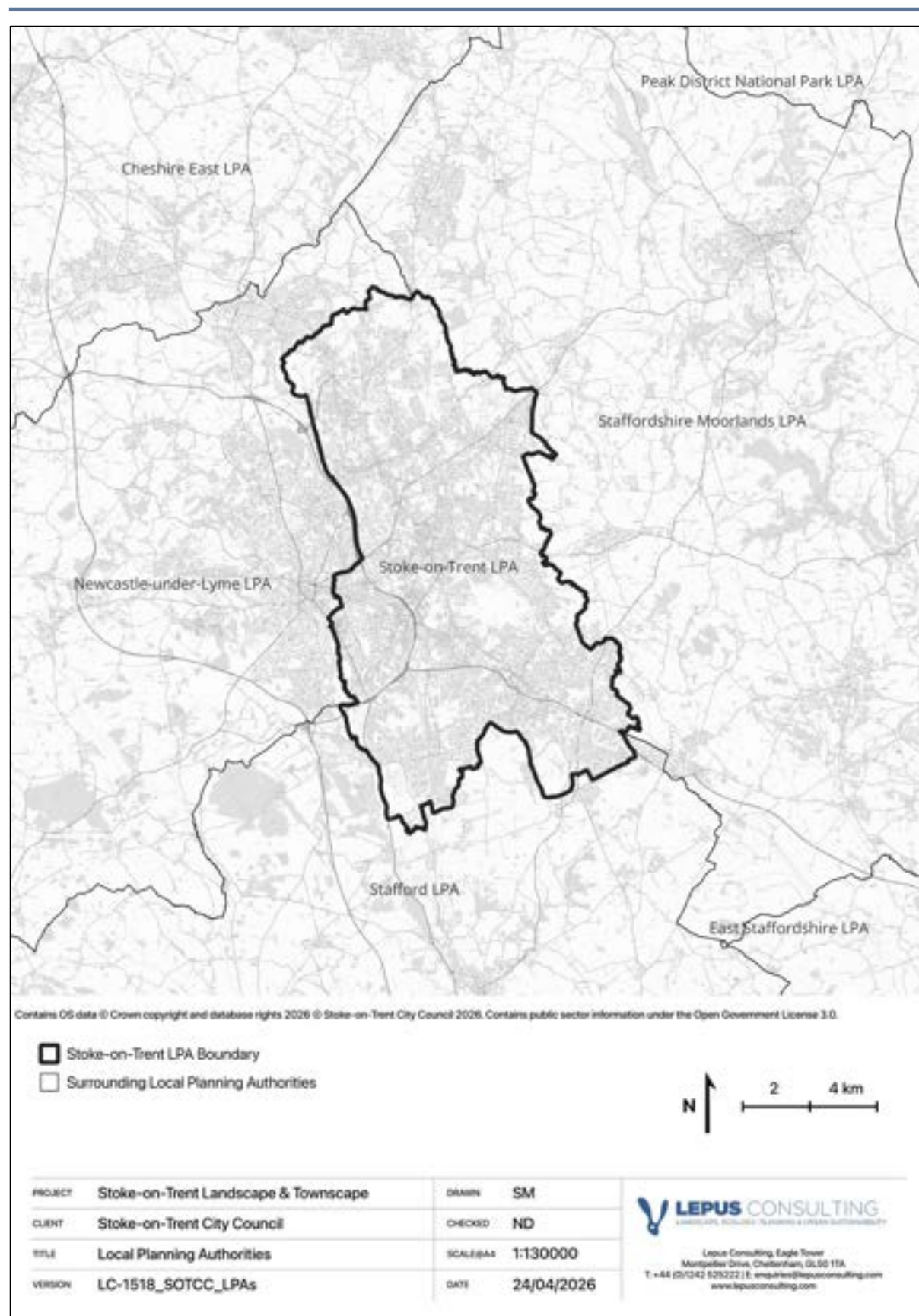


Figure 1.1: Location of Stoke-on-Trent with surrounding LPAs

2 Planning policy

2.1 Introduction

2.1.1 This LSCA has been undertaken within the context of relevant planning policy. Planning policy and other material considerations are taken from the following:

- The National Planning Policy Framework (NPPF)¹
- Planning Practice Guidance (PPG)²
- Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026
- Staffordshire and Stoke-on-Trent Joint Waste Local Plan (2013-2026)

2.1.2 Further details of these planning policies are provided below.

2.2 The National Planning Policy Framework

2.2.1 The NPPF³ acts as guidance for local planning authorities, both in plan preparation and making decisions about planning applications. The environmental objective of the NPPF is as follows:

“To protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

2.2.2 The following paragraphs of NPPF 2024 are of relevance to the LCA:

Paragraph 135

“Planning policies and decisions should ensure that developments: ...c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);”

Paragraph 187

“Planning policies and decisions should contribute to and enhance the natural and local environment by: ...a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).

...b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.”

¹ Ministry of Housing, Communities and Local Government and Department for Levelling Up, Housing and Communities (December 2024) National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Accessed: 25/03/26]

² Planning Practice Guidance (2021) Ministry of Housing, Communities and Local Government. Available at <https://www.gov.uk/government/collections/planning-practice-guidance> [Accessed: 25/03/26]

³ Ministry of Housing, Communities and Local Government and Department for Levelling Up, Housing and Communities (December 2024) National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Accessed: 25/03/26]

2.3 Planning Practice Guidance

- 2.3.1 The Government publishes Planning Practice Guidance (PPG)⁴ to accompany the NPPF. In relation to landscape matters, the Natural Environment PPG provides broad guidance primarily relating to the development of local planning policy and accompanying evidence.
- 2.3.2 Landscape matters are included as part of the guidance on the natural environment, specifically information about how policies can conserve and enhance landscapes and how the character of landscapes can be assessed⁵. Further details of relevant Local Plan policy are provided below:

2.4 Statutory Development Plan

- 2.4.1 The statutory development plan for Stoke-on-Trent comprises three documents:
- Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (2006-2026)⁶
 - Stoke-on-Trent City Plan (1993)
 - Staffordshire and Stoke-on-Trent Joint Waste Local Plan (2013-2026)

2.5 Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy

- 2.5.1 It is important to recognise the current policies of the City of Stoke-on-Trent to reference the relevant policies within the LCA. The Core Spatial Strategy was produced in 2006 and set to be renewed in 2026. The Core Spatial Strategy sets out a series of area spatial strategies. The policies most relevant to this LCA are summarised below:

Policy	Summary
ASP1 - City Centre of Stoke-on-Trent Area Spatial Polic	High standards of urban design will be expected for the City Centre which embrace the best principles of modern design and are sensitive to the existing, valued character of the area.
ASP2 – Stoke-on-Trent Inner Urban Core Area Spatial Policy	The creation of more sustainable communities based on a programme of progressive urban renewal providing improvements to the urban fabric and building stock and taking advantage of the area's proximity to services, greenspace, watercourses and topography. The enhancement of the built and natural environment, together with increased access to greenspace and watercourses will be supported and guidance produced to improve design and address issues such as crime and the fear of crime.

- 2.5.2 Core strategic policies include:

Policy	Summary
Policy CSP1 - Design Quality	New development should be well designed to respect the character, identity and context of Newcastle and Stoke-on-Trent's unique townscape and landscape and in particular, the built heritage, its historic environment,

⁴ Planning Practice Guidance (2024) Ministry for Housing, Communities and Local Government. Available at <https://www.gov.uk/government/collections/planning-practice-guidance> [Accessed 18/02/26]

⁵ Ministry of Housing, Communities and Local Government, Ministry of Housing, Communities & Local Government (2018 to 2021) and Department for Levelling Up, Housing and Communities. PPG. Paragraph: 036 Reference ID: 8-036-20190721. Available at: <https://www.gov.uk/guidance/natural-environment> [Accessed 25/03/26]

⁶ Newcastle-under-Lyme and Stoke-on-Trent (2006-2026) Core Spatial Strategy. Available at: https://www.stoke.gov.uk/directory_record/331603/sot_and_nul_local_development_framework_core_spatial_strategy_2006_to_2026 [Accessed:25/03/26]

	its rural setting and the settlement pattern created by the hierarchy of centres. New development should: • Be based on an understanding and respect for Newcastle-upon-Lyme and Stoke-on-Trent's built, natural and social heritage. • Protect important and long-distance views of historic landmarks and rural vistas. • Contribute positively to an area's identity and heritage (both natural and built) in terms of scale, density, layout, access and use of appropriate vernacular material for buildings and surfaces. • Ensure a balanced mix of uses that work together and encourage sustainable living in terms of water, energy and the re-use of materials, minimising climatic change. • Be safe, uncluttered, varied and attractive.
Policy CSP3 – Sustainability and Climate Change	All new development shall be located in zones of lowest possible flood risk as identified in the SFRA and all suitable flood mitigation measures investigated and where possible incorporated into the development. Opportunities will be sought to open culverted watercourses to alleviate flood risk, create and improve habitats and develop green corridors.
Policy CSP4 – Natural Assets	The quality and quantity of the plan area's natural assets will be protected, maintained and enhanced through the following measure: Working with relevant partners to enhance the plan area's natural habitats and biodiversity to achieve the outcomes and targets set out in the UK Biodiversity, Staffordshire Biodiversity and Staffordshire Geodiversity Action Plans: ... Ensuring that the location, scale and nature of all development planned and delivered through this Core Spatial Strategy avoids and mitigates adverse impacts, and wherever possible enhances the area's distinctive natural assets, landscape character, waterways, network of urban green corridors and priority species and habitats identified in the UK Biodiversity Action Plan and the Staffordshire Biodiversity Action Plan. Ensuring that the value of previously developed land is recognised as a source of biodiversity and appropriate measures are taken to reduce the negative impact of development upon this resource, wherever possible achieving an enhancement.
Minerals in Stoke-on-Trent	Scarce Etruria Marl resources and reserves are located within the mineral safeguarding areas and permitted clay workings shown on Plan 9. All reasonable steps should be taken to avoid sterilisation of the mineral.

2.6 Staffordshire and Stoke-on-Trent Joint Waste Local Plan (2013-2026)

2.6.1 The Staffordshire and Stoke-on-Trent Joint Waste Local Plan was produced in 2013 and set to be renewed in 2026. The Joint Waste Local Plan will be maintained alongside the new local plan document. The following policy is relevant to this LSA:

Policy	Summary
Policy 4.2 Protection of environmental quality	In determining the impact of the proposed development, consideration will be given to the effect of the proposals on the following: • Natural environment features and landscape networks important for wildlife and amenity. • The Landscape.

	<u>vi) The landscape</u> The policy seeks to safeguard landscape character, diversity, and distinctiveness by ensuring that development is appropriately integrated within both urban and rural settings. Proposals should respond sensitively to landscape character through appropriate siting, scale, design, and materials, while avoiding unacceptable visual impacts. Particular regard is given to the protection of locally distinctive landscape elements, historic field and settlement patterns, semi-natural vegetation, and tranquillity. Development that contributes to landscape enhancement, restoration, or environmental improvement, including reclamation and planting, is supported where consistent with wider planning objectives.
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3 Landscape Sensitivity Assessment Methodology

3.1 Overview

- 3.1.1 Landscape sensitivity assessment is the process of assessing the resilience or robustness of landscape character, the visual resource and valued characteristics to defined change or changes arising from development proposals. It can help decision makers to understand likely changes and the nature of change should the development scenarios be taken forward.
- 3.1.2 Judgements regarding sensitivity are informed by the susceptibility of landscape character and the visual resource to the prescribed changes identified, combined with value. Definitions of landscape character, sensitivity, susceptibility, value and capacity are provided in **Table 3.1** and the process of assessing landscape sensitivity is presented in **Figure 3.1**.
- 3.1.3 The methodology for this study is derived principally from:
- Natural England (2019) 'An approach to landscape sensitivity assessment – to inform spatial planning and land management'⁷
- 3.1.4 The methodology is also informed by the following publications:
- 'Guidelines for Landscape and Visual and Impact Assessment Third Edition' (2013)⁸
 - The Countryside Agency Topic Paper 6 (2002) 'Techniques and criteria for Judging Capacity and Sensitivity'⁹
 - Natural England (2014) 'An Approach to Landscape Character Assessment'¹⁰
 - Landscape Institute (2021) 'Assessing landscape value outside national designations' Technical Guidance Note 02/21¹¹
 - Scottish Natural Heritage (2010) 'Landscape Capacity Studies in Scotland – a review and guide to good practice'¹².

⁷ Natural England (2019) 'An approach to landscape sensitivity assessment – to inform spatial planning and land management' Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/817928/landscape-sensitivity-assessment-2019.pdf [Accessed: 06/02/26]

⁸ Landscape Institute and Institute of Environmental Management & Assessment (2013) Guidelines for Landscape and Visual Impact Assessment (Third Edition) Abingdon: Routledge

⁹ The Countryside Agency (2002) Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity. Available at: <http://publications.naturalengland.org.uk/publication/5601625141936128> [Accessed: 06/02/26]

¹⁰ Natural England (2014) An Approach to Landscape Character Assessment. Available at: <https://www.gov.uk/government/publications/landscape-character-assessments-identify-and-describe-landscape-types> [Accessed: 06/02/26]

¹¹ Landscape Institute (2021) 'Assessing landscape value outside national designations' TGN 02/21 Available at <https://www.landscapeinstitute.org/publication/tgn-02-21-assessing-landscape-value-outside-national-designations/> [Accessed: 06/02/26]

¹² Grant, A. in association with Clarke, P. and Lynch, S. (2010). Landscape capacity studies in Scotland – a review and guide to good practice. Scottish Natural Heritage Commissioned Report No.385.

- 3.1.5 The assessment is summarised as having three key stages:
1. Define the purpose and scope of the project
 2. Gather information to inform the project (desk study and field study)
 3. Assess landscape sensitivity of the site options (desk study and field study).
- 3.1.6 The process of landscape sensitivity assessment (Stages 1 to 3) is set out on the flowchart from Natural England in **Figure 3.2**.

Table 3.1: Landscape character, sensitivity, susceptibility and value definitions

Landscape character ¹³	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
Landscape value ¹⁴	The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations or other conservation issues.
Landscape sensitivity ¹⁵	Within the context of spatial planning and land management, landscape sensitivity is a term applied to landscape character and the associated visual resource, combining judgements of their susceptibility to the specific development type / development scenario or other change being considered together with the value(s) related to that landscape and visual resource. Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices, without undue negative effects on the landscape and visual baseline and their value.
Landscape susceptibility ¹⁶	Within the context of spatial planning and land management, landscape susceptibility is the degree to which a defined landscape and its associated visual qualities and attributes might respond to the specific development type/development scenario or other change without undue negative effects on landscape character and the visual resource.
Landscape capacity ¹⁷	Landscape capacity refers to the degree to which a particular landscape character type or area is able to accommodate change without significant effects on its character, or overall change of landscape character type. Capacity is likely to vary according to the type and nature of change being proposed.

¹³ Landscape Institute and Institute of Environmental Management & Assessment (2013), Guidelines for Landscape and Visual Impact Assessment, Third Edition, London: Routledge.

¹⁴ The Landscape Institute and Institute of Environmental Management & Assessment (2002), Guidelines for Landscape and Visual Impact Assessment Second Edition, London: Spon Press.

¹⁵ Natural England (2019) 'An approach to landscape sensitivity assessment – to inform spatial planning and land management'

¹⁶ Ibid

¹⁷ Swanick, Carys and Land Use Consultants (2002). Landscape Character Assessment Guidance for England and Scotland. Countryside Agency and Scottish Natural Heritage.

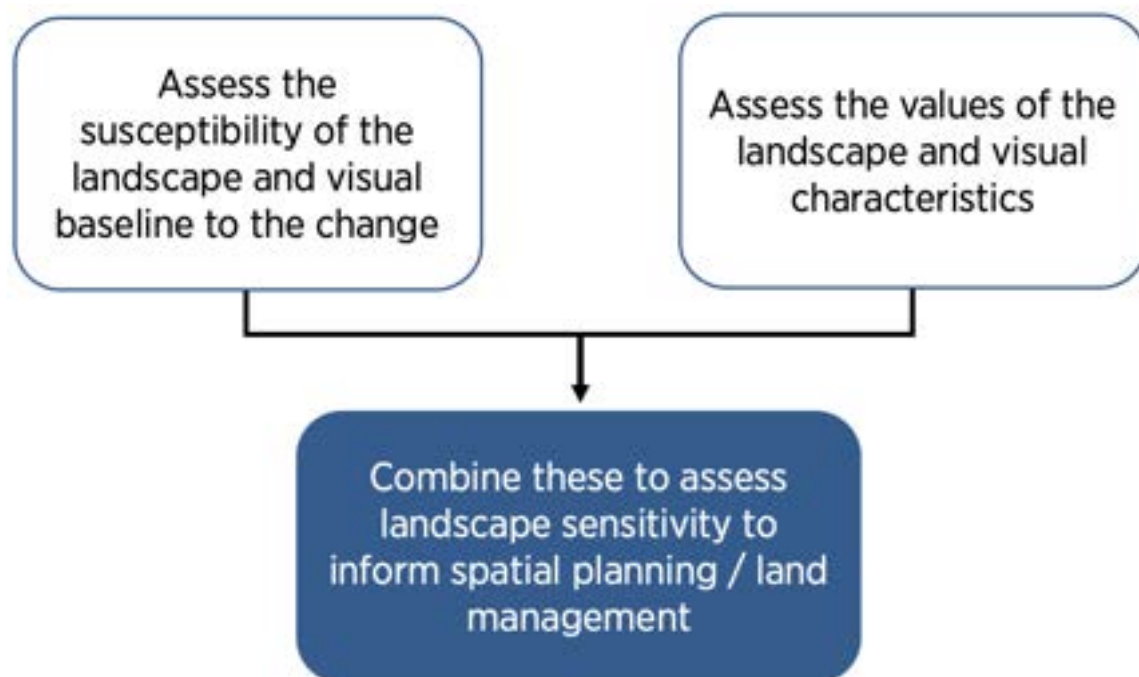


Figure 3.1: Assessing landscape sensitivity

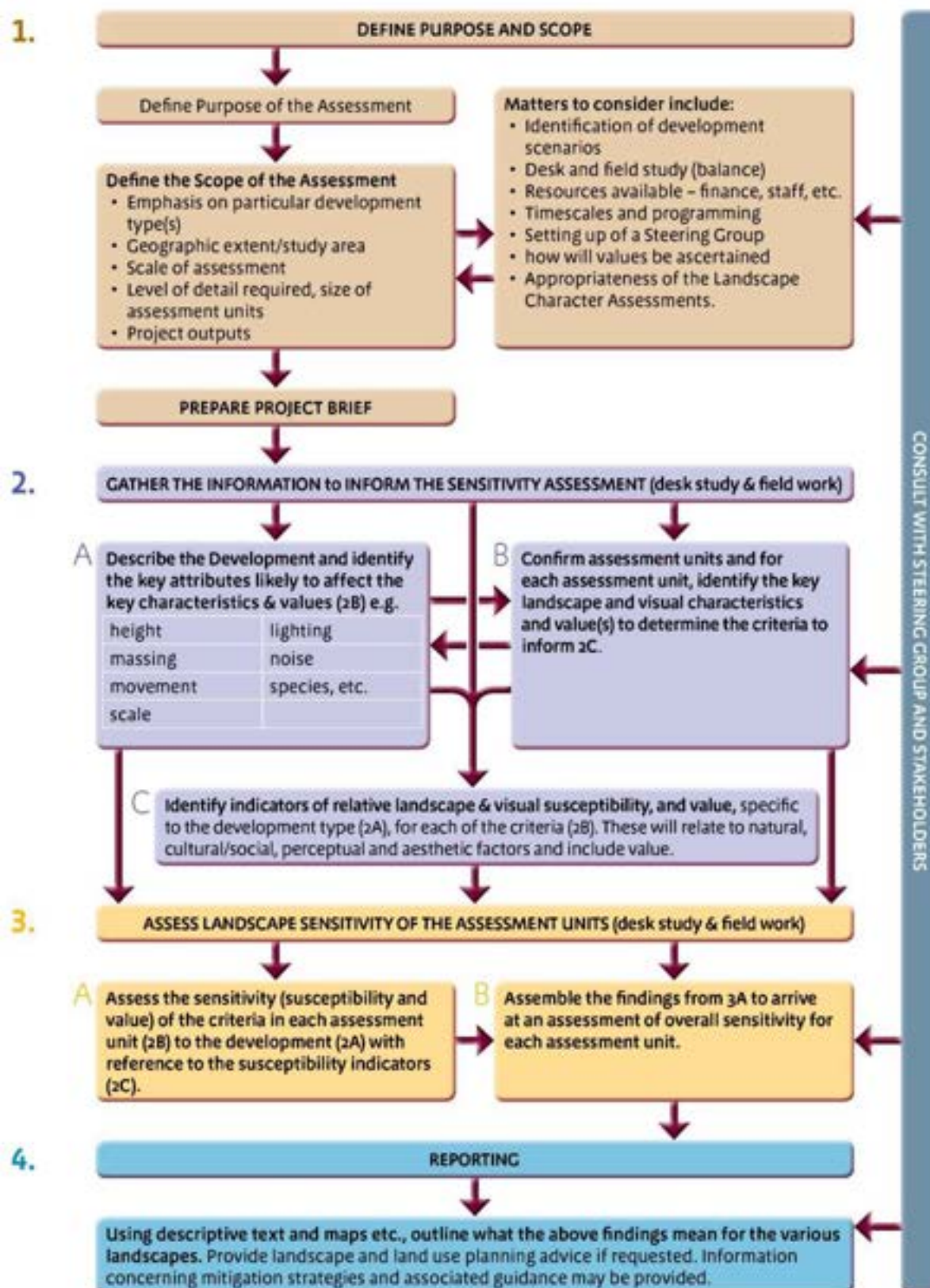


Figure 3.2: The process of landscape sensitivity assessment¹⁸

¹⁸ Natural England (2019) 'An approach to landscape sensitivity assessment – to inform spatial planning and land management' Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/817928/landscape-sensitivity-assessment-2019.pdf [Accessed: 06/02/26]

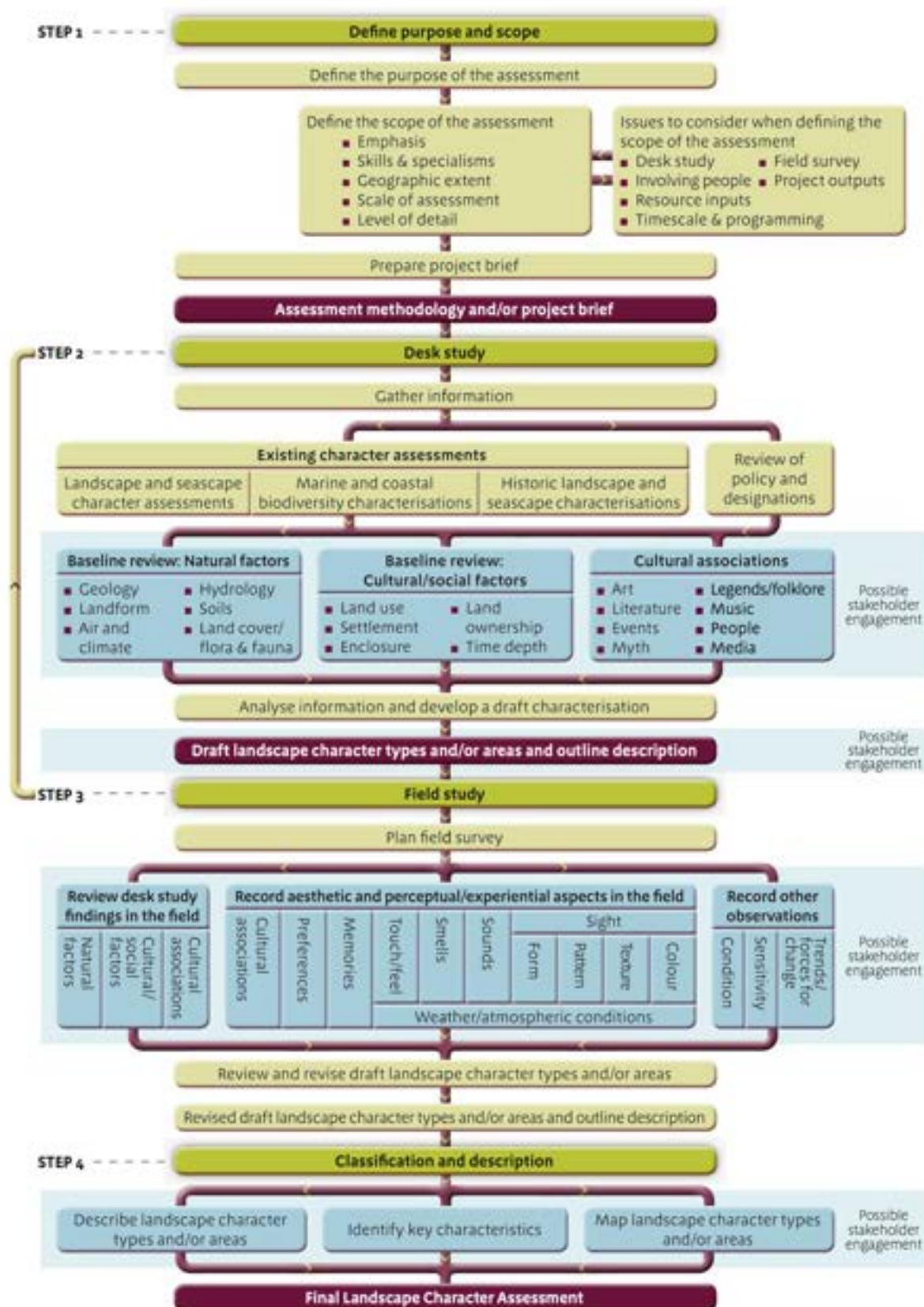


Figure 3.3: The process of Landscape Character Assessment

3.2 Application of the methodology

- 3.2.1 This study identifies LCTs across Stoke-on-Trent. The purpose of this project is to provide the city council with a practical and defensible framework to guide its Local Plan Review and future planning decisions.

3.3 LSA Step 1: Define purpose and scope of the project

Emphasis on particular development type(s)

- 3.3.1 The assessment units comprise 90 proposed sites for development in Stoke-on-Trent. The development scenarios for the sites cover residential and employment uses. The assessment assumes the development types broadly follow the key attributes of the development scenarios described in **Table 3.2**.

Extent of the study

- 3.3.2 The geographic extent of the study is the administrative boundary of Stoke-on-Trent, as presented in **Figure 1.1**. The assessment units comprise proposed development sites ranging in size from 0.10ha to 115.89ha. The assessed sites are outlined in **Figure 4.1**. A detailed overview of the scope of work is set out in **Chapter 4**.

Project outputs

- 3.3.3 Project outputs of the LSA are presented in this report and include the following:
- LSA methodology (Chapter 3)
 - Scope of work (Chapter 4)
 - Baseline review of natural, cultural and social aspects of the city (Chapter 5)

3.4 LSA Step 2: Gather information to inform the LSA (desk study and field study)

- 3.4.1 Judgements regarding landscape sensitivity are informed by the susceptibility of landscape character and the visual resource to the proposed changes, combined with value (see **Figure 3.1**). Step 2 comprises three sub tasks, 2A, 2B and 2C.

Step 2A. Describe the development type(s) and scenarios to be considered

- 3.4.2 The interaction between landscape and visual susceptibility and the attributes of the development scenario(s) determine the degree to which a site can accommodate change. As shown in **Table 4.1**, the proposed development uses cover residential and employment sites. The assessment assumes the development types broadly follow the key attributes of the development scenarios described in **Table 3.2**.

Table 3.2: Key characteristics of building types

Residential	Employment
• One to three storeys • Approximate average height of 8-10m tall • Approximately 30 to 40dph • Small building footprints • Mixture of housing types including detached and semi-detached properties • Contemporary architectural styles • Constructed using traditional materials with neutral colour palettes • Private rear gardens	• Approximate average height of 8-12m tall • Offices, retail, factories, warehouses, distribution centres • Contemporary architectural styles and geometric shapes • Construction materials such as glass, steel, concrete and bricks • Large building footprints • Car parking areas • Regular movement of heavy goods vehicles

- | | |
|---|--|
| <ul style="list-style-type: none"> • Incorporating open green spaces • Street lighting • May also include educational infrastructure such as nurseries, primary schools and secondary schools • Approximately 40% green infrastructure provision per site | <ul style="list-style-type: none"> • Street lighting • Approximately 40% green infrastructure provision per site |
|---|--|

Step 2B: Establish and review the landscape and visual baseline, and identify associated value(s)

3.4.3 This stage began with an information gathering exercise to prepare a baseline review of natural, cultural and social aspects of the city. This review is presented in **Chapter 5** and relies largely on information from the following sources:

- National Character Areas (NCAs) in Stoke-on-Trent: NCA 64 - Potteries and Churnet Valley and NCA 61- Shropshire, Cheshire and Staffordshire Plain.
- Stoke-on-Trent Landscape Character Type (prepared by Lepus in 2026)

Table 3.3: GIS data used in this Landscape Sensitivity Assessment

Dataset	Source
Aspect	Ordnance Survey
Agricultural Land Classification	Natural England
Ancient woodland	Natural England
Built-up areas	Ordnance Survey
Country Parks	Natural England
Flood zones and surface water flood risk	Environment Agency
Geology	British Geological Survey
Historic environment and heritage assets (Listed Buildings, Conservation Areas, Scheduled Monuments)	Stoke-on-Trent City Council Historic England
Local Wildlife Sites	Stoke-on-Trent City Council
National Character Areas	Natural England
Nature conservation designations (Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs) and Regionally Important Geological Sites (RIGS))	Stoke-on-Trent City Council Natural England
Ordnance Survey 1:25,000 Scale Colour Raster	Stoke-on-Trent City Council
OS Greenspaces	Ordnance Survey
Overhead power lines	National Grid
Priority habitat inventory	Natural England
PRoW Networks and Local Greenspaces	Stoke-on-Trent City Council and Ordnance Survey
Roads, railways	Ordnance Survey
Terrain	Ordnance Survey Terrain 50
Watercourses and surface water	Ordnance Survey
Woodland	National Forest Inventory

Assessment criteria

- 3.4.4 The assessment criteria listed in **Table 3.4** were used to evaluate the impact of development on the landscape character and visual qualities of site options. The assessment criteria include key landscape elements and features (see **Figure 3.4**) that are likely to be affected by the development proposals.

Landscape value

- 3.4.5 Landscape value (as defined in **Table 3.1**) informs the LSA. The value of landscapes have been assessed qualitatively with reference to:
- Biodiversity and geodiversity designations (SSSI, LNR, LWS)
 - Historic environment designations (listed buildings, scheduled monuments and conservation areas)
 - Valued attributes such as topography, cultural and historic features and associations, perceptual qualities and biodiversity.
 - Valuation of ecosystem services
 - Local community values
 - Character and sense of place
 - Recreational value
 - Intrinsic value

Table 3.4: Landscape, visual and value assessment criteria proforma

Criteria	Description	Score
Landscape susceptibility		
Landform, scale and enclosure		
Landcover, flora and fauna		
Land use		
Time-depth		
Perceptual and aesthetic		
Skyline features		
Inward and outward views		
Value		
Landscape value		
Visual value		
Overall		
Mitigation potential		
Landscape sensitivity summary		



Figure 3.4: What is landscape?¹⁹

Step 2C: Identify indicators of susceptibility to be used when assessing landscape and visual sensitivity to the development type(s)

- 3.4.6 Indicators of susceptibility and value are identified for each of the assessment criteria; these are presented in **Appendix B**. The sensitivity of the landscape to the key attributes of development scenarios are assessed with reference to indicators of susceptibility at Step 3.

3.5 LSA Step 3: Assess landscape sensitivity of the site options (desk and field study)

Step 3A: Susceptibility and value

- 3.5.1 Step 3A involves assessing the landscape and visual susceptibility of the assessment criteria and landscape and visual value for each site against the key attributes of the development scenarios, with reference to the indicators of susceptibility and value identified in **Appendix B**.

¹⁹ Natural England (2014) An Approach to Landscape Character Assessment. Available at: <https://www.gov.uk/government/publications/landscape-character-assessments-identify-and-describe-landscape-types> [Accessed: 06/02/26]

Step 3B: Overall sensitivity

- 3.5.2 Finally, the overall landscape sensitivity of each site was systematically assessed and described using professional judgement, informed by the susceptibility of the landscape and visual baseline to change and the values of the landscape and visual characteristics. The overall landscape sensitivity for each site was assessed using the five-point scale outlined in **Table 3.5**. Site photographs are presented in **Appendix A**.

Table 3.5: Levels of sensitivity definitions

High	Landscape and/or visual characteristics of the assessment unit are very susceptible to change and/or its values are high or high/medium and it is unable to accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very low.
High/Medium	Landscape and/or visual characteristics of the assessment unit are susceptible to change and/or its values are medium through to high. It may be able to accommodate the relevant type of development but only in limited situations without significant character change or adverse effects if defined in the relevant land parcel summary. Thresholds for significant change are low.
Medium	Landscape and/or visual characteristics of the assessment unit are susceptible to change and/or its values are medium/low through to high/medium and/or it may have some potential to accommodate the relevant type of development in some defined situations without significant character change or adverse effects. Thresholds for significant change are intermediate.
Medium/Low	Landscape and/or visual characteristics of the assessment unit are resilient and of low susceptibility to change and/or its values are medium/low or low and it can accommodate the relevant type of development in many situations without significant character change or adverse effects. Thresholds for significant change are high.
Low	Landscape and/or visual characteristics of the assessment unit are robust or degraded and are not susceptible to change and/or its values are low and it can accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very high.

3.6 Limitations

- 3.6.1 This assessment has been undertaken at a strategic level to inform plan-making and site selection processes. The assessment is intended to identify broad landscape sensitivities, constraints and opportunities associated with potential development. It does not constitute a detailed Landscape and Visual Impact Assessment (LVIA), and no detailed assessment of visual effects, representative viewpoints or mitigation design has been undertaken at this stage.
- 3.6.2 The assessment has been informed by desk-based review, publicly available information and site survey work undertaken in April 2026. Landscape character and visual relationships are inherently subject to temporal and seasonal variation, particularly in relation to vegetation cover, land management and visibility. Reduced vegetation cover during winter months may increase intervisibility across some sites.

4 Scope of work

4.1.1 As part of the plan-making process, SOTCC has undertaken a series of call-for-sites exercises, where landowners, developers and individuals are invited to promote potential sites for development. The SHELAA (Strategic Housing and Economic Land Availability Assessment)²⁰ undertaken by SOTCC in 2024 has informed options for meeting identified needs for housing and employment development. This process has resulted in the site allocations listed in **Table 4.1** coming forward.

4.2 Site options

4.2.1 Lepus has been commissioned by SOTCC to undertake a technical review of these 90 sites. The 90 sites are listed in table 4.1 and comprise:

- 63 housing sites
- 20 employment sites
- 6 mixed-use sites
- 1 Gypsy and Traveller site

4.2.2 Lepus prepared the technical review, known as screening, by applying the following two step process. Initially all sites were screened at desktop level with consideration of the indicators of sensitivity set out in **Appendix B**. Any site that demonstrated a potentially different outcome in terms of its overall LSA score was identified as requiring further scrutiny. This screening process identified 22 sites for further assessment.

Table 4.1: Overview of 90 sites in the LSA

Site ref	Site name	Area (ha)	Proposed use
BL1	Lightwood	115.89	Housing
BL10	Norton Green North	43.57	Housing
BL12	Land off, Stone Road, Trentham	11.19	Housing
BL2	Trentham	59.93	Mixed-use
BL3	Caverswall Lane	13.69	Housing
BL4	Norwich Road	7.70	Housing
BL5	Eaves Lane	36.60	Housing
BL6	Woodhead Road	15.63	Housing
BL7	Norton Green South	13.80	Housing
BL8	Hollywall Lane	29.42	Housing
BL9	Chatterley Whitfield	113.80	Mixed-use
E1	Meir Depot. Uttoxeter Road, Meir, ST3 6AA	1.77	Employment

²⁰ SOTCC (2024) SHELAA. Available at: https://www.google.com/url?sa=t&source=web&rct=j&opi=89978449&url=https://www.stoke.gov.uk/download/downloads/id/2799/s_helaa_2024_summary_final.pdf&ved=2ahUKEwjbZOE7fSTAxWnUUEAHQHSGm0QFnoECDcQAQ&usq=AOvVaw2KCSDGgaaMmbPBqOK3_j0t [Accessed: 17/04/26]

E11	Cobridge Road (West), Hanley	1.79	Employment
E12	Former Greenhouse 2000 site, Festival Way, Etruria	1.70	Employment
E13	Cliffe Vale/Caradon Twyfords Excelsior Wks/Formers Slimma	17.7	Employment
E14	Land adj. Newstead Industrial Estate, Alderflat Drive, Newstead	10.73	Employment
E15	Land east of, Scott Lidgett Road, Middleport	0.37	Employment
E16	Former, Ravensdale Sportsfield, Land off Chemical Lane, Tunstall	17.17	Employment
E17	Land off Hollywall Lane and Chatterley Road, Sandyford	9.03	Employment
E2	Riverside Park off Campbell Road	0.85	Employment
E20	Newcastle Street, Middleport	1.42	Employment
E21	Chatterley Valley (Area 1)	3.12	Employment
E22	Land at the end of Mossfield Road	7.29	Employment
E23	former Johnsons site to the north of Canal 175	9.50	Employment
E3	Land of Mossfield Road, Adderley Green	0.86	Employment
E4	Marl Hole, City Road, Fenton	15.11	Employment
E5	Land to east of Dewsbury Road, Fenton	11.48	Employment
E6	Land East of, Brocksford Street, Fenton	0.98	Employment
E7	Staffordshire House/Fenton 25	9.42	Employment
E8	Botteslow Street, Hanley	1.20	Employment
E9	Land south of Clough Street, Clough Street, Hanley	2.86	Employment
G1	Land off Boathorse Road, Goldenhill	0.92	Gypsy and Traveller Accommodation
H1	Bell & Barker House, Ripon Road, Blurton, ST3 3BP	0.56	Housing
H10	Spode Works, Elenora Street, Stoke	4.07	Housing
H11	Land at, North Staffordshire Royal Infirmary, Princes Road / Queens Road, Hartshill	8.75	Housing
H12	Land at, Central Outpatients/Central Pathology Laboratory, Thornburrow	2.36	Housing
H13	Former Tuscan Works, Anchor Road, Longton, ST3 1LL and Wedgwood Hotelware Car Park, Forrister Street	4.22	Housing
H14	Ripon Road, Blurton, ST3 3PB	1.02	Housing
H15	Brookwood Drive, Weston Coyney	5.07	Housing
H16	Edensor Technology School, Edensor Road, Longton	6.81	Housing
H17	Parkhall Works, Parkhall Road	1.29	Housing
H2	Development Land at Bengry Road, Longton	0.69	Housing
H20	Former Parkside Residential Home, Weston Coyney Road	0.96	Housing

H21	Pottery crafts Premises, Campbell Road, ST4 4ET	1.10	Housing
H24	Trentham Fields. Wilson Road, Hanford,	68.3	Housing
H26	Berry Hill High School and Sports College, Bucknall, ST2 9LR	7.88	Housing
H27	School, Wellfield Road, Bentilee	2.52	Housing
H29	Pyenest Street, Shelton	2.15	Housing
H3	Land at Power Grove, Hollybush, Longton	2.09	Housing
H30	North Shelton	1.30	Housing
H31	Land at Broad Street, Hanley, ST1 4EU	0.74	Housing
H32	Bucknall New Road, Hanley	4.31	Housing
H33	Land to the south of Bucknall New Road, Hanley	1.38	Housing
H34	Land off, Leek Road, Northwood, ST1 6AT	0.29	Housing
H35	Huntbach Street Car Park (Lower) and Hillcrest Street Car Park	0.73	Housing
H36	Cobridge Road, Etruria	5.64	Housing
H37	Portland House, Portland Street, Hanley, ST1 5NG	0.43	Housing
H38	Garth Street, Hanley	0.10	Housing
H39	Land off Redhills Road	47.06	Housing
H4	Land at Forrister Street, Meir Hay	0.51	Housing
H40	Scrapyard, Porthill Road, Longport	10.05	Housing
H41	Former Co-op Bakery Site, Newport Lane, Burslem	1.98	Housing
H42	Former Sneyd Surgery, Sneyd Street, Sneyd Green	0.27	Housing
H44	Land at, Bournes Bank and Woodbank Street, Burslem	2.24	Housing
H47	Wade Factory, Hall Street, Burslem	1.43	Housing
H5	Booth Street, Phase II at Yeaman Street	0.64	Housing
H50	Land between Huntilee Road and Scotia Road, Scotia Road, Tunstall	9.20	Housing
H51	Ford Green House, Ford Green Road, Smallthorne	0.27	Housing
H52	Royal Doulton, Leek New Road, Baddeley Green	6.72	Housing
H53	Land at, Furlong Road, Tunstall	0.91	Housing
H56	Fegg Hayes Social Club, 70 Oxford Road, ST6 6QP	0.62	Housing
H57	Crownford Works, Newcastle Street/Packhorse Lane, Burslem, ST6 3QB	0.53	Housing
H58	Packmoor	82.03	Housing
H59	Canal Lane, Tunstall, ST6 4PQ	5.37	Housing

H6	Site of Penkhull Farm, Garden Street, Penkhull, ST4 5DY	0.63	Housing
H61	Stoke Car Park and Depot, Booth Street, Stoke	0.82	Housing
H63	Mitchell High School, Bucknall, ST2 9EY	8.55	Housing
H64	Stonehaven Grove Hanley Stoke on Trent	0.95	Housing
H65	Lily Gertrude Simister Court, Wesley Street, Tunstall, Stoke On Trent, ST6 5DH	0.27	Housing
H66	Adderley Green Working Men's Club, Anchor Road, ST3 5DN	0.67	Housing
H67	Land to the south of Lawton Rise Care Home (former Goldenhill Centre), Heathside Lane, Goldenhill	0.35	Housing
H68	Unit 8 - 14 Stoke Business Park, Woodhouse Street, ST4 1EZ	1.40	Housing
H69	Land off, Magdalen Road, Blurton	4.23	Housing
H7	Land off, Bilton Street, Stoke	0.59	Housing
H70	Minton Hollins, Shelton Old Road, Stoke	2.79	Housing/Student Accommodation
H8	Former Ashfields Cottages/Former Falcon Works, Sturgess Street	0.62	Housing
H9	Lucideon Ltd, Queens Road, Penkhull	2.30	Housing
M2	Phoenix Works, 500 King Street Longton, ST3 1EZ	0.14	Mixed-use
M3	Land off, Lordship Lane, Fenton	9.40	Mixed-use (inc. Student Accommodation)
M4	Central Business District (Smithfield)	1.86	Mixed-use
M5	Etruscan Square, Hanley	2.72	Mixed-use

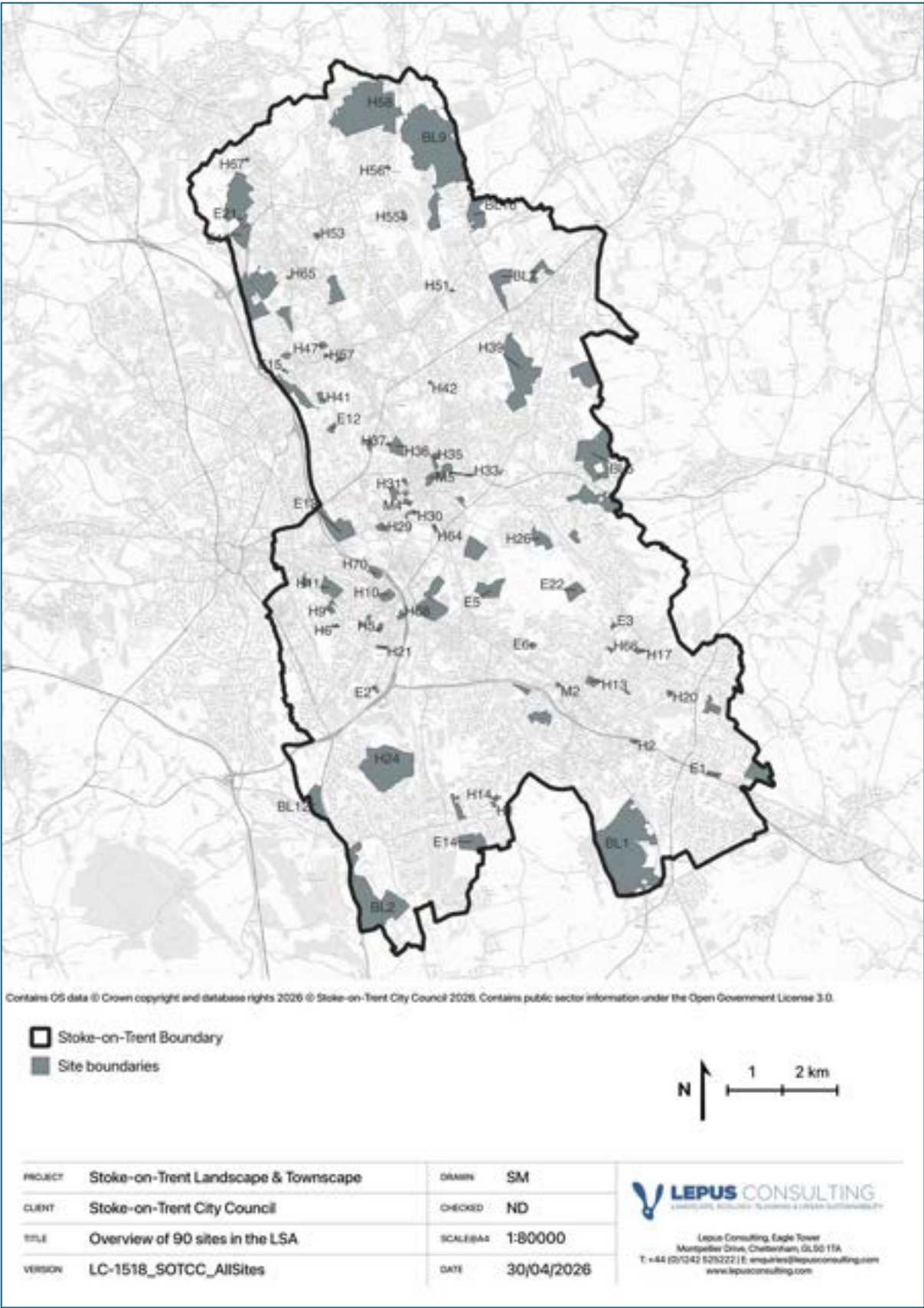


Figure 4.1: Overview of 90 sites in the LSA

5 Landscape and Visual Baseline

5.1 Introduction

- 5.1.1 The baseline landscape and visual assessment identifies the key characteristics, features and values that influence landscape sensitivity, drawing on observations from site visits and desk-based review.

5.2 National Character Areas

- 5.2.1 At a national level, landscape character assessment has been defined by the assessment work of Natural England, which has divided England into 159 areas of similar landscape character termed National Character Areas (NCAs)²¹. The city of Stoke-on-Trent is primarily covered by **NCA 64: Potteries and Churnet Valley**. Approximately 0.027 km² of the city falls within **NCA 61: Shropshire, Cheshire and Staffordshire Plain** in the south. The location of these NCAs are shown in **Figure 5.1**.
- 5.2.2 Each NCA identifies four Statements of Environmental Opportunity (SEOs) that guide Natural England and other stakeholders to ensure their work is targeted and contributes to the protection, restoration and enhancement of the natural environment²².
- 5.2.3 In order to monitor landscape change across each NCA, Super Landscape Objectives (SLO) are a national tool devised to identify trends for each NCA. Each SLO focuses on a specific aspect of landscape character and is scored against clear indicators to show whether that element is improving, stable or declining.
- 5.2.4 A summary of the key characteristics and accompanying SEOs are set out below alongside the characteristics of the National Character Areas in Stoke-on-Trent.

5.3 NCA 64: Potteries and Churnet Valley²³

Key Characteristics

- Varied landscape of dissected hills, plateaux, river valleys and steep ravines, contrasting strongly with the urban Potteries.
- Sandstone ridges and mudstone plateaux shape the landform, with lower ground around the Needwood Basin.
- Strong woodland presence in the Churnet Valley, including commercial conifer plantations in the south.
- Fast-flowing river systems (Churnet, Trent and Dove) and ponds provide ecological connectivity.
- Field patterns vary from hedgerows and hedgerow oaks in valleys to drystone walls on higher ground.
- Agriculture is dominated by permanent pasture, grazing and dairying, with limited cereal cropping in flatter southern areas.
- Important habitats include ancient woodland, valley grasslands, grazing marsh, heathland and restored industrial mosaic habitats.
- Rich industrial heritage linked to coal, iron, silk and pottery production, with historic mills and trade routes.

²¹ Natural England (2025) National Character Areas. Available at: <https://nationalcharacterareas.co.uk/> [Accessed 18/03/26]

²² Natural England (2025) Statement of Environmental Opportunity. Available at <https://nationalcharacterareas.co.uk/glossaryitem/statement-of-environmental-opportunity-seo/#:~:text=Any%20one%20of%20a%20range,impact%20on%20ecosystem%20service%20provision>. [Accessed 18/03/26]

²³ Natural England (2025) National England (2025) Potteries and Churnet Valley NCA. Available at <https://nationalcharacterareas.co.uk/potteries-and-churnet-valley/> [Accessed 16/03/26]

- Surviving heathlands, smallholdings and parklands contribute to historic landscape character.
- Traditional building materials include red brick, sandstone, Millstone Grit, clay tiles and slate.
- Settlement pattern ranges from scattered valley villages and farmsteads to dense urban development in the Potteries.
- Transport infrastructure includes major roads, railways and canal networks.
- Recreation and tourism are significant, including the Staffordshire Way and Alton Towers Resort.
- **According to the relevant SLO, the overall trend in landscape change is considered to be “mainly improving”²⁴**

Statements of Environmental Opportunity

SEO 1: Manage, expand, link and buffer the characteristic semi-natural woodland and protect the ancient woodland, for example in the Churnet Valley, reducing habitat fragmentation to benefit landscape character, biodiversity, resource protection and regulation; and enhancing the recreational and experiential qualities of the NCA.

SEO 2: Protect and manage the rivers, streams and springs to enhance the riverine character of the many valleys and cloughs to protect the quality of water from diffuse pollution to benefit biodiversity; and expand riparian habitats to mitigate flood events and to improve the experiential qualities of the NCA.

SEO 3: Manage and expand areas of characteristic unimproved grassland pastures in the Churnet Valley and heathland and moorland of the Staffordshire Moorlands, reducing habitat fragmentation and restoring traditional boundary features to benefit landscape character, sense of place, biodiversity and resource protection while enhancing the recreational and experiential qualities of the NCA.

SEO 4: Protect and manage historic landscape character and associated heritage assets that include the historic transport network and industrial heritage and improve the understanding of its intrinsic links with geodiversity; and find sustainable solutions to manage visitor pressure at popular attractions, for example Alton Towers and Trentham Gardens, thus supporting the tourist economy and maintaining a high level of public access to enjoy the wealth of recreational experience that the NCA offers.

5.4 NCA 61: Shropshire, Cheshire and Staffordshire Plain²⁵

Key Characteristics

- Extensive gently undulating plain shaped by glacial deposits, with productive clay soils and distinctive glacial landforms such as moraines, kettle holes, meres and mosses.
- Discontinuous Triassic sandstone ridges form prominent elevated features with steeper slopes and freely draining soils.
- Woodland cover is limited, concentrated around estates, sandstone ridges and areas near Northwich, with some conifer plantations and orchards.
- Strong field patterns are defined by well-maintained hedgerows, mature hedgerow trees, sandstone walls and estate boundaries.
- Land use is dominated by dairy farming, with mixed farming and arable cultivation in some northern and south-eastern areas.
- Wetland habitats, including meres, mosses, raised bog, fen, reedbed and wet woodland, support important biodiversity.
- Peat floodplains and grazing marshes provide valuable habitat for breeding waders and other wetland species.
- Major rivers and floodplains, including the Dee, Severn and Sow, contribute to grazing marsh, flood meadows and a high density of field ponds.

²⁴ Natural England (2025) Potteries and Churnet Valley NCA – Landscape Change. Available at <https://nationalcharacterareas.co.uk/potteries-and-churnet-valley/landscape-change/> [Accessed 16/03/26]

²⁵ Natural England (2025) NCA 61: Shropshire, Cheshire and Staffordshire Plain. Available at <https://nationalcharacterareas.co.uk/shropshire-cheshire-and-staffordshire-plain/> [Accessed 16/03/26]

- Rich historic character includes Iron Age hill forts, Roman routes, ridge and furrow landscapes and moated sites.
- Settlement pattern consists of dispersed farmsteads, hamlets and market towns, with distinctive timber-frame, brick and sandstone buildings.
- **According to the relevant SLO, the overall trend in landscape change is considered to be “mainly improving”²⁶**

Statements of Environmental Opportunity

SEO 1: Restore, manage and protect from diffuse pollution the rivers, streams, lakes, ponds and wetland habitats (including flood plain grazing marsh and wet woodland) and support partnerships to maintain the integrity and unique conditions for the preservation of the internationally important meres and mosses and River Dee, to benefit water availability, water quality, landscape character, biodiversity and climate regulation.

SEO 2: Protect the landscape of the plain, recognising its importance to food production and incorporating well-maintained hedgerows, ponds and lowland grassland margins within agricultural systems, to secure resource protection and maintain productivity, while reducing fragmentation of semi-natural habitats to benefit a wide range of services, such as landscape character, sense of place, water quality and biodiversity.

SEO 3: Manage and restore lowland heathland and ancient and plantation woodland, support partnerships to plan appropriately scaled new woodland cover, particularly where this will link and extend existing woodlands, restore and reinstate traditional orchards and increase biomass provision to mitigate the impact of climate change, where this will benefit biodiversity, landscape character and enhance the experiential qualities of the area.

SEO 4: Protect and manage the nationally important geological sites and heritage features demonstrating how the interaction of natural and historical factors influenced the distinctive character of its landscape and settlement patterns and help to promote greater understanding of the link between wildlife, heritage and geodiversity, particularly the importance of former extraction sites for both geodiversity and biodiversity.

²⁶ Natural England (2025) NCA 61: Shropshire, Cheshire and Staffordshire Plain NCA– Landscape Change. Available at <https://nationalcharacterareas.co.uk/shropshire-cheshire-and-staffordshire-plain/landscape-change/> [Accessed 16/03/26]

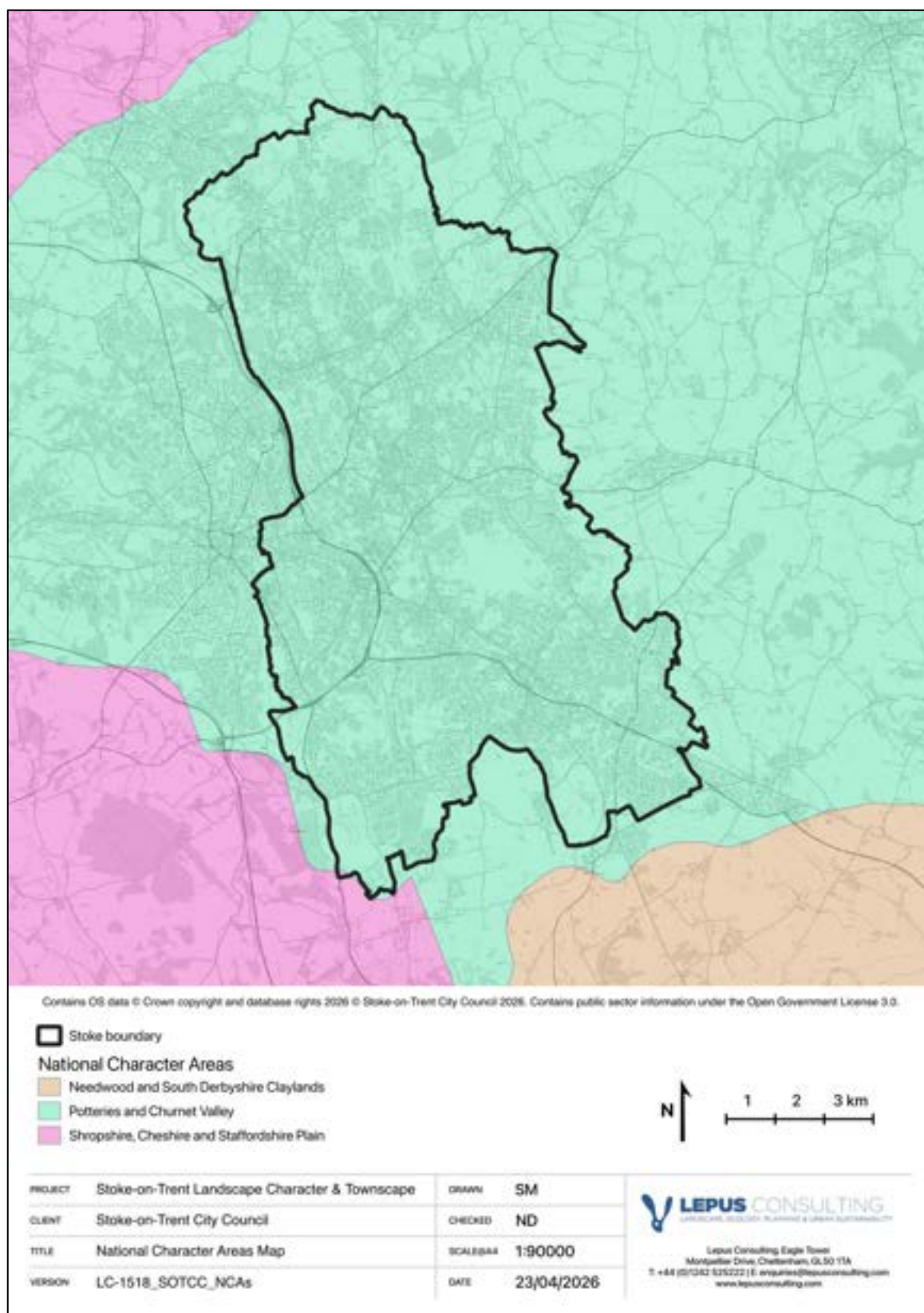


Figure 5.1: NCAs in Stoke-on-Trent City

5.5 Landscape Character Assessment

5.5.1 **Table 5.1** and **Figure 5.2** present the Landscape Character Types identified for Stoke-on-Trent in the Landscape Character Assessment.

Landscape Character Types	Description
Academic Institution	Places of education including primary, secondary schools, universities and nurseries. Often adjoined by playing fields.
Allotments	Small rectangular plots of land used for horticulture. Strong contributors to community health, greenspace and ecosystem services, they are commonly well-subscribed by local residents. Typically, in proximity to residential developments.
Amenity Land	An open area of grassland with no active use. Partially defined by interspersed hedgerows, it is typically located on the settlement edge. These landscapes are characterised by dispersed areas of woodland, ponds and several informal paths. It is possible that some amenity land used to be former golf courses.
Canal Recreational Landscapes	Areas around the Trent & Mersey Canal and Caudon Canal and adjacent tow paths, providing recreational opportunity. The type is typically enclosed by woodland and situated throughout the city, separating residential from industrial and commercial development. Formal and informal paths are evident throughout the surrounding woodland. The Trent & Mersey Canal and surrounding grassland is a designated Conservation Area, reflecting the historic industrial use of the canal for transportation and movement of goods and people. The topography of the canal is flat, with some steep slopes surrounding the canal and towpath.
Commemorative Landscapes	Landscape associated with commemorative purposes within the urban area, typically comprising historic cemeteries or burial grounds enclosed by surrounding residential or institutional development. Character is defined by formal grave layouts, hard-surfaced paths, memorial structures and mature tree cover, forming a distinct enclosed landscape with strong cultural and visual identity. A change of pace from the noise of the surrounding urbanisation.
Commercial and Industrial Landscapes	17th-19th century: historic development associated with Victorian industrial expansion, particularly pottery works, manufacturing complexes, warehouses and railway-related infrastructure. Commonly close to the canals, these areas are characterised by dense brick-built structures, hard surfaced yards, narrow street patterns and limited vegetation that reflect the industrial heritage of Stoke-on-Trent. Modern: development includes retail parks, industrial estates and business parks. These areas are characterised by large buildings, offices and warehouses, concrete and little vegetation. Large roundabouts and multi-lane roads typically cross-cut these landscapes, connecting the industrial and commercial estates.
Former Extractive Landscapes	Post-industrial landscapes associated with former mineral extraction, characterised by undulating grassland, remnant spoil forms, scattered hedgerows, shrub growth, woodland colonisation, and occasional disused shafts. Small areas of hardstanding and industrial buildings may be situated within the landscape. These

	landscapes often retain a fragmented and transitional character between residential and commercial areas.
Hospital	Includes Royal Stoke University Hospital and Haywood Hospital.
Managed Recreational Landscapes	Purposefully managed open spaces designed for recreational and leisure use. Land uses include golf courses, children's play areas, skateparks and formal recreational grounds. Distinguished by maintained vegetation and structured layouts that pronounce it as actively, well-maintained land. Often includes walking paths through grassland and dispersed pockets of trees.
Mosaic Farmland	Agricultural land commonly on the periphery of urban development, the beginning of the rural landscape. Mosaic refers to the irregular-shaped series of fields the landscape type comprises of; a variety of sizes and boundary compositions. May include PRowS.
Mounds	Landscapes whose predominant mound features are surrounded by dense vegetation and natural features such as streams. The areas are largely enclosed by urban development and may contain PRow for recreational opportunities.
Open Wooded Greenspace	Scattered trees, grassland, scrubs and areas of woodland providing key greenspace opportunities for urban dwellers. Small plots or wider spaces, these landscapes break up the urban vista through light, colour and lack of noise. These areas of quiet greenery can be used for recreation in walking but are importantly also simply a separation of landscapes within the townscape.
Parkland	Parkland often associated with historic estates, public parks or nature reserves. They are characterised by larger greenspaces with a mix of tree cover, grassland and dense hedgerows with paths traversing throughout. The interplay of vegetation structure, open spaces and occasional built features such as playgrounds and estate buildings contributes to a visually varied and culturally significant landscape.
River Valley Landscapes	A large catchment area of farmland characterised by valleyed topography surrounding a central river corridor on the urban edge of Stoke-on-Trent, between the settlement and Green Belt. Small to medium irregular fields are enclosed by dense hedgerows, frequent hedgerow trees, and woodland blocks, creating a mosaic of agricultural habitat. Scattered farmsteads and connecting tracks are present, with some PRow providing recreational access. Also includes small areas of linear parcels of woodland surrounding a river corridor, often with PRowS providing recreational access.
Rolling Planned Farmland	Gently undulating landscapes characterised by large, regular fields resulting from planned enclosure, with a weak hedgerow structure. Field patterns are relatively open, with small and heavily managed hedgerows allowing expansive views over the rolling topography. A sparsely settled landscape where agricultural land use dominates. The structured field layout imparts a sense of order and planned rural character.
Structured Farmland	Landscapes characterised by large, regular fields resulting from planned enclosure, with a strong hedgerow or fenced structure. Field patterns are relatively open, with small and heavily managed hedgerows, allowing expansive views over the landscape. A sparsely settled landscape where pastoral land use dominates. A strong sense of order and planned rural character.

Sports Facilities	Landscapes dominated by formal sports provision such as football pitches, tennis courts and cricket grounds. Grass surfaces and boundary vegetation is often well-maintained alongside associated footpaths or facilities.
Urban Residential Landscapes	17-19th Century: characterised by high-density, linear residential development with limited greenspace. Housing design is typically associated with Victorian and Edwardian style in terraced brick houses associated with Stoke-on-Trent's industrial growth between the late 17th and early 19th centuries. These areas are located close to the historic town centre, as well as pottery factories, coal quarries and shafts, reflecting their history of housing workers employed in these industries. The topography of the type is predominantly flat or located on a slight slope. Modern: planned, contemporary residential development, characterised by lower-density housing, wider street patterns and a more open and non-linear spatial structure. Integrated vegetation planting, gardens, formal and informal open spaces contribute to a softer urban edge and less uniform built character. More modern developments are generally increasingly far from historic town centres.
Woodland	Landscapes characterised by substantial woodland blocks with maintained paths and PRow providing recreational access. Usually enclosed by urban development, woodland character is combined with active recreational use. Includes areas of continuous woodland, which is more dominated by dense woodland, small areas of interspersed grassland and occasional pools. The woodland may be semi-natural and is likely enclosed by urban development.

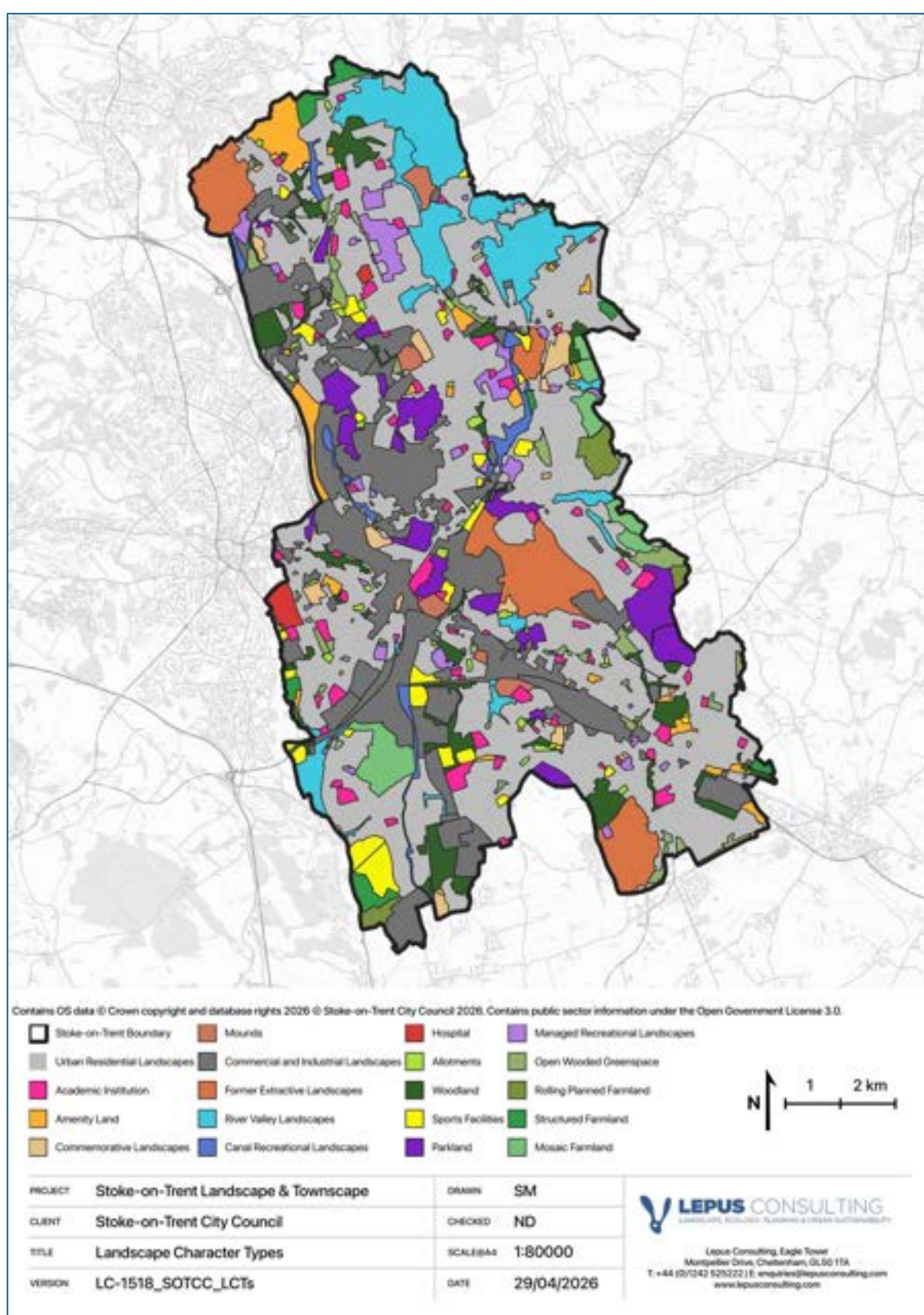


Figure 5.2: Landscape Character Types in Stoke-on-Trent

6 Baseline Character Features

6.1 Natural factors of the Stoke-on-Trent Landscape

Landform and geology

- 6.1.1 **Figure 6.2** presents the topography of Stoke-on-Trent. The highest point is Baddeley Edge which forms an elevated and visually prominent feature within the wider landscape and elevation reaches approximately 240m AOD. The lowest point lies in the valley of the River Trent at approximately 92 metres AOD.
- 6.1.2 Geologically, the area is composed of predominantly Pennine Upper to Lower Coal Measures (mudstone, siltstone and sandstones), with small exposures of Millstone Grit in the east and the Warwickshire Group in the west (siltstone and sandstones) overlain by areas of till, alluvium and river terrace deposits. A geological map depicting this is presented in **Figure 6.3**.
- 6.1.3 Agricultural Land Classification is mapped in **Figure 6.1**. Given the urban character of the city of Stoke-on-Trent, the majority of the land is classified as urban. Areas of Grade 4 ALC are situated in the north and east, small areas of Grade 3 ALC exist in the south.

Hydrology and flood risk

- 6.1.4 The River Trent and its tributaries form a defining structural component of the landscape, influencing settlement pattern, visual connectivity and ecological networks. These corridors are sensitive to development, particularly where proposals would alter their setting, disrupt continuity or diminish their contribution to landscape character and green infrastructure. The River Trent flows through the city from the northeast to the southwest, with several watercourses and tributaries joining it (see **Figure 6.4**) including the Fowlea Brook, Lyme Brook, Ford Green Brook and Causeley Brook.
- 6.1.5 The canal network forms a distinctive linear landscape feature, contributing to local character and recreational value, and is sensitive to development that affects its setting or visual continuity. These include the Caldon Canal, which enters from the east and joins the Trent and Mersey Canal, which runs north to south through the western part of the city. Several brooks also traverse Stoke-on-Trent, including Fowlea Brook flowing north through the west, Longton Brook flowing west through the south, Scotia Brook flowing north to west in the south, and Lyme Brook flowing north along the western boundary.
- 6.1.6 Areas of Grade 2 Flood Zones (FZ3) are located throughout the city, typically surrounding the flowing watercourses and represent areas of medium risk for development. Grade 3 Flood Zones (FZ3) are slightly sparser and situated surrounding the flowing watercourses and tributaries, representing a high risk for development. It is worth noting that the extent and risk of Flood Zones 2 and 3 may increase in relation to Climate Change over the next century, despite the existence of current flood defences²⁷.

²⁷ DEFRA (2025) Flood Zones – Product Description. Available at: <https://environment.data.gov.uk/file-management-open/datasets/455d2eb3-3065-4d20-871b-c4d5dee23f67/files/Flood%20Zones%20Product%20Description.pdf>. [Accessed 18/03/26]

Landcover and biodiversity

- 6.1.7 There are no European sites (Special Areas of Conservation (SAC), Special Protection Areas or Ramsar sites) situated within the city, however the Midland Meres & Mosses Phase 2 SAC is located 7.5 km from the northwestern boundary and the South Pennine Moors SAC is situated to the northeast of the city, approximately 13km away from the boundary as seen in **Figure 6.5**.
- 6.1.8 There are two Sites of Special Scientific Interest (SSSI) within Stoke-on-Trent: Hulme Quarry SSSI and Ford Green Reedbed SSSI. Four SSSIs are situated close to the city boundary to the east, southwest and west. This is shown in **Figure 6.5**.
- 6.1.9 The city has one National Nature Reserve, Park Hall County Park, and nine Local Nature Reserves (LNRs). Listed below, these are also shown in **Figure 6.5**.
- Whitfield Valley, Norton - ponds, streams, grassland and heathland. The LWS spans 91ha and attracts a large number of swallows in the summer²⁸.
 - Westport Lake, Longport - containing a woodland conservation area and wildflower meadow, the lake spans 29ha²⁹ and attracts several species of bird including water birds and occasional sightings of the shoveler and little ringed plover.
 - Holden Lane Pools – located in the north of the city, the reserve attracts many water birds and the 8ha pool is primarily used for recreational fishing.
 - Bagnall Road Wood - the woodland is made up of a Victorian tree nursery and several deciduous trees including oak and beech. The black poplar is also present with brown long-eared bats evidenced onsite. The woodland spans 6.1ha.³⁰
 - Berryhill Fields – 63ha of grassland located in the eastern central of the city.
 - Hartshill Park - multiple habitats including five ponds in the western central area of the city. The 13.7ha³¹ park is an area of a Norman deer hunting park.
 - Smith's Pool – 9.3ha reserve in the east used for recreational fishing, attracts many water birds.
 - Brigett's Pool – 2.1ha reserve in the west of the city.
 - Coyney Woods - 30.2ha³² of semi-natural woodland, grassland and a stream. Evidence of owls, bats and woodpeckers and amphibians.
- 6.1.10 There are 41 Local Wildlife Sites (LWS) in Stoke-on-Trent, comprising the following habitat types:
- Open mosaic habitat
 - Scrub
 - Broad-leaved semi-natural woodland
 - Broad-leaved plantation woodland

²⁸ Stoke-on-Trent. (n.d) Whitfield Valley Local Nature Reserve. Accessible at: https://www.stoke.gov.uk/directory_record/331205/whitfield_valley_local_nature_reserve [Accessed:17/03/26]

²⁹ Stoke-on-Trent. (n.d) Westport Lake Local Nature Reserve. Accessible at: https://www.stoke.gov.uk/directory_record/331204/westport_lake [Accessed:17/03/26]

³⁰ Woodland Trust (n.d) Bignall Road Wood Nature Reserve. Accessible at: <https://www.woodlandtrust.org.uk/visiting-woods/woods/bagnall-road-wood-nature-reserve/>. [Accessed:17/03/26]

³¹ Woodland Trust (n.d) Hartshill Park Local Nature Reserve. Accessible at: <https://www.woodlandtrust.org.uk/visiting-woods/woods/hartshill-park-nature-reserve/> [Accessed: 17/03/26]

³² Woodland Trust (n.d) Coyney Woods Local Nature Reserve. Accessible at: <https://www.woodlandtrust.org.uk/visiting-woods/woods/coyney-woods-nature-reserve/> [Accessed: 17/03/26]

-
- Wet woodland
 - Acid grassland
 - Unimproved grassland
 - Semi-improved neutral grassland
 - Neutral grassland
 - Amenity grassland
 - Marshy grassland
 - Wet grassland
 - Heathland
 - Hay meadows
 - Pond
 - Small stream
 - Swamp
 - Reedbed

- 6.1.11 The city is home to 280 areas of priority habitats, comprising deciduous woodland, coastal and floodplain grazing marsh, lowland dry acid grassland, lowland fens, lowland meadow, lowland heathlands and additional habitats, as seen in **Figure 6.5**.
- 6.1.12 The city contains one area of ancient woodland in the far south and several areas just outside the boundary. Areas of National Forest Inventory are dispersed throughout the city, with large areas in the north and far south.

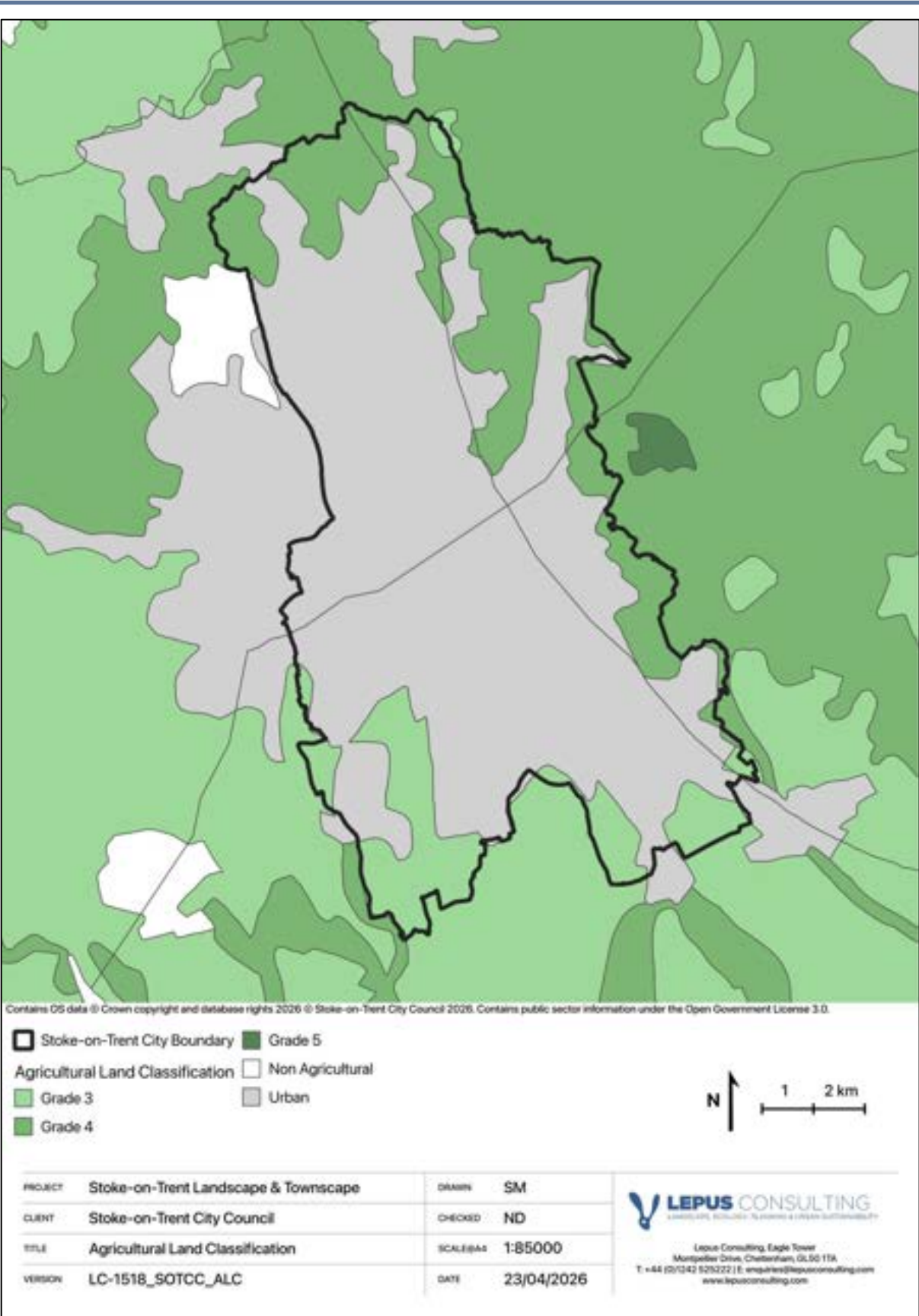


Figure 6.1: Agricultural land classification in Stoke-on-Trent

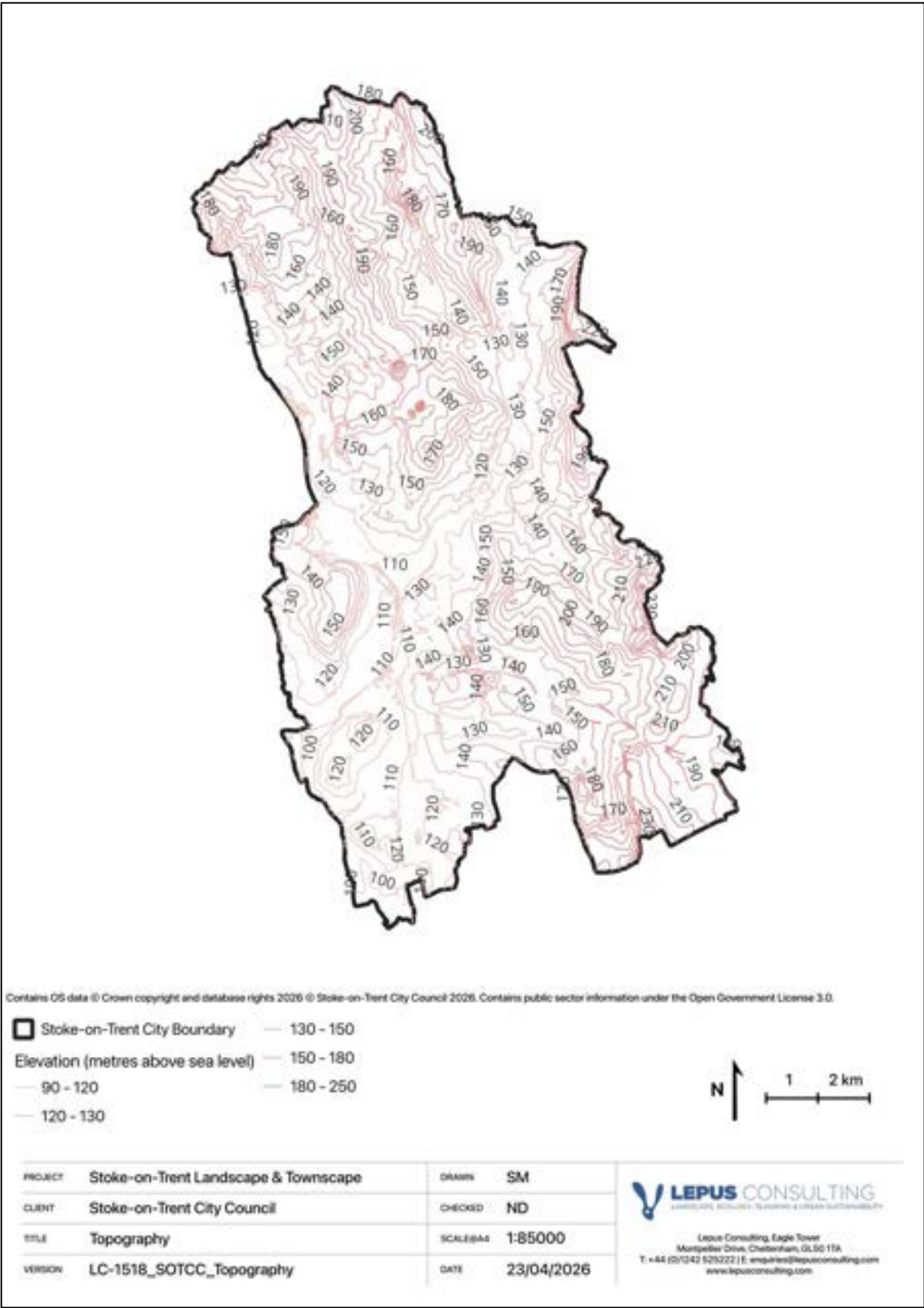


Figure 6.2: Topography in Stoke-on-Trent

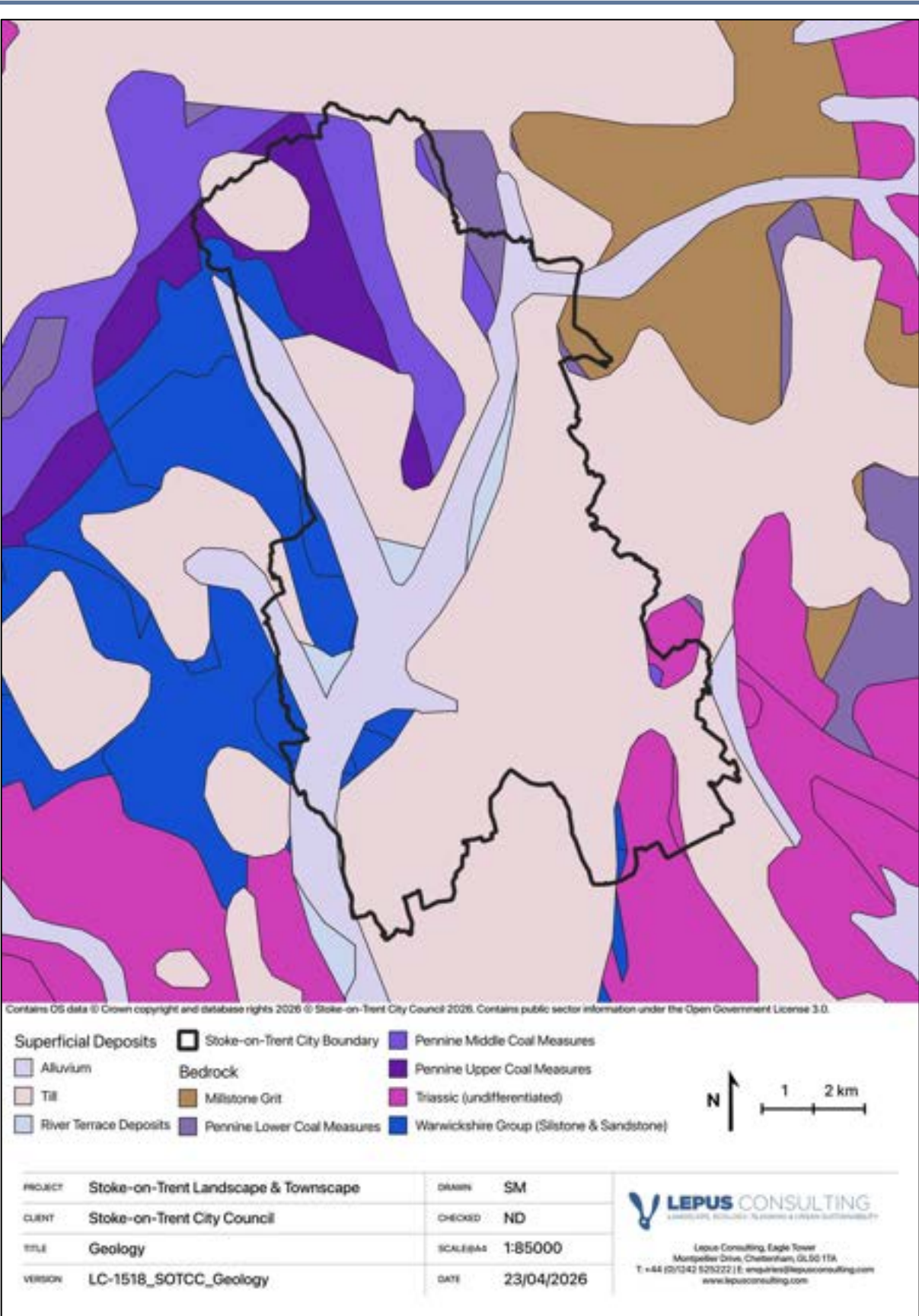


Figure 6.3: Geology in Stoke-on-Trent

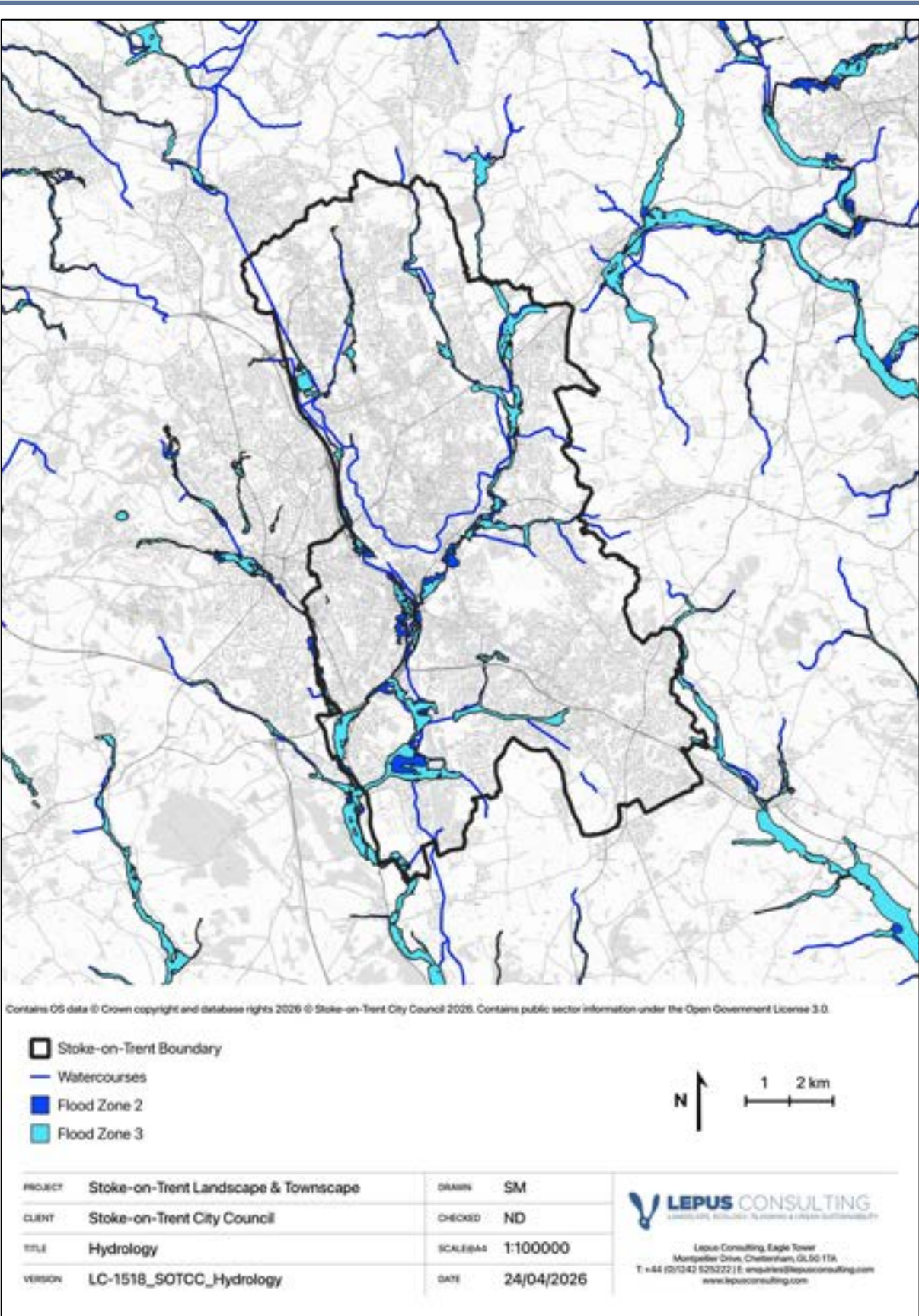


Figure 6.4: Hydrology in Stoke-on-Trent

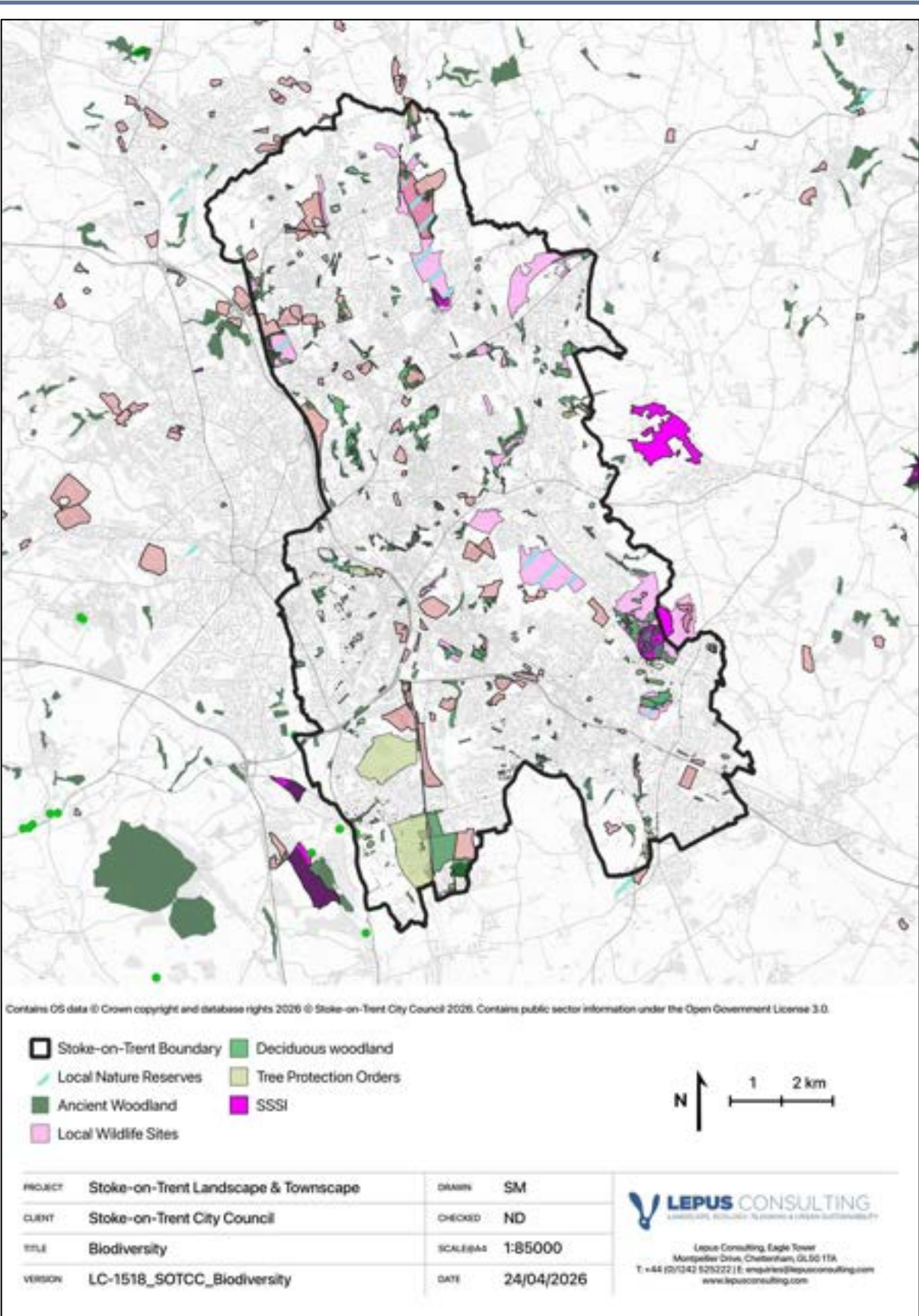


Figure 6.5: Biodiversity in Stoke-on-Trent

6.2 Historic, cultural and social factors of the Stoke-on-Trent Landscape

Historic Environment

The historic environment of Stoke-on-Trent is shaped by its development as six separate towns including Burslem, Fenton, Hanley, Longton, Stoke, and Tunstall, each of which retains its own historic core and pattern of growth. Settlement was influenced by local topography, watercourses and the availability of clay and coal, with industrial expansion later consolidating these early development patterns. Much of the character of the area derives from the 18th and 19th century industrial expansion, particularly the pottery industry, which was the largest in England and played a major role in Britain's industrial development for over 300 years. The pottery industry influenced street patterns, building architecture and the distribution of housing and employment areas, so much so, the city is commonly referred to as 'The Potteries'.

Early medieval period

- 6.2.1 Evidence of early-medieval occupation is limited but is reflected in the presence of the Grade II Listed Building 'Cross Fragment in St Pater's Churchyard', a remnant of an Anglo-Saxon cross, likely constructed in the 10th century. The scheduled monument 'Anglo-Scandinavian cross in St Peter's Churchyard' was erected between the 8th-10th century, with parts of the cross-shaft surviving from the early-medieval times.

Medieval period

- 6.2.2 During the medieval period, settlement and agriculture became increasingly organised. Defensive structures such as Norman motte-and-bailey castles, such as the scheduled monument 'Lawn Farm moated site and two ponds'³³ coexisted with parish churches, such as the Church of St John the Baptist and Church of St Bartholomew, reflecting the dual priorities of security and religious life. The scheduled monument 'Hulton Abbey: a Cistercian monastery adjacent to Leek Road, Abbey Hulton' was constructed to re-establish Christianity on AD597. The Abbey was founded by Henry de Audley, a local nobleman, and like all Cistercian monasteries, was dedicated to St Mary³⁴.

Industrial Revolution

- 6.2.3 The pottery industry expanded rapidly during this period, establishing Stoke-on-Trent as a major centre of ceramic production known as 'The Potteries'. The availability of local raw materials, particularly clay and coal, supported large-scale industrial growth and encouraged the development of pottery works across the area. The 'Trent and Mersey Canal', completed in the 1770s, linked the River Trent at Derwent Mouth in Derbyshire with the River Mersey, creating an important transport route for moving pottery from the Midlands to ports and markets across the country. This improved connectivity played a key role in supporting industrial expansion and urban growth in Stoke-on-Trent. It continues to contribute to landscape character and visual distinctiveness, increasing sensitivity to development along its corridor.

33 Historic England (2026) Lawn Farm moated site and two ponds. Available at: <https://historicengland.org.uk/listing/the-list/list-entry/1011060?section=official-list-entry>. [Accessed: 17/03/26]

34 Historic England (2026) Hulton Abbey: a Cistercian monastery adjacent to Leek Road, Abbey Hulton. Available at: <https://historicengland.org.uk/listing/the-list/list-entry/1021284?section=official-list-entry> [Accessed: 17/03/26]

- 6.2.4 The work of Josiah Wedgwood was highly influential in the development of industrial pottery production, introducing factory organisation, division of labour and new ceramic techniques. His Etruria Works, opened in 1769, became a model for large-scale industrial pottery manufacture and played a significant role in shaping Stoke-on-Trent's reputation as a centre of ceramic production. Today, only the counting house and stable block survive as the remaining historic structures of the original works.³⁵

Modern period

- 6.2.5 In the twentieth and twenty-first centuries, the industrial landscape has diversified, comprising a mixture of retail and industrial development, residential, roads, canals and watercourses. The skyline is defined by several mounds. There are several large areas of greenspace³⁶. Settlement expansion has occurred surrounding the six major towns and the city is the largest settlement in Staffordshire.

Heritage assets

- 6.2.6 The city contains a rich historic environment with heritage assets including 22 Conservation Areas and 3 Scheduled Monuments as seen on **Figure 6.7**.
- 6.2.7 There are 212 Listed Buildings (LBs) including 1 Grade I LBs, 19 Grade II* LBs and 192 Grade II LBs (see **Figure 6.7**). There are also five registered park and gardens:
- Victoria Park, Tunstall
 - Burslem Park
 - Queen's Park, Longton
 - Hartshill Cemetery

- 6.2.8 The city also contains two areas of undesigned historic parkland in the north including part of 'Barlaston Hall Parklands' and 'Trentham Gardens'.

Settlement, infrastructure and recreation

- 6.2.9 The polycentric settlement pattern forms a key component of landscape structure, with development arranged around transport corridors and historic industrial areas, creating sensitive urban–rural edges where change must be carefully managed. The six towns of Burslem, Fenton, Hanley, Longton, Stoke, and Tunstall forming to create one city. The towns are largely arranged in linear patterns around transport routes and industrial factories.
- 6.2.10 The city is traversed by major roads including the A34, A50 and A52. The major rail route serving the city is the West Coast Main Line which directly connects the city to Birmingham in the south, Manchester in the north and London to the southeast.
- 6.2.11 Some 567 areas of green space designated for playing fields, religious grounds, allotments and public parks provide recreational and scenic enjoyment to local residents, shown in **Figure 6.6**. 'Park Hall' Country Park enhances scenic and recreational value in the east.
- 6.2.12 There is a network of footpaths and bridleways traversing the city. Popular walks within the city include the 'Living Heritage City Trail', 'Trentham Estate and Garden' Registered Park and Gardens and the 'Trent and Mersey Canal' towpath.

35 Historic England (2026) Josiah Wedgwood's Etruria Pottery Works. Available at: <https://historicengland.org.uk/images-books/photos/item/DES01/04/0101> [Accessed: 18/03/26]

36 Natural England (2026) Potteries and Churnet Valley – Description. Available at: <https://nationalcharacterareas.co.uk/potteries-and-churnet-valley/description/> [Accessed: 18/03/26]

- 6.2.13 To reduce coalescence of settlements, urban sprawl and enhance recreation, Green Belt separates the city from the surrounding rural areas and towns, with the exception of Newcastle-under-Lyme, which is separated by the A500.

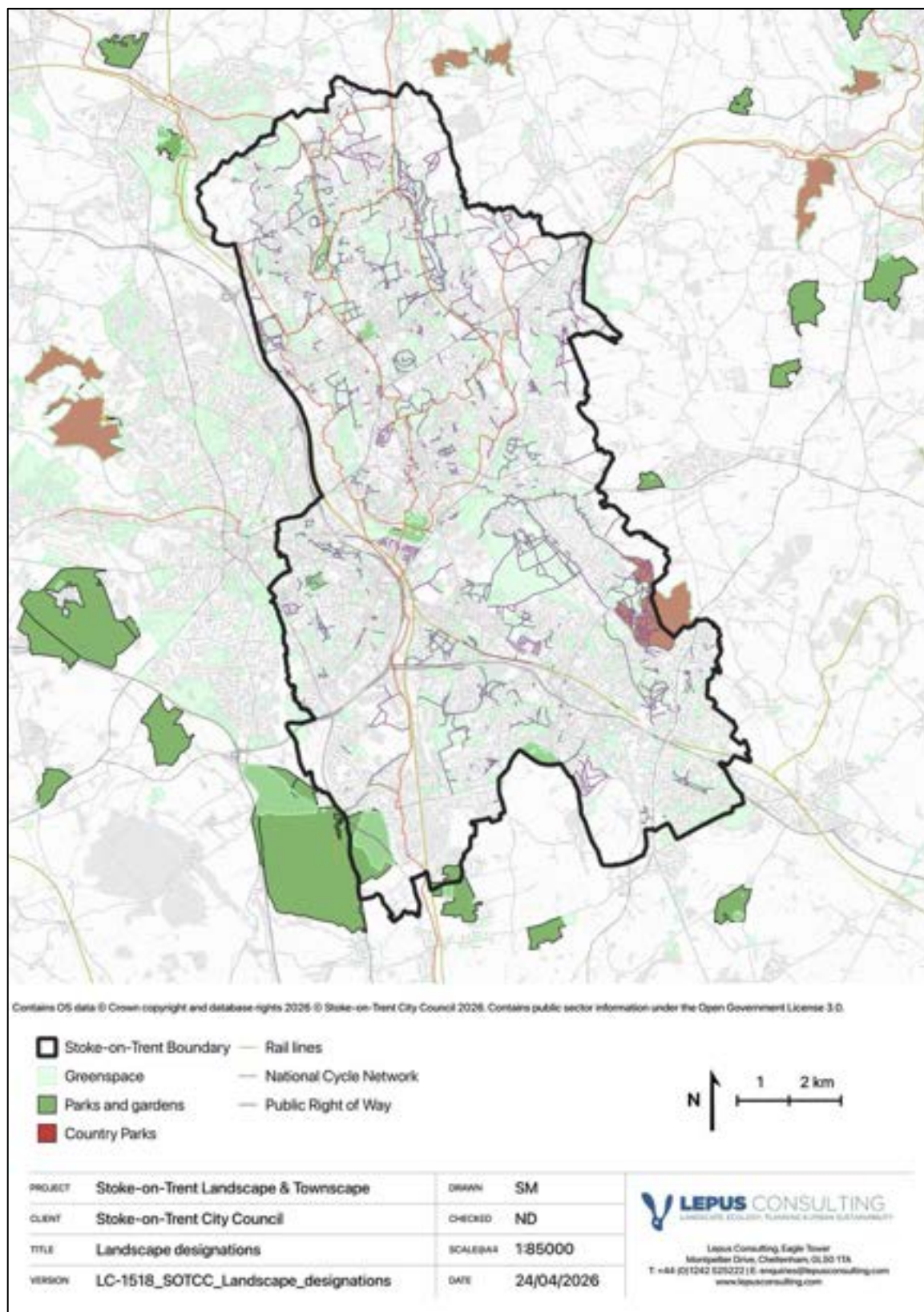


Figure 6.6: Recreation and infrastructure in Stoke-on-Trent

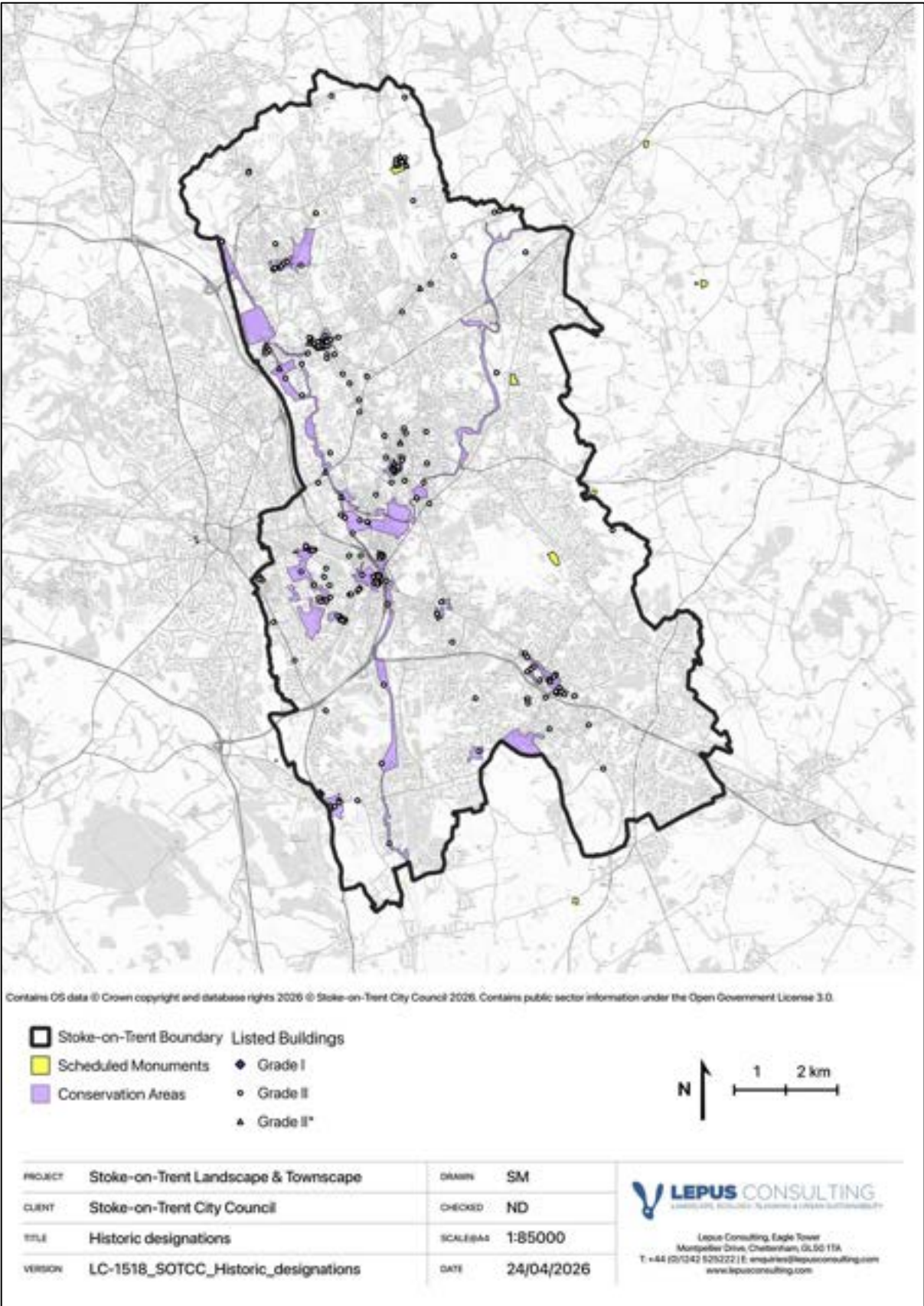


Figure 6.7: Historic designations in Stoke-on-Trent

7 Site screening process

7.1 Introduction

7.1.1 As part of the process of assessing sites, Lepus has been commissioned by SOTCC to undertake a screening of the 90 sites identified in the SHELAA. A detailed screening assessment is presented in Appendix C.

7.1.2 A two-stage screening process was undertaken to reduce the initial pool of sites and ensure that subsequent landscape sensitivity assessment focused on locations where landscape effects were most likely to influence site suitability. This screening process provides a proportionate and targeted basis for identifying sites where landscape sensitivity is likely to influence development suitability. A comprehensive evaluation in landscape terms will require a Landscape and Visual Impact Assessment (LVIA) at project level i.e. planning application stage.

7.2 First Stage: Objective Planning and Land-Use

7.2.1 The first stage applied objective planning and land-use criteria to provide a transparent and policy-compliant initial filter. Sites with existing planning permission were excluded on the basis that development status had already been established through the planning process. Previously developed (brownfield) sites were also screened out where their enclosed urban character indicated limited potential for significant landscape impact/

7.2.2 Green Belt sites were retained to ensure that any potential implications for openness and landscape character could be assessed consistently, reflecting the strategic importance of these locations within the wider site selection process.

7.3 Second Stage: Desk-based Screening

7.3.1 The second stage involved desk-based screening to identify sites with the greatest potential for landscape sensitivity effects. Sites were prioritised for assessment where they are larger in scale, located on the urban edge, or where approximately 50% or more of the site coincides with heritage or biodiversity constraints, including canal corridors, Conservation Areas and other designated assets.

7.3.2 Sites were generally screened out where existing built form occupies the majority of the site area or enclosure by surrounding development substantially limits wider landscape interaction, unless heritage sensitivities indicated that further assessment was required.

7.4 Screened-in sites

7.4.1 A total of 22 sites have been identified for Landscape Sensitivity Assessment. These comprise:

- 16 housing sites
- 4 employment sites
- 2 mixed sites

7.4.2 **Table 7.1** and **Figure 7.1** present a summary of all sites screened into the assessment and subsequently evaluated in **Chapter 8**.

Table 7.1: Sites screened into the Landscape Sensitivity Assessment

Site ref	Site name	Area (ha)	Proposed use
----------	-----------	-----------	--------------

H3	Land at Power Grove, Hollybush, Longton	2.09	Housing
H7	Land off, Bilton Street, Stoke	0.59	Housing
H15	Brookwood Drive, Weston Coyney	5.07	Housing
H39	Land off Redhills Road	47.06	Housing
H58	Packmoor	82.03	Housing
H59	Canal Lane, Tunstall, ST6 4PQ	5.37	Housing
H63	Mitchell High School, Bucknall, ST2 9EY	8.55	Housing
E3	Land of Mossfield Road, Adderley Green	0.86	Employment
E17	Land off Hollywall Lane and Chatterley Road, Sandyford	9.03	Employment
E21	Chatterley Valley (Area 1)	3.12	Employment
E22	Land at the end of Mossfield Road	7.29	Employment
BL1	Lightwood	115.89	Housing
BL2	Trentham	59.93	Mixed-use
BL3	Caverswall Lane	13.69	Housing
BL4	Norwich Road	7.7	Housing
BL5	Eaves Lane	36.6	Housing
BL6	Woodhead Road	15.63	Housing
BL7	Norton Green South	13.8	Housing
BL8	Hollywall Lane	29.42	Housing
BL9	Chatterley Whitfield	113.8	Mixed-use
BL10	Norton Green North	43.57	Housing
BL12	Land off, Stone Road, Trentham	11.19	Housing

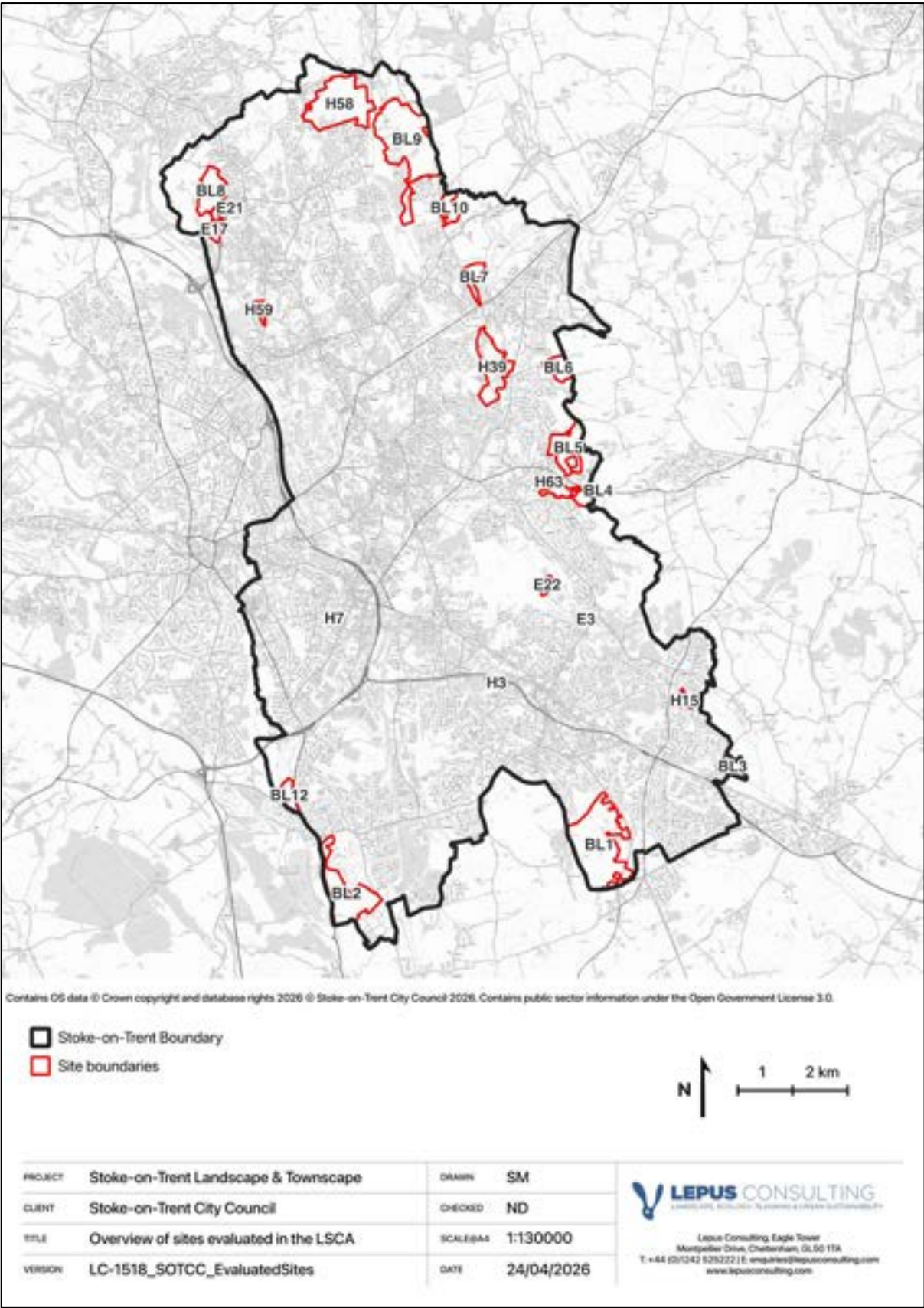


Figure 7.1: Map of sites further evaluated in the LSA

8 Site Assessments

8.1 BL1: Lightwood

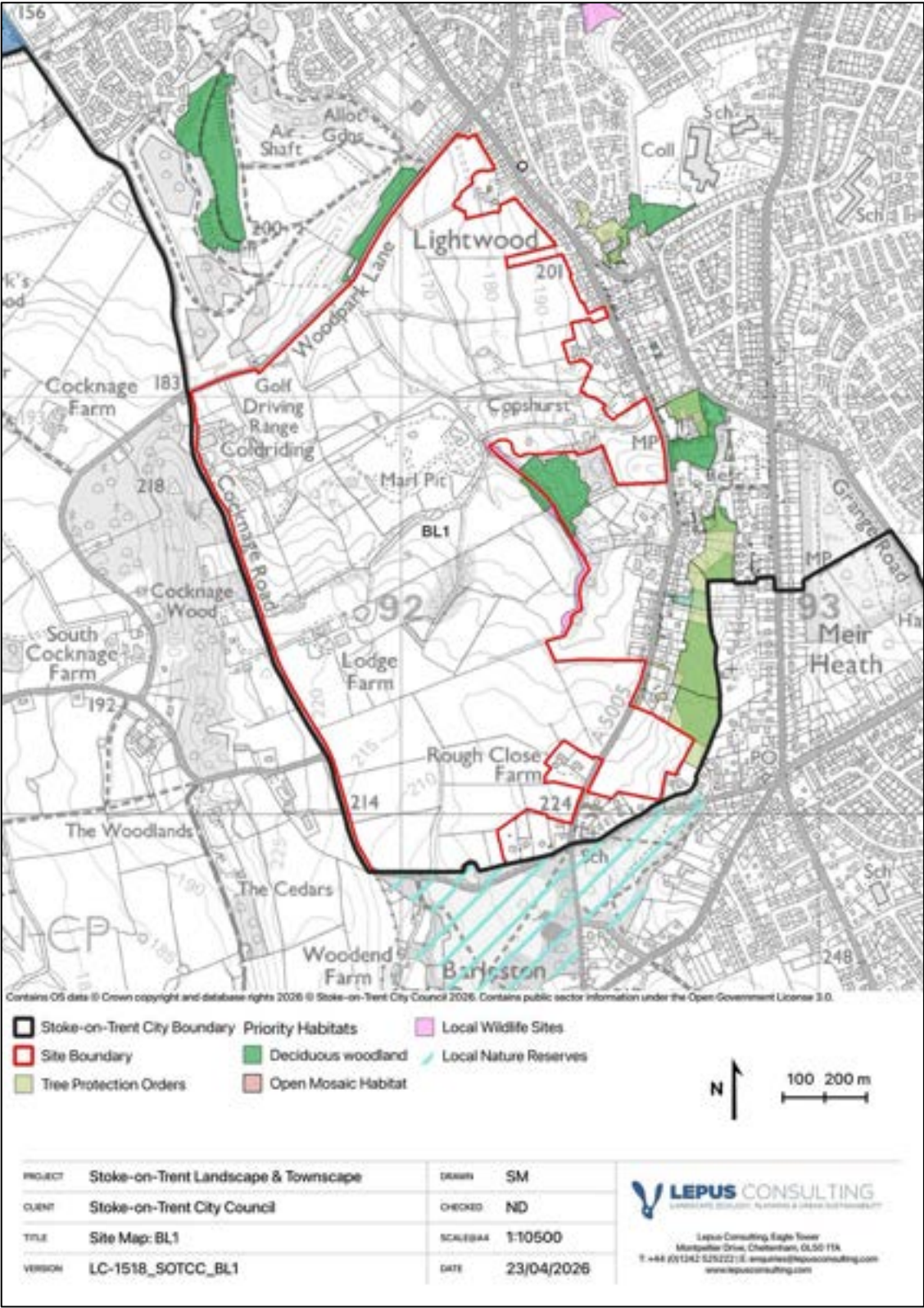


Figure 8.1: Site Map BL1

Site information	
Site reference	BL1
Site size	115.89ha
Development type	Housing
Proposed dwelling no.	3000
Landscape Character Area	Former Extractive Landscapes, Managed Recreational Landscapes and Open Wooded Greenspace
Date of site visit	16/04/26

Criteria	Description	Sensitivity
Susceptibility		
Landform, scale and enclosure	The site comprises a large tract of predominantly pastoral and arable farmland occupying rising and falling ground between Lightwood, Meir Heath and the rural landscape surrounding Cocknage. The landscape is characterised by a coherent pattern of medium to large fields bounded by mature hedgerows and intermittent hedgerow trees, together with areas of woodland associated with the eastern edge and the Copshurst Stream corridor. Although influenced by the adjacent urban edge, the site retains a strong perception of openness and forms an important transitional landscape between the suburban edge of Meir and the wider countryside beyond Cocknage Road. Topography across the site undulates around the former marl pit, with land generally rising toward the site edges. This variation in landform contributes to local visual prominence and enables intervisibility across parts of the site and surrounding landscape, particularly from Woodpark Lane, Cocknage Road and adjacent Public Rights of Way. The elevated and open nature of parts of the site reinforces the perception of separation between the existing settlement edge and the rural landscape to the west and south. Despite the presence of the former quarry and adjacent urban influences, the landscape retains a legible rural field structure and a recognisable countryside character. The site also contributes to the setting of the settlement edge and provides a clear distinction between built form and the surrounding agricultural landscape.	H/M
Land cover, flora and fauna	The site is dominated by closely grazed pastoral grassland enclosed by predominantly mature native hedgerows with intermittent hedgerow trees. These features provide an extensive and connected network of semi-natural habitat across the site, supporting opportunities for foraging, commuting and shelter for a range of species. The hedgerow structure also contributes to habitat connectivity between the site and the surrounding landscape. Copshurst Stream passes through the northern part of the site and forms part of a wider ecological corridor connected to the Copshurst Stream Valley Woodland Local Wildlife Site along the eastern boundary. Areas of deciduous woodland associated with the stream corridor and eastern edge increase habitat diversity and strengthen ecological connectivity across the landscape. A small area of open mosaic habitat is also present within the central part of the site in association with the former quarry landform, providing additional habitat variation and potential ecological interest. Although the former quarry has introduced localised land disturbance, the site overall retains a coherent network of grassland, hedgerow, woodland and	H/M

	riparian habitats. These features collectively contribute to the biodiversity value of the site and support ecological connectivity within the wider landscape.	
Land use	The site is predominantly in agricultural use, comprising a mixture of pastoral grazing land and fields managed for hay production. Agricultural activity is focused around several farmsteads connected by a network of tracks, reflecting the site's ongoing rural land management function. The predominance of grassland and agricultural field use maintains a generally undeveloped character across much of the site. Areas of existing disturbance are associated with the farmsteads, access tracks and the former marl pit within the centre of the site. These include localised hardstanding, storage areas and scattered anthropogenic materials, particularly around the western farm complexes. The A5005 crosses the south-eastern corner of the site and overhead telecommunications infrastructure is also present, introducing elements of modern infrastructure and urban influence. A golf driving range occupies part of the north-western edge of the site and further contributes to recreational land use within the local landscape. However, these developed and disturbed features remain relatively localised within the wider agricultural framework of the site and do not fundamentally alter its predominantly rural land use character.	M
Time-depth	The site retains a strong agricultural character reflected in the survival of a coherent pattern of historic field boundaries and mature hedgerows. This field structure indicates long-standing agricultural management and contributes to the site's rural character. Several farmsteads within the site are likely to have historic origins dating from at least the eighteenth century. The former marl pit also reflects the area's historic association with mineral extraction during the sixteenth to nineteenth centuries.	M
Perceptual and aesthetic	The site has a generally rural feel, especially in the western and central areas where open fields, woodland, mature hedgerows and Copshurst Stream create a sense of openness and separation from nearby urban areas. The rolling landform also strengthens the site's connection with the surrounding countryside. However, some parts of the site are affected by noise and visual disturbance from the A5005, Copshurst Quarry and areas of stored materials around the farmsteads.	H/M
Skyline features	The skyline is influenced by nearby development around Meir to the north and east, where residential areas and overhead cables are visible. In contrast, the western and southern parts of the site are characterised by trees, woodland and scattered farmsteads, creating a softer and more rural skyline. This transition reinforces the site's role as a landscape buffer between the urban edge and the wider countryside.	M
Inward and outward views	The site is visually open in several locations, particularly along the eastern and northern edges where field boundaries are lower and allow views between the site and adjacent residential areas. Longer-distance views are also available across parts of the site and surrounding countryside from nearby roads, properties and Public Rights of Way, particularly where the landform falls away from the central marl pit. Travelling along the surrounding fringe roads, glimpsed views across open fields, mature hedgerows and woodland contribute to a strong perception of rurality despite the proximity of urban development. The elevated and open	H/M

	nature of parts of the site also allows outward views toward the surrounding countryside and settlement edge.	
Value		
Landscape value	The site forms a large and prominent tract of open countryside between the urban edge of Meir and the surrounding rural landscape. Its scale, rolling landform, mature hedgerows, woodland and the Copshurst Stream corridor contribute to a strong rural character and create an attractive pastoral setting. The site makes an important contribution to the transition between built development and the wider countryside, with the Local Wildlife Site further enhancing its naturalistic character and ecological interest.	H/M
Visual value	Although there is limited public access within the site itself, views from surrounding roads, nearby properties and edge-of-site Public Rights of Way contribute to local visual amenity. Open views across fields, woodland and rolling landform provide attractive bucolic views and reinforce the distinction between the settlement edge and wider countryside.	H/M
Overall		
Mitigation potential	Any development would need to respond carefully to the site's open character, rolling landform, rural setting and ecological corridors. Retention and strengthening of hedgerows, woodland and the Copshurst Stream corridor would be important in maintaining landscape structure and connectivity. Development extending prominently into the western or more elevated parts of the site may be difficult to accommodate without adverse effects on openness, rural character and settlement separation.	
Landscape sensitivity summary	• Large and visually prominent tract of open countryside forming an important transition between Meir and the surrounding rural landscape around Cocknage; • Predominantly pastoral character with a coherent pattern of open fields, mature hedgerows, hedgerow trees and woodland; • Rolling landform and visual openness allow attractive views across the site and contribute to a strong sense of rurality; • Copshurst Stream, woodland and the adjoining Local Wildlife Site create a connected green infrastructure and ecological corridor; • The site makes an important contribution to the setting of the settlement edge and the distinction between built development and wider countryside; • Localised urban and industrial influences include the A5005, former marl pit, driving range and areas of stored material around farmsteads; and • Despite these influences, the site retains a coherent rural framework and is considered to have overall medium-high landscape sensitivity.	H/M

8.2 BL2: Trentham

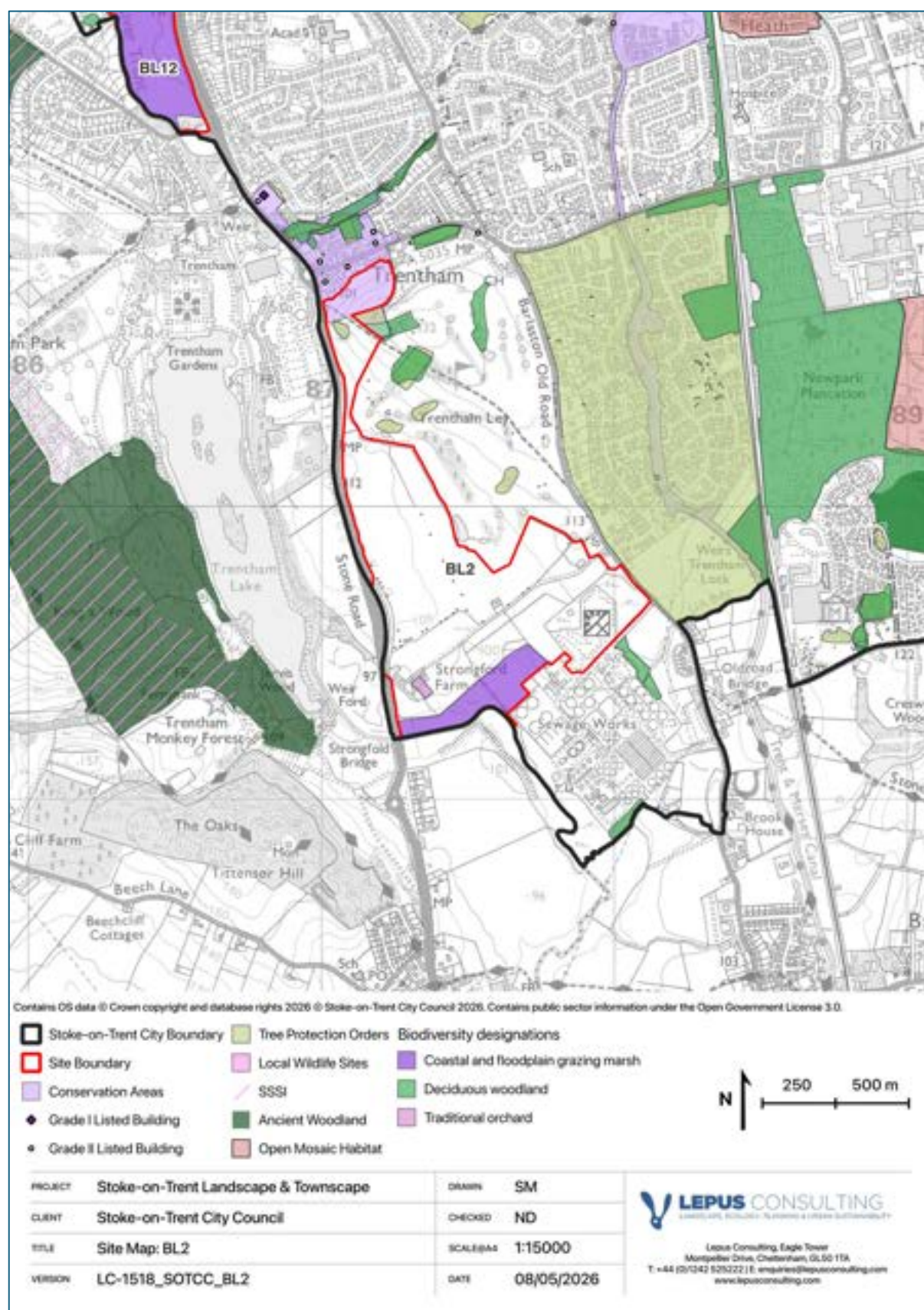


Figure 8.2: Site Map BL2

Site information	
Site reference	BL2
Site size	59.93ha
Development type	Mixed-use
Proposed dwelling no.	500
Landscape Character Type	Rolling Planned Farmland, Structured Farmland, Sports Facilities and Commercial and Industrial Landscapes

Criteria	Description	Sensitivity
Susceptibility		
Landform, scale and enclosure	Topography across the site generally slopes gently north-westwards, with more pronounced rising ground in the northern area around Trentham Ley. The site occupies a transitional landscape between the urban edge of Trentham and the wider Trent Valley corridor. It is bounded by the A34 (Stone Road) to the west, Trentham Golf Club to the east, sewage works to the south-east and residential development associated with Trentham to the north. The landscape comprises a series of medium to large agricultural fields with intermittent hedgerows, scattered mature trees and occasional woodland belts providing partial enclosure. Despite urban influences along the site edges, the site retains a perceptible degree of openness across its central and western parts.	M
Land cover, flora and fauna	The site is predominantly under arable cultivation, with areas of grassland and scattered mature vegetation. Hedgerows, trees, a pond in the southern part of the site and small areas of priority habitat associated with the River Trent contribute to landscape structure and local distinctiveness. A traditional orchard is also present close to the farm buildings in the south-western part of the site. Vegetation associated with field boundaries and watercourses provides partial filtering and contributes to connectivity with the surrounding landscape.	M
Land use	The site is in mixed agricultural use, with farm buildings in the south-west, a solar farm in the south-east, and a centrally located farmhouse. Surrounding influences include residential development to the north and west and sewage works to the south. A PRoW crosses the northern part of the site, and a lorry park to the west connects to the A34.	M/L
Time-depth	The northern part of the site relates to the historic landscape associated with Trentham Ley and the wider Trentham Estate. The Ash Green Conservation Area extends into the far northern part of the site and reflects the historic settlement pattern and architectural character of Trentham. Several Grade II Listed Buildings are situated adjacent to the northern boundary along Longton Road. Rising landform in this area increases the potential for intervisibility between parts of the site and these heritage assets, contributing to localised historic landscape sensitivity.	H/M
Perceptual and aesthetic	Perceptual qualities reflect a transitional urban fringe landscape influenced by both rural and developed elements. Undulating landform, scattered mature trees, the traditional orchard and vegetation associated with the River Trent contribute to localised scenic interest and reinforce a degree of time-depth.	M

	Tranquillity is reduced by the adjacent A34, lorry park and sewage works, together with nearby residential development and infrastructure. Nevertheless, parts of the site retain an open agricultural character, particularly across the central and western areas.	
Skyline features	The skyline is influenced by surrounding urban development associated with Trentham, mature vegetation and infrastructure associated with the sewage works. Rising ground in the northern part of the site increases visibility in some localised areas.	M/L
Inward and outward views	There are open views across parts of the site from the A34 corridor and local public vantage points. Views toward Trentham Golf Club and residential areas to the north are partially filtered by vegetation and changes in topography. Intervisibility is generally localised due to the rolling landform and fragmented vegetation structure.	M/L
Value		
Landscape value	Landscape value derives principally from the relationship with the historic Trentham landscape, the partial overlap with Ash Green Conservation Area, and the presence of mature vegetation and water-associated landscape features linked to the River Trent corridor.	M
Visual value	Visual value is associated primarily with the elevated northern area around Trentham Ley, where the site contributes to the setting of the settlement edge and associated heritage features.	M/L
Overall		
Mitigation potential	Development should respond sensitively to the existing settlement edge and landform, avoiding prominent rising ground in the northern part of the site and maintaining landscape structure associated with hedgerows, trees, water features and the River Trent corridor. Existing vegetation and priority habitat areas should be retained and reinforced where possible.	
Landscape sensitivity summary	- The site forms part of a transitional landscape between the urban edge of Trentham and the wider Trent Valley corridor. - The landscape is influenced by adjacent urban development, the A34, the lorry park and sewage works, reducing tranquillity and introducing utilitarian characteristics in places. - Nevertheless, the site retains a perceptible degree of openness and agricultural character across much of its extent, particularly within the central and western areas. - Gentle variations in landform, scattered mature vegetation, field boundary structure and the relationship with the historic Trentham landscape contribute to local distinctiveness. - The northern part of the site displays increased sensitivity due to its relationship with Ash Green Conservation Area, nearby listed buildings and slightly rising landform which may increase localised intervisibility. - Existing hedgerows, trees, water features and landscape structure associated with the River Trent contribute to partial enclosure and local landscape character. - Overall, the site displays a mixed urban fringe character with medium landscape sensitivity.	M

8.3 BL3: Caverswall Lane

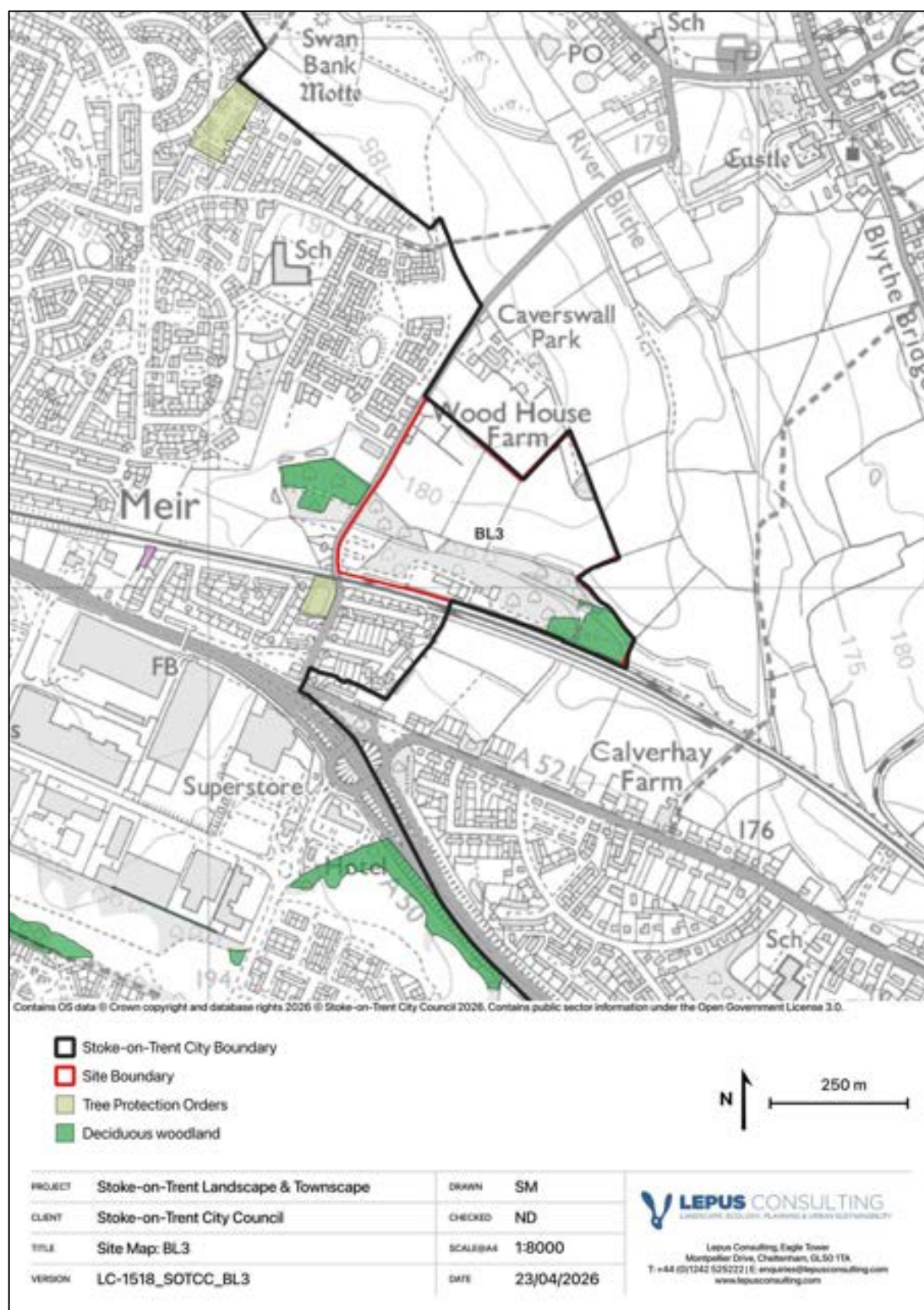


Figure 8.3: Site Map BL3

Site information	
Site reference	BL3
Site size	13.69ha
Development type	Housing
Proposed dwelling no.	150
Landscape Character Type	Structured Farmland, Woodland and Allotments

Criteria	Description	Sensitivity
Susceptibility		
Landform, scale and enclosure	The site comprises three medium-scale, irregular but broadly rectangular pastoral fields, with several smaller fenced paddocks. It is primarily enclosed by low hedgerows, with stronger containment along the southern boundary formed by dense woodland. The site lies on the eastern extent of Meir. Topography rises gently from north to south.	M/L
Land cover, flora and fauna	The site is predominantly improved grassland, bounded by mature, predominantly native hedgerows. The southern part of the site supports dense tree cover, including an area of deciduous woodland priority habitat identified on the National Forest Inventory. This woodland connects to adjacent areas of priority habitat to the east, forming part of a wider vegetated corridor.	M
Land use	The site is in agricultural use for grazing, with smaller paddocks within the main fields. A barn and associated infrastructure are located in the north-western corner, with access taken from Caverswall Lane. A small area of allotments is present in the south-west. A track crosses part of the site, and an area of hardstanding is located in the south. A railway line runs along the southern boundary, and telegraph poles with associated overhead telecommunications lines cross the site west to east.	L
Time-depth	The site has a long history of agricultural use. The southern railway was likely constructed in the late 1800s, used for the transportation of pottery and coal, reflecting Stoke-on-Trent's industrial history. The site lies in the setting of Grade I Listed Caverswall Castle, approx. 700m to the northeast.	M/L
Perceptual and aesthetic	The site is located within a peri-urban context, with modern residential development to the west and open countryside to the north and east. Fields within the site and beyond the eastern boundary contribute to a localised sense of rurality, reinforced by woodland cover, mature vegetation and views towards the River Blithe valley to the east. However, the railway corridor and Caverswall Lane exert a notable visual and auditory influence, reinforcing the peri-urban character of the site. Rural characteristics are further moderated by allotments, areas of hardstanding, post-and-wire fencing, telegraph poles and overhead lines, and a barn in the north-western part of the site.	M
Skyline features	Skyline features are influenced predominantly by residential development associated with the edge of Meir, together with telegraph lines and transport infrastructure. Vegetation and scattered trees provide a softer backdrop in views eastwards.	M/L
Inward and outward views	Boundary treatment is variable, with several sections comprising low hedgerows, resulting in a degree of openness to adjacent residential areas to the west.	M/L

	Direct views into the site are possible in places, including towards the allotments in the south.	
Value		
Landscape value	The site holds limited landscape value in terms of designations.	L
Visual value	Allotment holders likely place visual value on the woodland and pastoral fields.	M/L
Overall		
Mitigation potential	Development should retain and strengthen the existing woodland and boundary vegetation, particularly along the southern and eastern edges, to soften the urban edge and maintain landscape structure. Existing hedgerows should be retained where possible and incorporated into green infrastructure. The wooded southern boundary and deciduous woodland priority habitat should be protected from direct and indirect effects. Existing access tracks and disturbed areas could be incorporated into the development framework to reduce additional landscape disturbance. Allotments should ideally be retained within the site as part of multifunctional green infrastructure, although sensitive relocation may be feasible if appropriate replacement provision can be achieved.	
Landscape sensitivity summary	- The site occupies a peri-urban edge location on the eastern side of Meir, comprising pastoral fields, smaller paddocks, allotments and woodland. - The landscape is influenced by adjacent residential development, the railway corridor, Caverswall Lane and overhead telegraph lines, reducing tranquillity and reinforcing an urban fringe character. - Nevertheless, the site retains a degree of openness and agricultural character, particularly towards the north and east where it relates to the surrounding countryside. - Field boundaries are primarily formed by hedgerows, with stronger containment provided by woodland along the southern boundary. - Part of the southern woodland is identified within the National Forest Inventory and as deciduous woodland priority habitat, contributing to local landscape structure and vegetation cover. - The site lies within the wider setting of Grade I Listed Caverswall Castle, although the relationship is indirect and moderated by intervening landform, vegetation and development. - Allotments, paddocks, areas of hardstanding and agricultural infrastructure contribute to a fragmented and influenced edge-of-settlement character in places. - Overall, the site displays a mixed peri-urban fringe character with medium landscape sensitivity.	M

8.4 BL4: Norwich Road

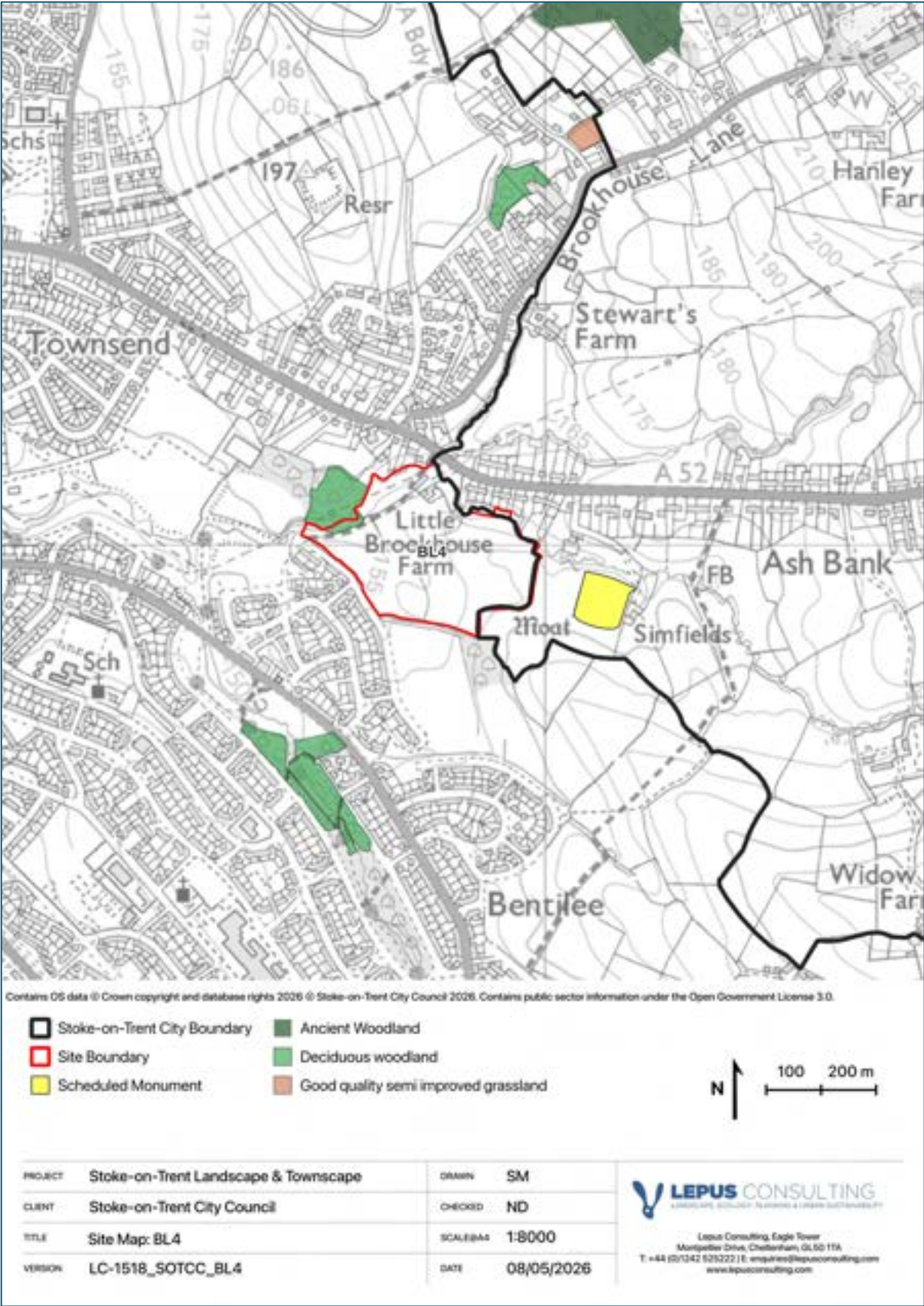


Figure 8.4: Site Map BL4

Site information	
Site reference	BL4
Site size	7.67ha
Development type	Housing
Proposed dwelling no.	200
Landscape Character Type	Mosaic Farmland and River Valley Landscapes

Criteria	Description	Sensitivity
Susceptibility		
Landform, scale and enclosure	This medium-scale site comprises a farmstead and mosaic of pastoral fields primarily defined by dense hedgerows containing interspersed trees. Causley Brook runs along the northwestern edge, while fields extend southwards and the site is partially enclosed by the residential areas of Ubberley to the southwest and Ash Bank to the northeast. Topography gently declines from west to east away from the urban edge, contributing to partial containment across the site.	M/L
Land cover, flora and fauna	The site is predominantly covered by closely grazed grassland. Hedgerow boundaries are mature and predominantly native. Causley Brook connects to a small area of deciduous woodland priority habitat which partially covers the northwest of the site. Dense hedgerows and occasional hedgerow trees separate the fields, likely acting as habitat corridors to the brook and woodland.	M/L
Land use	The land is used for grazing, with a farmstead located within the northern part of the site. The site lies between the residential areas of Ubberley and Townsend. A PRoW traverses the northeast of the site, connecting the farmstead to Ubberley. Worcester Place / Norwich Road runs adjacent to the northwestern boundary, while a Public Park and Garden lies beyond the western edge.	M/L
Time-depth	The pasture retains evidence of historic agricultural land use through surviving field boundaries, mature hedgerows and hedgerow trees. The farmstead known as Little Brook House was present by the nineteenth century. The nearby Scheduled Monument at Simfields contributes additional historic depth and evidences the long-established agricultural and settlement history of the surrounding landscape.	M
Perceptual and aesthetic	Despite the site's location between adjacent residential areas, views toward built development are often filtered by vegetation. The site retains a degree of rural character arising from the pastoral land use, mature hedgerow structure, Causley Brook corridor and adjacent woodland. Traffic movement and vehicle noise associated with Worcester Place / Norwich Road, together with nearby settlement edges, reduce tranquillity in places.	M
Skyline features	Potential skyline influence from nearby housing at Ubberley and Townsend may occur locally due to changes in topography, although boundary vegetation generally limits wider skyline intrusion.	M/L
Inward and outward views	Views toward Ubberley and Townsend may occur from parts of the site, particularly near the northern and southwestern edges, although dense boundary vegetation frequently filters views. Users of the PRoW experience direct views across the site, while partial views may also be available from the Public Park and Garden to the west.	M/L

Value		
Landscape value	The site holds limited local landscape value, although Little Brook House Farmstead, mature field boundaries, Causley Brook, adjacent woodland and the nearby Scheduled Monument at Simfields contribute to local character, historic interest and landscape structure.	M/L
Visual value	The site holds limited visual value associated with localised views from the PRoW and surrounding public areas.	L
Overall		
Mitigation potential	It is recommended that any proposed development relates closely to the existing residential edge to the southwest. The PRoW should be retained and integrated within any green infrastructure framework to maintain recreational connectivity. Development should avoid the northwestern edge of the site to reduce disturbance to the brook corridor and associated habitat features. Careful treatment of the eastern edge would also be required to maintain separation and avoid erosion of openness between surrounding settlement areas. Existing hedgerows, trees and vegetation structure should be retained and enhanced where possible. Development should respond sensitively to the setting of the Scheduled Monument at Simfields where intervisibility or changes to landscape context may occur.	
Landscape sensitivity summary	- The site comprises a medium-scale mosaic of pastoral fields associated with Little Brook House Farm and enclosed by mature hedgerows, hedgerow trees and the Causley Brook corridor. - The site displays a contained urban fringe character, influenced by adjacent residential development at Ubbertley and Townsend together with Worcester Place / Norwich Road. - Topography gently declines eastwards and, together with vegetation structure, contributes to partial enclosure and filtered views. - Adjacent woodland and the brook corridor contribute ecological and landscape interest along the northwestern edge. - The nearby Scheduled Monument at Simfields contributes historic interest to the wider landscape context. - The PRoW provides local recreational connectivity and direct views across the site. - Although the site retains some rural characteristics and openness, nearby settlement edges, traffic movement and urban influence reduce tranquillity. - Careful treatment of settlement edges and retention of landscape structure would be important to reduce perceived coalescence and maintain landscape containment. - Overall, the site displays medium landscape sensitivity.	M

8.5 BL5: Eaves Lane

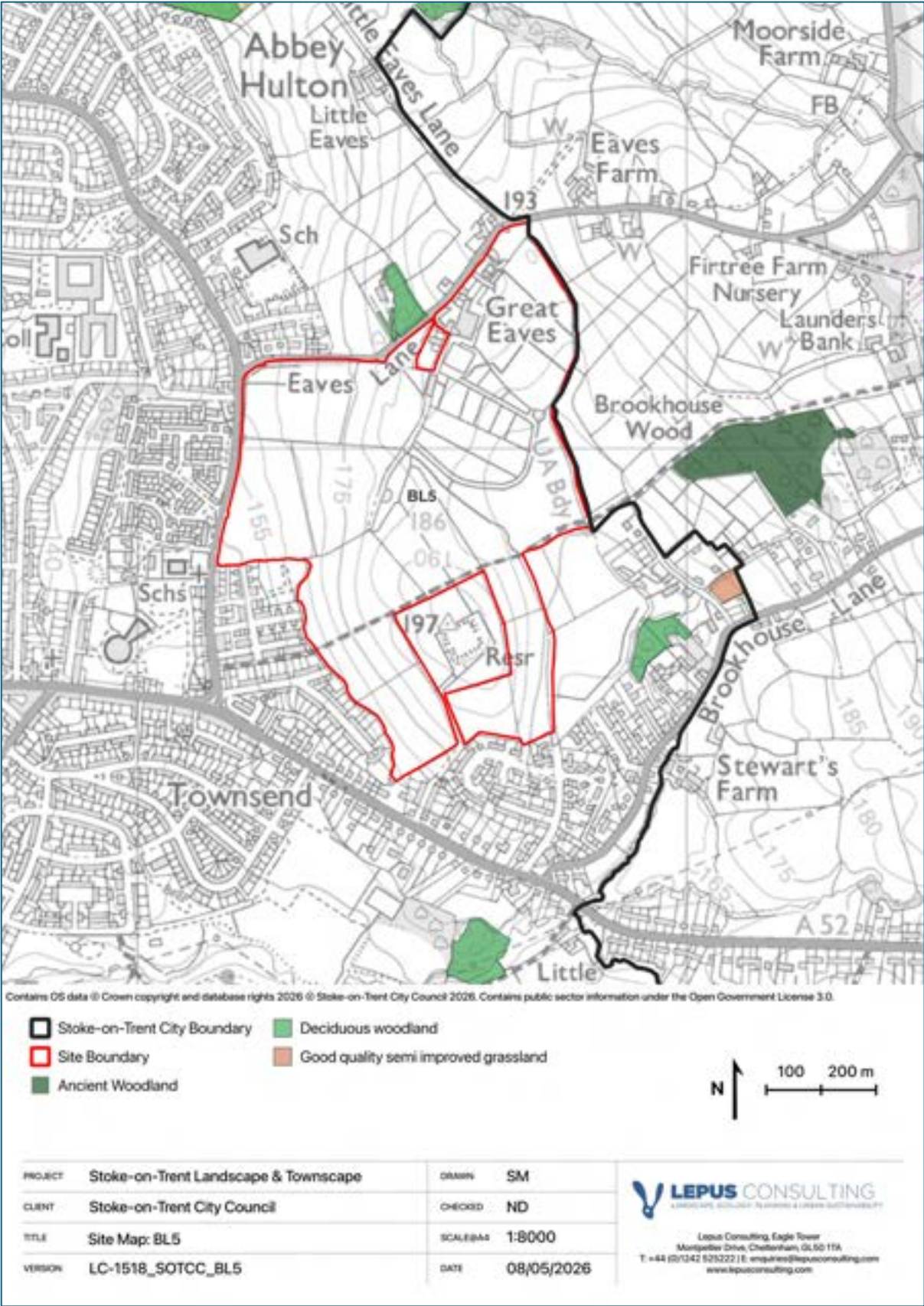


Figure 8.5: Site Map BL5

Site information	
Site reference	BL5
Site size	36.60ha
Development type	Housing
Proposed dwelling no.	750
Landscape Character Type	Rolling Planned Farmland

Criteria	Description	Sensitivity
Susceptibility		
Landform, scale and enclosure	This large site comprises a series of medium-scale pastoral fields and a farmstead in the north. The landscape is defined by hedgerows with intermittent hedgerow trees, although boundaries along parts of the western edge are lower and more visually permeable. The site is influenced by adjacent modern residential development associated with Townsend and Bucknall along the south and western edges, while the eastern edge transitions into more open countryside. Topography gently undulates across the site, with locally elevated ground in the southern part contributing to variation in enclosure and visibility. Eaves Lane forms part of the western and northwestern boundary.	M
Land cover, flora and fauna	Low hedgerows form internal boundaries between fields of grassland. The southernmost field contains scattered trees and shrubs. A small area of deciduous woodland priority habitat and National Forest Inventory woodland lies immediately beyond the northern boundary near the farmstead. A further area of deciduous woodland lies beyond the southeast boundary. Wetley Moor SSSI is located approximately 530m to the east, beyond the Stoke-on-Trent administrative boundary.	M/L
Land use	The land is primarily used for pastoral grazing and agricultural activity associated with the farmstead. Several tracks run through the northern part of the site, connecting fields and farm buildings to an area of hardstanding within the centre of the site. An area of made ground/storage occurs to the southeast of the farmstead. Wooden fencing subdivides some northern fields into smaller grazing paddocks. Overhead telecommunication lines cross the site from north to south. A PRoW crosses the site east-west, connecting Townsend with the wider countryside toward Wetley Moor.	M/L
Time-depth	The site retains evidence of historic agricultural land use through its surviving field pattern and boundary structure. An infilled former gravel pit within the northern part of the site reflects historic extractive activity and contributes to the site's local historic character.	M/L
Perceptual and aesthetic	The gently rolling landform and coherent field pattern provide some local visual interest and contribute to the site's semi-rural character. Open fields toward the eastern part of the site retain a degree of openness and separation from the surrounding urban edge. However, perceptual qualities are moderated by adjacent residential development, overhead telecommunication lines, paddock subdivision, tracks and other urban fringe influences, particularly within the northern part of the site. Traffic movement and associated noise from Eaves Lane and surrounding residential areas further reduce tranquillity.	M/L

Skyline features	Skyline features include nearby residential development along the southern and western edges of the site. Longer-distance views across parts of Stoke-on-Trent are available from locally elevated areas within the southern part of the site, increasing the visibility of surrounding urban development within the wider landscape context.	M
Inward and outward views	Views are often filtered by hedgerows and boundary vegetation, although lower hedgerows along parts of the western edge permit more direct views toward adjacent residential development. Elevated parts of the site in the south allow longer-distance views across Stoke-on-Trent. Users of the PRoW experience open views across parts of the site and surrounding landscape.	M
Value		
Landscape value	The site contains limited local landscape value associated with its surviving hedgerow structure, historic field pattern and nearby woodland features. Wetley Moor SSSI lies to the east of the site, although the designation does not extend into the site itself.	M/L
Visual value	The elevated southern part of the site affords expansive views across Stoke-on-Trent and forms a locally prominent landscape feature. Although influenced by surrounding urban development and urban fringe features, the openness of the elevated ground and outward views contribute moderate local visual value.	M
Overall		
Mitigation potential	It is recommended that development relates closely to the existing settlement edge adjoining Townsend and Bucknall and responds positively to the existing field structure and landform. Existing hedgerows, trees and the PRoW should be retained and strengthened to maintain landscape structure, visual containment and habitat connectivity. Particular care should be taken in relation to the elevated southern part of the site, where development on or close to the crest of the locally prominent landform may increase visibility and alter the site's contribution to the wider landscape setting. Lower density development, substantial structural planting and retention of open land associated with the elevated ground should therefore be considered within any future masterplanning approach.	
Landscape sensitivity summary	- The site forms a prominent transitional urban fringe landscape between Townsend, Bucknall and the wider countryside to the east. - The large site comprises a coherent pattern of pastoral fields defined by hedgerows and intermittent hedgerow trees. - The site retains some semi-rural character and openness, particularly toward the eastern and southern parts of the site. - Topography rises markedly toward elevated ground in the southern part of the site, contributing to local prominence and expansive views across Stoke-on-Trent. - The site is influenced by surrounding residential development, overhead telecommunication lines, paddocks, tracks and other urban fringe features which reduce tranquillity and rural character in places. - The surviving historic field pattern and hedgerow structure contribute to local landscape character and time-depth. - The PRoW running through the site increases visual sensitivity for recreational receptors. - Overall, the site displays high-medium landscape sensitivity.	H/M

8.6 BL6: Woodhead Road

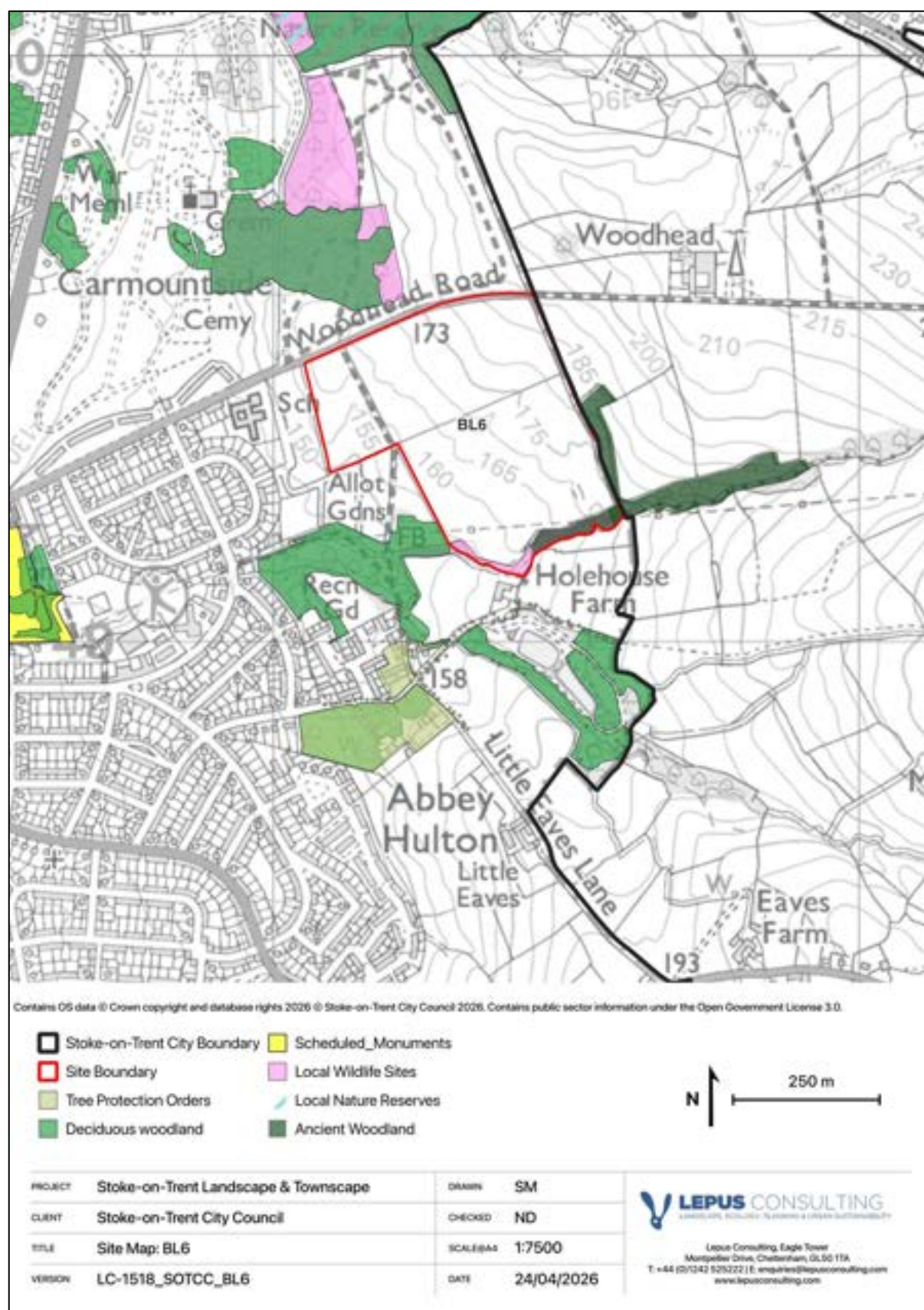


Figure 8.6: Site Map BL6

Site information	
Site reference	BL6
Site size	15.63ha
Development type	Housing
Proposed dwelling no.	425
Landscape Character Type	Mosaic Farmland

Criteria	Description	Sensitivity
Susceptibility		
Landform, scale and enclosure	This medium-scale site comprises three parcels of predominantly pastoral grassland occupying a steeply rising slope between Abbey Hulton and the open countryside to the east. The site is defined by low hedgerows and post-and-wire fencing to the north and northeast, dense woodland to the south and urban edge development to the west associated with Abbey Hulton, including a school and allotments. Woodhead Road forms the northern boundary and open agricultural land continues beyond the site to the northeast and east. The landform rises noticeably toward the northeast, creating a visually prominent upper slope and strengthening the site's relationship with the wider rural landscape.	H/M
Land cover, flora and fauna	The site is predominantly covered by rough and semi-natural grassland with areas of scrub encroachment. The fields are separated by intact hedgerows, although several boundaries are relatively low and visually permeable. Upper Holehouse Wood Local Wildlife Site occupies the southern part of the site and comprises broadleaved semi-natural woodland connected to ancient woodland immediately beyond the eastern boundary. Carmountside Wood Local Wildlife Site lies close to the northern boundary, while areas of priority habitat occur nearby to the south. Together, these features contribute to habitat connectivity, landscape structure and local ecological distinctiveness.	H/M
Land use	The site is influenced by urban fringe land uses associated with adjacent residential development at Abbey Hulton, including nearby allotments, recreational routes and infrastructure corridors. A PRoW along the western edge and informal desire lines across the northern part of the site provide opportunities for informal walking and dog walking. Pylons, overhead cables, fencing and the proximity of surrounding development reduce the rural character of parts of the site, although the eastern areas retain a stronger relationship with the wider countryside.	M/L
Time-depth	The site displays limited evidence of historic continuity beyond the retention of some field boundaries and adjacent woodland cover.	L
Perceptual and aesthetic	The rising landform, open eastern aspect and relationship with surrounding countryside contribute to a perceptible sense of openness and rurality, particularly toward the eastern and northeastern parts of the site. Woodland associated with Carmountside Wood and Upper Holehouse Wood strengthens the natural character of the landscape and provides local enclosure in places. However, urban fringe influences including pylons, overhead wires, fencing, nearby residential development and intermittent traffic movement on Woodhead Road reduce tranquillity and introduce visual detractors.	M
Skyline features	The site contributes to the rising rural backdrop east of Abbey Hulton and forms part of a visible upper slope when viewed from surrounding areas. Built	M/L

	development and pylons influence the western skyline, although the northern and eastern skyline remains predominantly rural in character with dispersed trees, hedgerows and woodland. Woodland associated with Carmountside Wood partially contains views toward the south.	
Inward and outward views	Direct views into and out of the site are available from Woodhead Road, surrounding public routes and adjacent rising land due to the relatively open nature of the site and low hedgerow boundaries. Long-distance views toward open countryside and scattered woodland are available from elevated parts of the site, while residential development associated with Abbey Hulton is visible to the west. The rising landform increases intervisibility across parts of the site and contributes to local visual prominence. Woodland limits views toward the south.	M/L
Value		
Landscape value	The site possesses local landscape value associated with its relationship to Upper Holehouse Wood Local Wildlife Site, nearby ancient woodland, habitat connectivity and its function as an open transitional landscape between Abbey Hulton and the wider countryside. The rising landform, woodland structure and recreational use further contribute to local distinctiveness and landscape character.	M
Visual value	The elevated parts of the site afford open views across surrounding countryside and toward Abbey Hulton, while the rising landform contributes to local visual interest and prominence. Although influenced by urban fringe features, the site retains local visual value associated with its openness, topography and relationship with surrounding woodland and rural landscape.	M
Overall		
Mitigation potential	Development should avoid the more elevated eastern and northeastern parts of the site where visual exposure and intervisibility increase sensitivity. Existing woodland, hedgerows and vegetation associated with Upper Holehouse Wood and adjacent ancient woodland should be retained and strengthened to maintain habitat connectivity and soften the urban edge. Development should respond sensitively to the rising landform to avoid prominent skyline intrusion and visual encroachment into the wider countryside. The existing PRoW should be sensitively integrated within the site layout and wider green infrastructure framework.	
Landscape sensitivity summary	- The site forms part of the transitional landscape between Abbey Hulton and the wider countryside to the east. - The landscape comprises rising pastoral fields influenced by adjacent residential development, allotments and infrastructure corridors. - The landform rises steeply toward the northeast, increasing visual exposure and intervisibility with surrounding countryside. - Upper Holehouse Wood Local Wildlife Site and adjacent ancient woodland contribute positively to local landscape structure and habitat connectivity. - The eastern parts of the site retain a stronger sense of openness and rural character despite urban fringe influences elsewhere. - Pylons, overhead wires, fencing and nearby development reduce tranquillity and introduce urbanising influences across parts of the site. - A PRoW and informal desire lines provide recreational access and visual receptors within the landscape. - Overall, the site displays medium landscape sensitivity.	M

8.7 BL7: Norton Green South

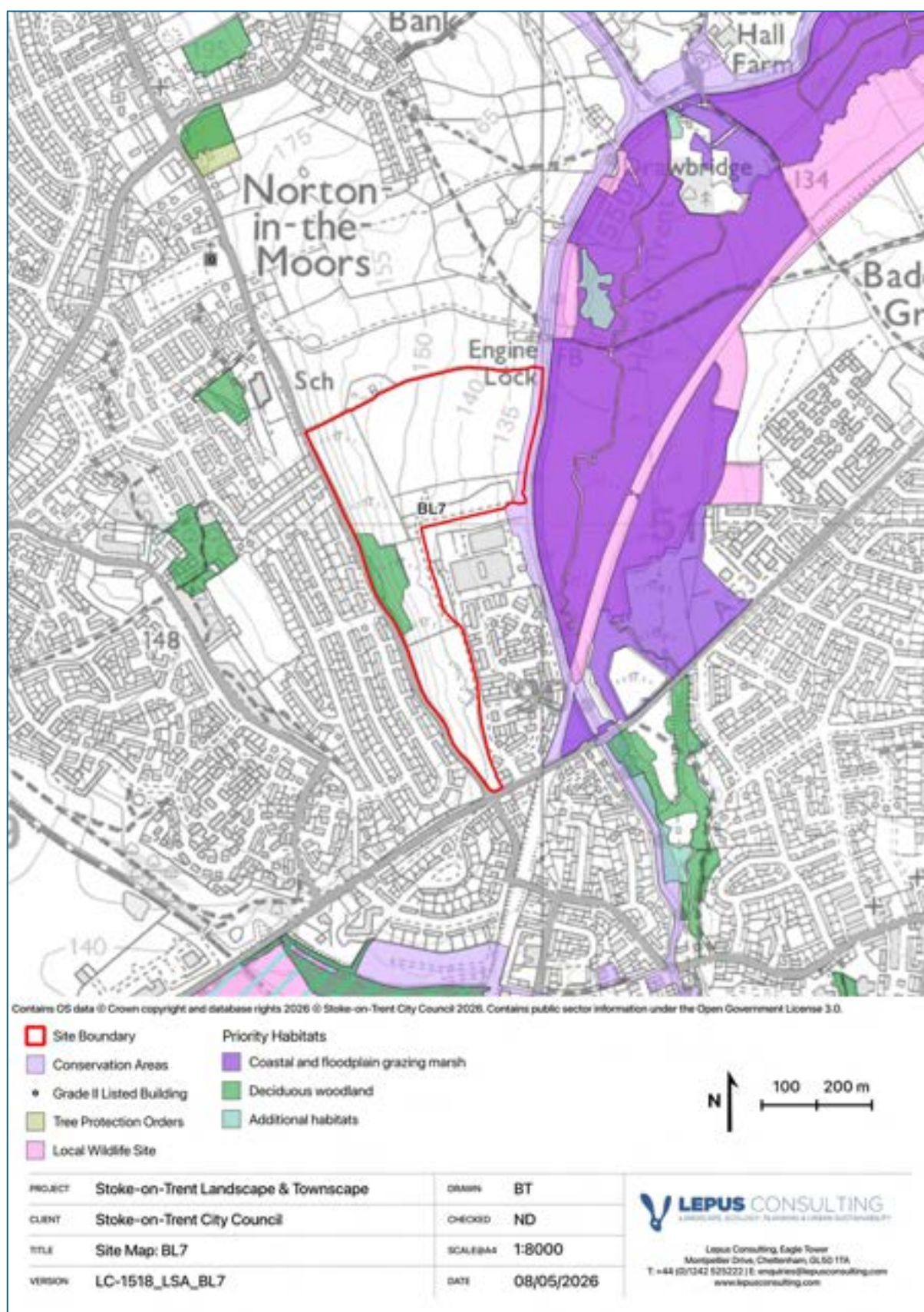


Figure 8.7: Site Map BL7

Site information	
Site reference	BL7
Site size	13.80ha
Development type	Housing
Proposed dwelling no.	270
Landscape Character Type	River Valley Landscapes

Criteria	Description	Sensitivity
Susceptibility		
Landform, scale and enclosure	This medium-scale site comprises a sloping parcel of grassland and a narrower linear woodland section extending southwards toward the urban edge. The site occupies rising valley-side land adjacent to the Caldon Canal corridor. Boundaries are variably defined by hedgerows, woodland belts, fencing and adjacent urban development. The northern and eastern parts of the site retain a relatively open character with visual connections to the wider valley landscape, whilst the southern extent becomes more enclosed and urban influenced. Land rises noticeably from east to west, increasing local visual prominence and intervisibility from surrounding areas.	H/M
Land cover, flora and fauna	The site is predominantly pastoral grassland with mature hedgerows, hedgerow trees and adjoining woodland blocks contributing to landscape structure and habitat connectivity. Woodland associated with the western boundary and central part of the site provides partial enclosure and strengthens the vegetated character of the valley side. The Caldon Canal corridor and adjacent Heakley Marshes Local Wildlife Site increase ecological interest within the surrounding landscape, although the canal corridor also forms a degree of physical separation between habitats.	M
Land use	The Caldon Canal and tow path sit along the northeastern boundary of the agricultural field. Norton Lane delineates the western boundary, separating the site from modern residential development, whilst Diamond Crescent runs alongside part of the southeastern boundary, separating the site from a small area of residential development and a warehouse. Anthropogenic features are limited to the wooden fencing and a concrete track which runs through the field from Diamond Crescent.	M/L
Time-depth	The majority of field boundaries have been retained. The Caldon Canal Conservation Area covers an area in the east of the site. The canal was constructed in 1776 to transport limestone and flint to the Pottery Industry in Stoke-on-Trent.	M
Perceptual and aesthetic	The site displays a mixed urban fringe character. The rising landform, vegetation structure and visual relationship with the canal corridor and wider countryside contribute positively to local landscape character and create a degree of separation from the surrounding urban area. However, tranquillity is reduced by the proximity of residential development, industrial uses, traffic movement along Norton Lane and activity associated with the wider urban edge.	M
Skyline features	Skyline features across the northeast are dominated by rolling hills, dispersed woodland, farmland and development associated with the hamlet of Norton	M

	Green and the village of Stockton Brook. Skyline features to the southeast and west comprise upper-storey residential development.	
Inward and outward views	The rising landform and relatively open northern and eastern edges of the site allow wider outward views across the surrounding valley landscape and toward open countryside beyond Heakley Marshes. Views into the site are available from Norton Lane and surrounding elevated areas, particularly across the more open parts of the site. Existing woodland, hedgerows and boundary vegetation provide partial screening in places, although the elevated topography increases local visual prominence and intervisibility. Urban and industrial influences are evident within some views, particularly toward the southern and western edges.	H/M
Value		
Landscape value	The site possesses local landscape value associated with the adjacent Caldon Canal Conservation Area, the presence of mature vegetation and woodland structure, and its visual and ecological relationship with the wider canal and valley landscape including Heakley Marshes Local Wildlife Site. The rising landform and open character of the northern part of the site further contribute to local distinctiveness.	M
Visual value	The elevated western part of the site allows open views across the wider valley landscape and toward surrounding countryside. The relationship with the canal corridor, rising landform and adjacent vegetation contribute to local scenic quality, although urban and industrial influences reduce visual cohesion in places.	M
Overall		
Mitigation potential	Proposed development should respond carefully to the rising valley-side landform and avoid excessive encroachment onto the more visually prominent western parts of the site. Existing woodland, hedgerows and vegetation associated with the canal corridor should be retained and reinforced to maintain landscape structure, habitat connectivity and visual containment. Development should respect the setting of the Caldon Canal Conservation Area and seek to preserve open views across the wider valley landscape where possible. Sensitive treatment of settlement edges and green infrastructure would be required to reduce the perception of urban expansion into the canal corridor landscape.	
Landscape sensitivity summary	- The site occupies rising valley-side land between Norton Lane and the Caldon Canal corridor. - The site comprises predominantly pastoral grassland together with a narrower linear woodland parcel extending southwards toward the urban edge. - The landscape displays a mixed urban fringe character, influenced by adjacent residential and industrial development. - Nevertheless, the northern and eastern parts of the site retain a perceptible degree of openness and visual connection with the wider valley landscape. - The Caldon Canal Conservation Area immediately adjacent to the eastern boundary contributes historic interest and strengthens local distinctiveness. - Woodland blocks, mature hedgerows and the relationship with Heakley Marshes Local Wildlife Site contribute to landscape structure and ecological value. - Land rises noticeably from east to west, increasing visual prominence and enabling wider outward views across surrounding countryside.	H/M

	• Although tranquillity is reduced by nearby urban influences and traffic movement, the site retains local landscape and visual value associated with its landform, vegetation structure and canal-side setting. • Overall, the site displays medium-high landscape sensitivity.	
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8.8 BL8: Hollywall Lane

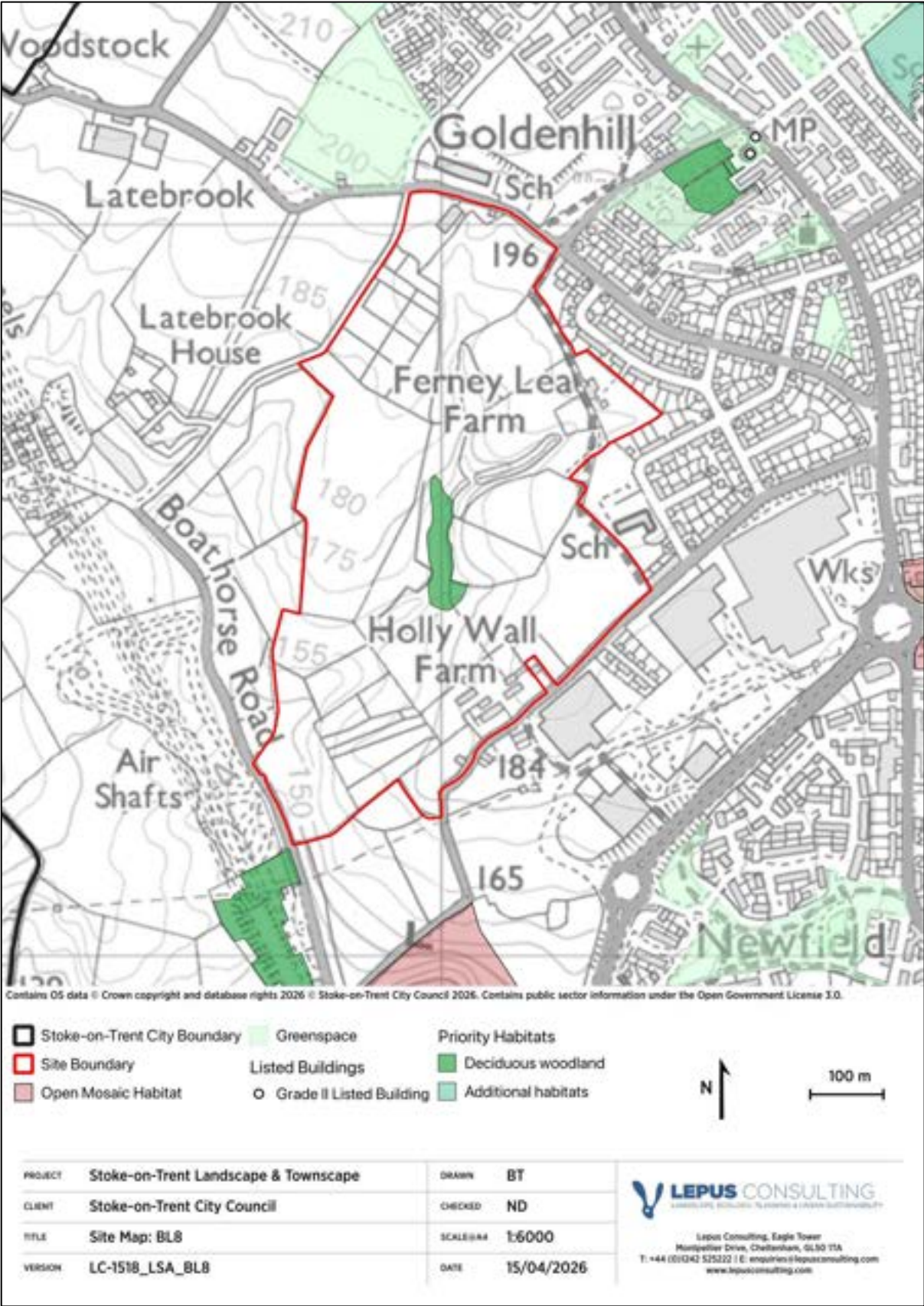


Figure 8.8: Site Map BL8

Site information	
Site reference	BL8
Site size	29.42ha
Development type	Housing
Proposed dwelling no.	400
Landscape Character Type	Former Extractive Landscapes

Criteria	Description	Sensitivity
Susceptibility		
Landform, scale and enclosure	This large site comprises several agricultural fields, a linear parcel of woodland and four farmsteads. The site is entirely located within the Green Belt and is primarily defined by hedgerows with interspersed trees. Hollywall Lane runs along the southeastern boundary, separated from the site by fencing. Residential development encloses the northern area and a mixture of residential, industrial and commercial development encloses the southeast. The site acts as a transitional landscape between the urban character of Goldenhill and Newfield and the surrounding countryside. Topography generally declines from the northeast toward the southwest, flattening out around the central woodland corridor.	M
Land cover, flora and fauna	The site is predominantly covered by pastoral grassland, with woodland clusters in the east and fields separated by internal hedgerows. The linear woodland block lies within the centre of the site, part of which is classified as deciduous woodland priority habitat. A smaller parcel of woodland is located in the southwestern corner, with additional deciduous woodland priority habitat beyond the site boundary. Hedgerows and woodland features contribute to habitat connectivity and landscape structure across the site.	M
Land use	The fields are used for pastoral and arable farming. A PRoW runs along the eastern boundary of the site, connecting Newfield and Goldenhill. Several farmsteads lie just beyond the site boundaries to the north, east and south, connected by dirt tracks. Broadfield Road connects to the north and Hollywall Lane to the southeast. Residential development associated with Goldenhill sits close to the northern boundary, whilst a mixture of residential, commercial and industrial development associated with Newfield encloses the southeastern edge. A small collection of mobile homes is located adjacent to Boathorse Road beyond the western boundary. The site displays a mixed agricultural and urban fringe land use pattern.	M/L
Time-depth	Parts of the site retain historic field patterns associated with longstanding agricultural land use. Former coal shafts within the site indicate previous extractive activity associated with the wider industrial heritage of Stoke-on-Trent, including the nearby Harecastle Tunnel corridor.	M
Perceptual and aesthetic	The site forms a transitional landscape between the built areas of Goldenhill and Newfield and the surrounding countryside. Woodland, open fields and views westwards contribute to a locally rural character, although this is moderated by adjacent residential, commercial and industrial development. Infilled coal shafts and the nearby Harecastle Tunnel corridor reflect the industrial heritage of the	M/L

	area. Vehicle movement on Hollywall Lane, Broadfield Road and Boathorse Road reduces tranquillity.	
Skyline features	Skyline features to the north, south and east are dominated by residential, commercial and industrial development associated with the urban edge of Stoke-on-Trent. The western skyline is more strongly influenced by woodland cover and rising landform.	M/L
Inward and outward views	The central woodland corridor filters and partially contains views across parts of the site, although more open views remain available across the eastern and western fields. Views from the PRoW along the eastern boundary are relatively open, whilst farmsteads are visible from surrounding roads and adjacent development.	M/L
Value		
Landscape value	The site holds local landscape value associated with its surviving historic field pattern, woodland structure, industrial heritage associations and function as open Green Belt land separating surrounding urban development.	M
Visual value	The site has limited visual value associated with localised openness, woodland structure and views from the PRoW and surrounding roads.	L
Overall		
Mitigation potential	Development should extend from the existing built form to the north and east, following the established linear settlement pattern. Existing vegetation, particularly areas of deciduous woodland priority habitat, should be retained and enhanced to maintain habitat connectivity. The PRoW should be retained or appropriately diverted to ensure continued recreational access.	
Landscape sensitivity summary	- The site forms part of a transitional landscape between Goldenhill, Newfield and the surrounding countryside. - The landscape comprises predominantly pastoral farmland together with areas of woodland, hedgerows and several farmsteads. - The central woodland corridor contributes to local landscape structure, habitat connectivity and partial visual containment across parts of the site. - Topography generally declines from the northeast toward the southwest, creating subtle landform variation across the site. - The site retains evidence of the area's industrial heritage through former coal shafts and its relationship with the nearby Harecastle Tunnel corridor. - Residential, commercial and industrial development associated with the urban edge influences the character of the site and reduces tranquillity in places. - A PRoW follows the eastern boundary of the site and provides local recreational connectivity between surrounding settlements. - Overall, the site displays a mixed urban fringe character with medium landscape sensitivity.	M

8.9 BL9: Chatterley Whitfield (North parcel)

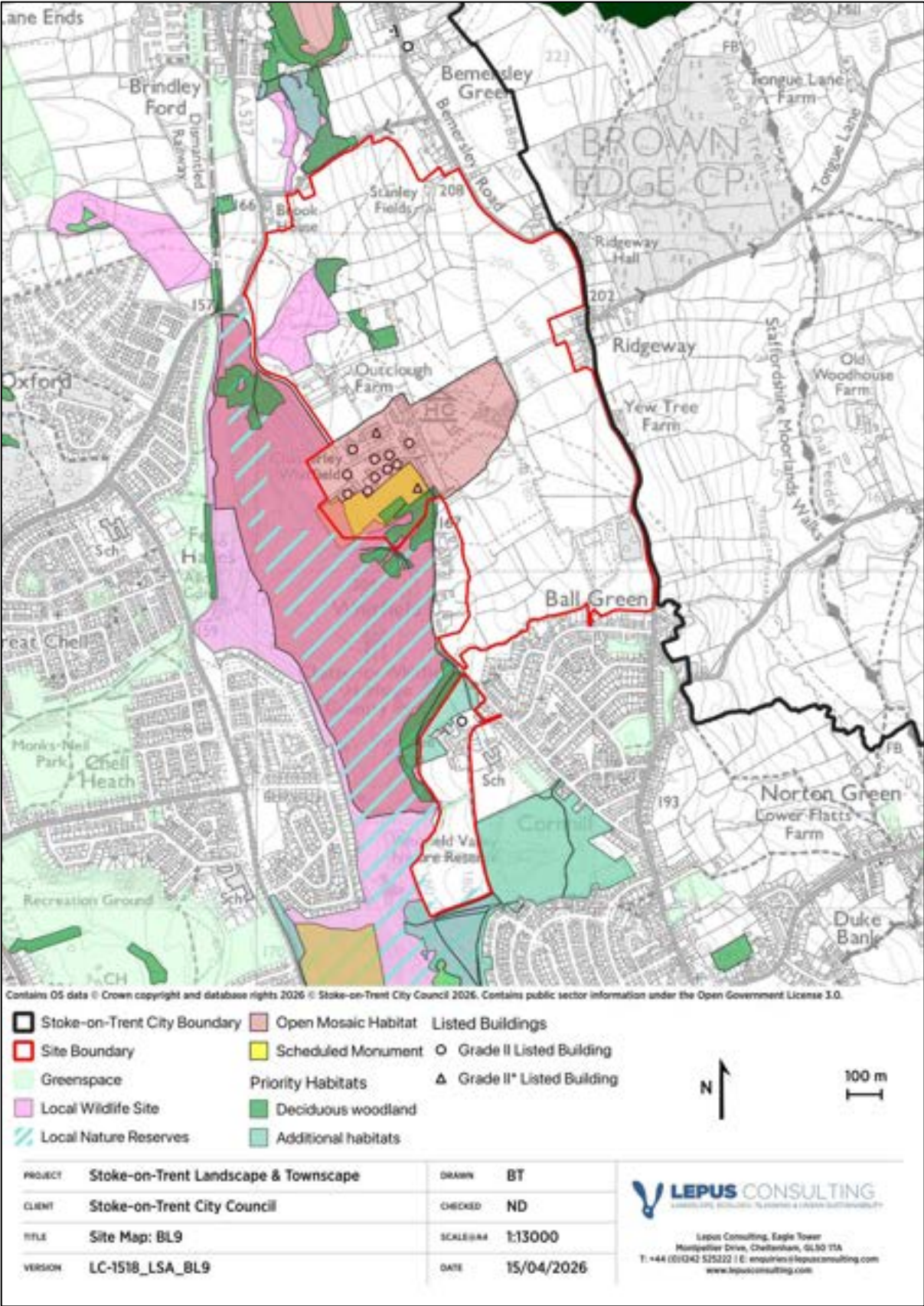


Figure 8.9: Site Map BL9

Site information	
Site reference	BL9
Site size	113.80ha
Development type	Mixed-use
Proposed dwelling no.	1750
Landscape Character Type	River Valley Landscapes

Criteria	Description	Sensitivity
Susceptibility		
Landform, scale and enclosure	This very large site comprises two parcels of predominantly pastoral and arable farmland occupying undulating valley-side land between Ball Green, Bemersley and Whitfield Valley. The landscape is characterised by a mosaic of medium to large fields bounded by low hedgerows with intermittent hedgerow trees, together with clusters of woodland and areas of scattered built form associated with Chatterley Whitfield and adjacent farmsteads. The larger northern parcel is entirely located within the Green Belt and retains a strong perception of openness and separation from the surrounding urban edge, particularly across the eastern and northern parts of the site. The site is enclosed by Bemersley Road to the north and east, residential development associated with Ball Green to the south and Whitfield Valley and associated woodland to the west. Topography is varied and influenced by the valley of Ford Green Brook together with rising land associated with the spoil mound and surrounding valley slopes, which contribute to local visual prominence and landscape containment in places.	H/M
Land cover, flora and fauna	This site comprises a mosaic of pastoral grassland, arable farmland, woodland clusters and semi-natural habitats. Internal field boundaries are predominantly formed by mature hedgerows with intermittent hedgerow trees which contribute positively to landscape structure and habitat connectivity. Woodland is dispersed across the site, including areas associated with Open Mosaic Habitat and deciduous woodland priority habitat surrounding the Ford Green Brook corridor. The Outclough Grasslands Local Wildlife Site occupies part of the northwestern area of the site, whilst Whitfield Valley Local Wildlife Site lies immediately beyond the western boundary. The combination of woodland blocks, brook corridor, grassland and hedgerow structure contributes to ecological connectivity and reinforces the semi-rural character of the landscape.	H/M
Land use	The site is predominantly used for pastoral and arable agriculture, although several areas of scattered built form are present, including farmsteads, industrial and commercial development associated with Chatterley Whitfield Colliery and informal recreational land. Dirt tracks and access roads connect these areas to Bemersley Road and Ball Green. A network of pylons crosses parts of the site and introduces urbanising influences into the landscape. Despite these detracting features, the site remains largely agricultural and semi-rural in character across much of its extent.	M/L
Time-depth	The site has a long agricultural history, reflected in the mosaic of field patterns and retained field boundaries. The large area of built form in the west formally comprised 'Chatterley Whitfield Colliery' which remains the largest standing deep mining site in England and holds Scheduled Monument designation.	H/M

	Associated with the Colliery lies ten Grade II Listed Buildings and two Grade II* Listed Buildings including 'Chatterley Whitfield: Hesketh Heapstead and Mine Car Circuit' and 'Chatterley Whitfield: Pithead Baths Complex'. The southern parcel contains one Grade II Listed Building 'Fir Tree Farmhouse and Cottage'.	
Perceptual and aesthetic	Scenic qualities include dispersed clusters of woodland, mosaic farmland, valleyed topography towards the Ford Green Brook and LWS. The site retains a sense of seclusion due to its large size and limited nearby development, promoting a countryside feel. The historic character of the site is influenced by the Scheduled Monument and associated Listed Buildings. The presence of anthropogenic features such as scattered built form, gravel tracks and pylons reduces the natural attractiveness of the eastern area of the site. Regular vehicular activity occurs on Bemersley Road and in the residential area of Ball Green, and irregular movement on the road leading to Chatterley Whitfield Colliery further detracts from tranquillity.	H/M
Skyline features	Skyline features include rising agricultural land, woodland blocks, scattered farmsteads and the elevated spoil mound associated with Chatterley Whitfield. Residential development associated with Ball Green forms a noticeable urban influence to the south.	M
Inward and outward views	Views across the site are varied due to the undulating landform and woodland structure. Elevated land associated with the spoil mound and surrounding slopes enables outward views across the wider valley landscape and increases local visual prominence in places. Views into the site are available from Bemersley Road, Ball Green and surrounding public rights of way.	M
Value		
Landscape value	The site holds notable landscape value associated with its Green Belt function, industrial heritage character, semi-rural valley landscape and relationship with Whitfield Valley and the Ford Green Brook corridor. The Scheduled Monument, Listed Buildings and Local Wildlife Site contribute strongly to local distinctiveness.	H/M
Visual value	The site possesses visual value associated with its open agricultural character, varied landform, woodland structure and industrial heritage setting. Elevated land surrounding the spoil mound creates locally distinctive views across the surrounding landscape, despite detracting influences associated with pylons and scattered built form.	H/M
Overall		
Mitigation potential	Development should be focused toward the southern parts of the site where urban influences associated with Ball Green are more prominent. The open eastern and northern Green Belt landscape should remain substantially undeveloped. The setting of Chatterley Whitfield Scheduled Monument and associated Listed Buildings should be conserved, together with the Ford Green Brook corridor, woodland blocks, Local Wildlife Sites and mature hedgerow structure. Structural planting and reinforcement of field boundaries would be required to integrate development into the landscape.	
Landscape sensitivity summary	- The site comprises a large tract of predominantly pastoral and arable farmland occupying undulating land between Ball Green, Bemersley and Whitfield Valley. - The larger northern parcel lies wholly within the Green Belt and retains a strong sense of openness, particularly across the eastern and northern parts of the site.	H/M

- The landscape is characterised by a mosaic of medium to large fields bounded by hedgerows with intermittent hedgerow trees, together with woodland clusters and scattered built form.
- The valley of Ford Green Brook, together with areas of woodland, open mosaic habitat and the Outclough Grasslands Local Wildlife Site, contributes positively to landscape structure, habitat connectivity and local distinctiveness.
- The site displays notable industrial heritage interest associated with Chatterley Whitfield Colliery Scheduled Monument and the associated Grade II and Grade II* Listed Buildings, which form a defining component of local landscape character.
- Rising land associated with the spoil mound and surrounding valley slopes creates local visual prominence and enables outward views across parts of the wider landscape.
- Although pylons, gravel tracks, scattered built form and traffic movement detract from tranquillity in places, large parts of the site retain a perceptible semi-rural character and relative sense of seclusion.
- The western part of the site displays increased sensitivity associated with the setting of Whitfield Valley, the Scheduled Monument and the elevated landform surrounding Chatterley Whitfield.
- Overall, the site displays a mixed industrial fringe and semi-rural valley character with medium-high landscape sensitivity.

8.10 BL10: Norton Green North

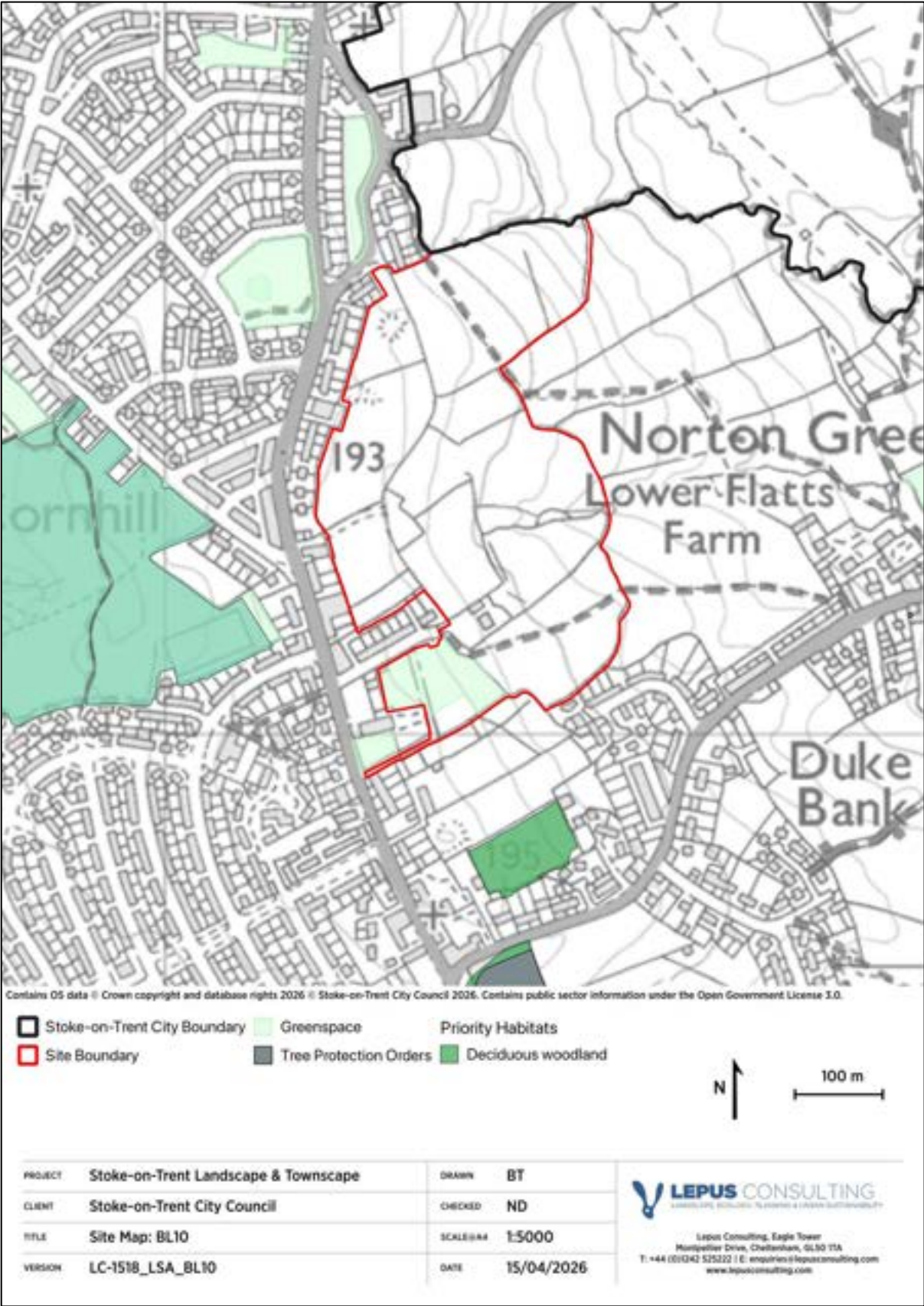


Figure 8.10: Site Map BL10

Site information	
Site reference	BL10
Site size	43.57ha
Development type	Housing
Proposed dwelling no.	250
Landscape Character Type	River Valley Landscapes and Urban Residential Landscapes

Criteria	Description	Sensitivity
Susceptibility		
Landform, scale and enclosure	This large site comprises a series of arable and pastoral fields, linear woodland belts, a farmstead and a paddock located on the eastern edge of Norton-in-the-Moors. Field boundaries are generally defined by mature hedgerows and hedgerow trees, providing a moderate degree of enclosure and landscape structure. The site is enclosed by residential development to the west and open farmland to the east. Landform falls noticeably eastwards toward the wider valley landscape, increasing openness and visual relationship with the surrounding countryside.	H/M
Land cover, flora and fauna	The site lies entirely within the Green Belt and comprises a mosaic of arable and pastoral farmland separated by mature hedgerows with intermittent hedgerow trees. Several linear woodland belts and smaller woodland clusters contribute to habitat connectivity and strengthen landscape structure across the site.	M
Land use	Land use is predominantly agricultural, with arable cultivation in the north and grazing land in the south. A PRoW crosses the northern part of the site, whilst allotments occupy part of the southwestern corner adjacent to Flatts Road. A farmstead and associated access track are located in the southern part of the site. The site retains a largely rural land use pattern despite its relationship with the adjacent urban edge.	M
Time-depth	The site retains evidence of its historic agricultural origins through the survival of mature field boundaries and the historic field pattern. The nearby Chatterley Whitfield Colliery reflects the wider industrial heritage associated with the area, although this influence is indirect within the site itself.	M/L
Perceptual and aesthetic	The site displays a mixed urban fringe character, although much of the eastern part retains a perceptible degree of openness and rural character. Scenic qualities arise from the mosaic field pattern, mature hedgerows, woodland belts and outward views across lower-lying countryside. Tranquillity is reduced by the influence of surrounding residential development and traffic movement associated with Norton-in-the-Moors and nearby roads.	M
Skyline features	Skyline features to the west are influenced by adjacent residential development occupying slightly elevated land within Norton-in-the-Moors. Toward the east, the skyline becomes increasingly rural in character, comprising open farmland, scattered vegetation and occasional distant built form.	M
Inward and outward views	Internal views across the site are partially filtered by woodland belts and mature hedgerows, although outward views eastwards across lower-lying farmland are available from parts of the site due to the falling landform. The site also forms	H/M

	part of the rural setting experienced from surrounding countryside and settlement edges.	
Value		
Landscape value	The site holds local landscape value associated with its mature hedgerow structure, woodland belts, agricultural character, PRoW, allotments and contribution to the open rural setting of Norton-in-the-Moors.	M
Visual value	The site possesses local visual value associated with outward views across lower-lying countryside and its role as part of the transitional landscape between the urban edge and wider farmland.	M
Overall		
Mitigation potential	It is recommended that development is concentrated close to the existing settlement edge adjacent to Norton-in-the-Moors, avoiding unnecessary encroachment into the more open eastern parts of the site. Existing hedgerows, hedgerow trees, woodland belts, allotments and the PRoW should be retained and strengthened as part of a robust green infrastructure framework. A substantial landscape buffer along the eastern edge would help maintain the transition between the settlement edge and surrounding countryside.	
Landscape sensitivity summary	- The site comprises a large series of arable and pastoral fields located on the eastern edge of Norton-in-the-Moors. - The landscape forms part of the transition between the urban edge and wider countryside to the east. - Field boundaries are generally defined by mature hedgerows and hedgerow trees, with woodland belts and small woodland clusters contributing to landscape structure and enclosure. - The western part of the site is influenced by adjacent residential development and nearby roads, reducing tranquillity in places. - Nevertheless, the eastern part of the site retains a perceptible degree of openness and rural character. - The landform falls eastwards across the site, allowing outward views across lower-lying farmland and increasing visual relationship with the wider rural landscape. - The PRoW crossing the northern part of the site and the allotments in the southwest contribute limited recreational and community value. - The site holds local landscape value associated with its agricultural character, hedgerow structure, woodland belts and contribution to the open setting of Norton-in-the-Moors. - Development should be concentrated close to the existing settlement edge, with retention and enhancement of hedgerows, woodland belts, allotments and the PRoW. - A robust landscape buffer would be required along the eastern edge to maintain transition with the surrounding countryside. - Overall, the site displays a mixed urban fringe and rural edge character with medium-high landscape sensitivity.	M

8.11 BL12: Land off Stone Road, Trentham

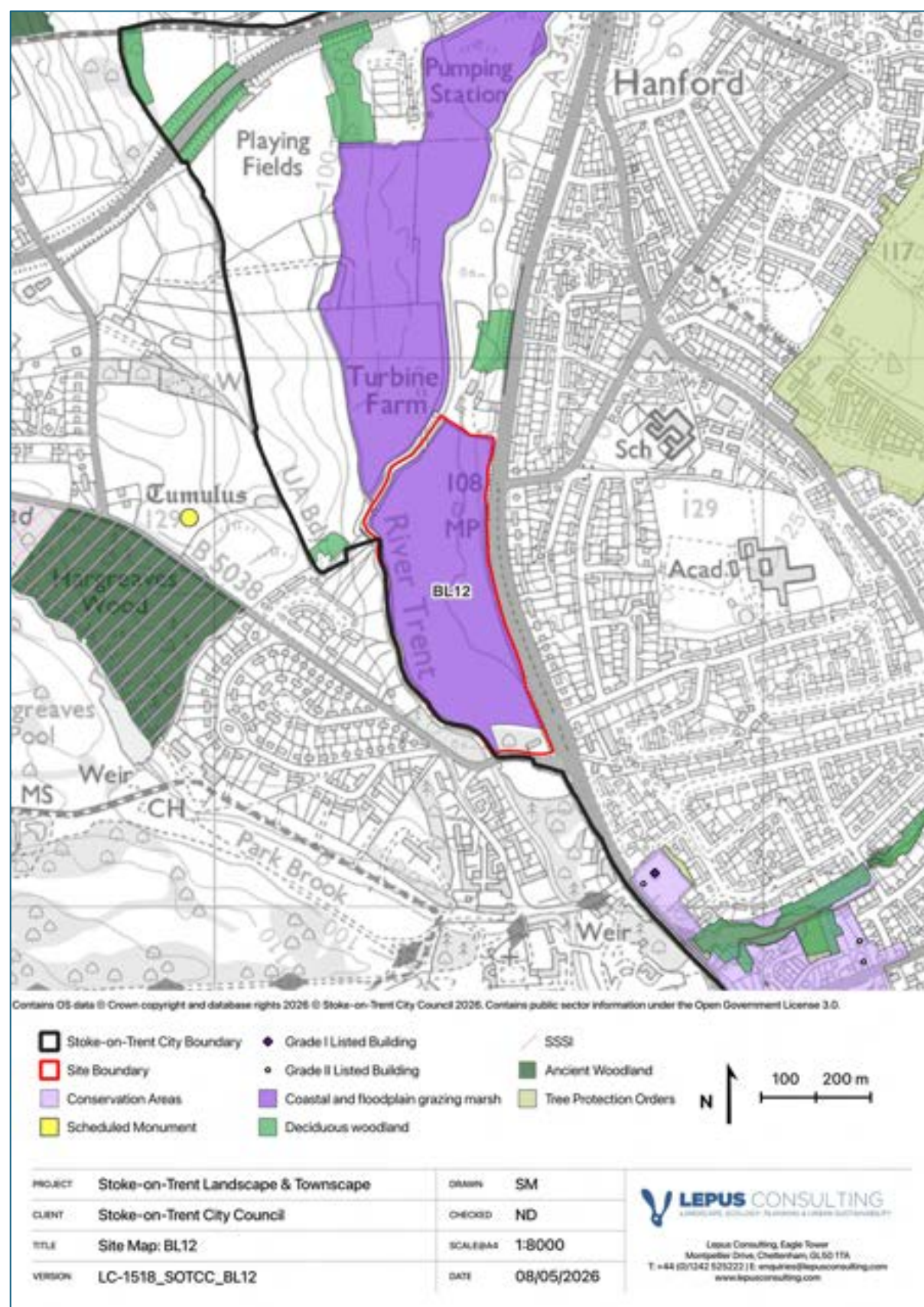


Figure 8.11: Site Map BL12

Site information	
Site reference	BL12
Site size	11.19ha
Development type	Housing
Proposed dwelling no.	72
Landscape Character Type	River Valley Landscapes

Criteria	Description	Sensitivity
Susceptibility		
Landform, scale and enclosure	This medium-scale site comprises a contained parcel of predominantly pastoral grazing land occupying low-lying ground between the River Trent corridor and the A34. The landform gently declines westwards toward the river and is strongly influenced by dense boundary vegetation, which creates a notable sense of enclosure despite the adjacent urban edge. The site forms part of the wider Trent Valley corridor and retains a perceptible degree of openness internally, although visual and physical containment is increased by the adjacent road corridor, woodland structure and surrounding development.	M/L
Land cover, flora and fauna	The site lies within the Green Belt and is associated with the River Trent floodplain corridor. Coastal and Floodplain Grazing Marsh Priority Habitat covers the site and the adjacent River Trent corridor contributes ecological connectivity and local distinctiveness. Dense boundary vegetation, scattered trees and riparian habitat strengthen landscape structure and reinforce the semi-natural character of the western boundary, although the improved grazing pasture itself is of relatively limited landscape interest.	M
Land use	The site is used as grazing pasture and displays a simple agricultural land use pattern associated with the wider floodplain corridor. The adjacent A34 corridor, nearby garage and surrounding residential development introduce a strong urban fringe influence, reducing the perception of rurality in places. A disused bridge crossing the River Trent contributes minor local character interest.	L
Time-depth	The River Trent corridor and associated historic bridge structure provide evidence of historic landscape continuity and contribute limited local time-depth. Mature vegetation along the river corridor further reinforces the established character of the landscape, although the site itself displays relatively limited historic complexity.	M/L
Perceptual and aesthetic	The site possesses a contained and relatively enclosed character due to dense boundary vegetation and the adjacent transport corridor. The River Trent and associated riparian vegetation contribute a degree of naturalistic character and local distinctiveness. However, tranquillity is reduced by frequent traffic movement along the A34 together with activity associated with adjacent commercial land uses. The urban fringe context and modified grazing pasture limit scenic quality overall.	M/L
Skyline features	Skyline features are generally filtered and contained by dense boundary vegetation. Built form associated with adjacent commercial land uses and surrounding urban development is locally perceptible but does not form a defining skyline feature.	L

Inward and outward views	Views within the site are relatively open due to the simple grazing land cover, although outward views are largely filtered by vegetation and adjacent infrastructure. Glimpsed views are available from parts of the A34 corridor and from the adjacent access to the north, although intervisibility with the wider landscape is generally limited by enclosure and topography.	M/L
Value		
Landscape value	The site possesses limited local landscape value associated with the River Trent corridor, floodplain character, Green Belt designation and associated riparian habitat structure. However, the contained urban fringe context, adjacent infrastructure and limited scenic quality reduce overall landscape value.	M/L
Visual value	Visual value is generally limited due to the contained nature of the site, restricted public visibility and strong urban fringe influence. Localised visual interest is associated with the River Trent corridor and boundary vegetation, although wider visual amenity value is relatively limited.	L
Overall		
Mitigation potential	Development should retain and strengthen the vegetated River Trent corridor and maintain an appropriate undeveloped buffer to protect riparian habitat, floodplain character and ecological connectivity. Existing trees and boundary vegetation should be retained and reinforced to maintain enclosure and soften views from the A34 and surrounding development. Built form should respond sensitively to the contained valley-edge character and avoid creating visually intrusive frontage along the transport corridor.	
Landscape sensitivity summary	- The site forms part of the contained River Trent floodplain corridor between the A34 and the river edge. - The landscape displays a strongly enclosed urban fringe character influenced by adjacent road infrastructure, commercial land use and surrounding residential development. - Dense boundary vegetation, scattered trees and the River Trent corridor contribute positively to landscape structure, ecological connectivity and local distinctiveness. - The site retains a degree of openness internally, although outward views are generally limited by vegetation and surrounding infrastructure. - The River Trent corridor, historic bridge structure and associated floodplain landscape provide limited local historic and landscape interest. - Tranquillity and scenic quality are reduced by regular traffic movement along the A34 and nearby commercial activity. - Overall, the site displays relatively limited landscape sensitivity within a contained urban fringe context.	M/L

8.12 H3: Land at Power Grove, Hollybush, Longton

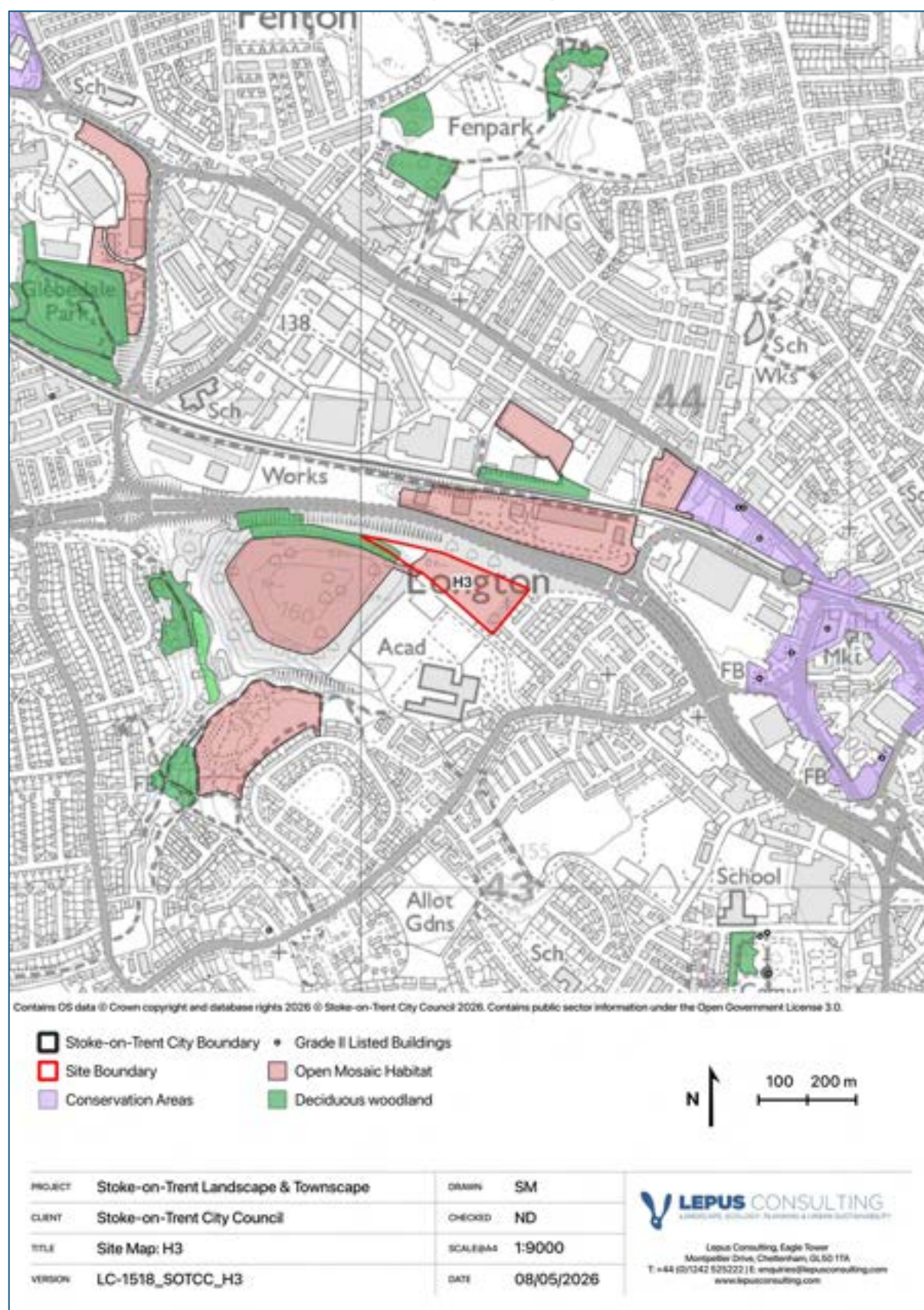


Figure 8.12: Site Map H3

Site information	
Site reference	H3
Site size	2.09ha
Development type	Housing
Potential Capacity	44
Landscape Character Type	Mounds

Criteria	Description	Sensitivity
Susceptibility		
Landform, scale and enclosure	This small-scale site comprises a contained parcel of vegetated brownfield land south of the A50 corridor. Dense vegetation and surrounding infrastructure create strong enclosure and limit openness.	L
Land cover, flora and fauna	The site is predominantly transitioning Open Mosaic Habitat with areas of scrub and a small section of deciduous woodland priority habitat. Vegetation associated with Cockster Brook contributes to local habitat connectivity.	M
Land use	The site is largely undeveloped although strongly influenced by the adjacent A50, nearby academy and surrounding urban development. A former coal shaft reflects the industrial history of the area.	M/L
Time-depth	A former coal shaft provides limited evidence of the site's historic association with the industrial development of Stoke-on-Trent.	M/L
Perceptual and aesthetic	Dense vegetation creates a contained and locally green character that contrasts with the surrounding urban area. Tranquillity is reduced by traffic movement on the A50 and surrounding urban activity.	M/L
Skyline features	Skyline features are limited due to dense vegetation and enclosure.	L
Inward and outward views	Views into and out of the site are heavily filtered by vegetation, resulting in limited intervisibility.	L
Value		
Landscape value	The site possesses limited local landscape value associated with its vegetation cover and role as a contained green space within the urban area.	L
Visual value	Visual value is limited due to strong enclosure and the influence of surrounding urban infrastructure.	L
Overall		
Mitigation potential	Development should incorporate replacement structural planting and green infrastructure to maintain a degree of vegetation cover and habitat connectivity within the site. Boundary vegetation should be retained where feasible to soften the relationship with the surrounding urban and transport corridors.	
Landscape sensitivity summary	- The site comprises a small, contained parcel of vegetated brownfield land located south of the A50 corridor within the urban edge of Longton. - The landscape displays a strongly enclosed urban fringe character, influenced by surrounding residential development, transport infrastructure and nearby education uses.	M/L

- Dense vegetation, scrub and areas of Open Mosaic Habitat create a locally green and enclosed character despite the surrounding urban context.
- The site has limited openness, visual prominence and intervisibility due to substantial enclosure created by vegetation and surrounding landform.
- The presence of a former coal shaft provides limited evidence of the industrial heritage associated with the wider Stoke-on-Trent landscape.
- Perceptual qualities are influenced by the enclosed vegetation structure, although tranquillity is reduced by traffic movement on the A50 and surrounding urban activity.
- The site possesses limited landscape and visual value associated with its vegetation cover and contained green character within the urban area.
- Overall, the site displays low-medium landscape sensitivity, with vegetation structure and habitat interest representing the more sensitive characteristics of the landscape baseline.

8.13 H7: Land off Bilton Street, Stoke

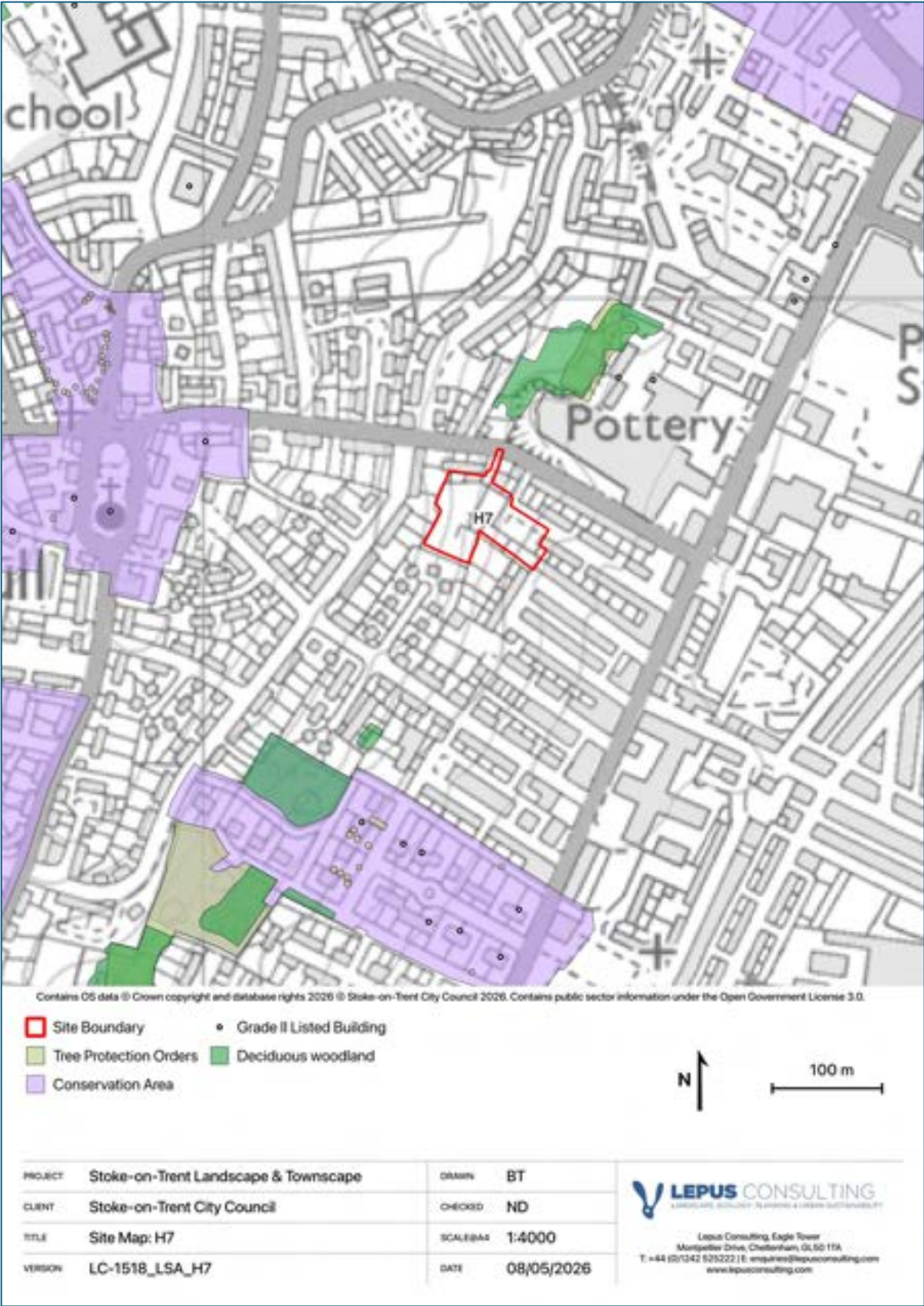


Figure 8.13: Site Map H7

Site information	
Site reference	H7
Site size	0.59ha
Development type	Housing
Potential Capacity	5
Landscape Character Type	Urban Residential Landscapes

Criteria	Description	Sensitivity
Susceptibility		
Landform, scale and enclosure	The western part of the site comprises unmanaged grassland with scattered anthropogenic features and areas of scrub vegetation. The eastern area comprises concrete hardstanding used for car parking. Residential development surrounds the site, with Penkhull New Road to the north and Bilton Street providing access.	L
Land cover, flora and fauna	The area of grassland contains shrubs and several scattered trees in the east.	L
Land use	The western part of the site comprises unmanaged grassland with scattered anthropogenic features and areas of scrub vegetation. The eastern area comprises concrete hardstanding used for car parking. Residential development surrounds the site, with Penkhull New Road to the north and Bilton Street providing access.	M/L
Time-depth	The site displays limited time-depth, although its long-standing undeveloped character contrasts with the surrounding residential expansion of Penkhull since the 1800s.	M/L
Perceptual and aesthetic	The site possesses limited scenic and perceptual qualities due to its enclosed urban character, unmanaged appearance and surrounding traffic movement.	L
Skyline features	Skyline features are dominated by the surrounding residential development.	L
Inward and outward views	Views within the site are limited by existing vegetation and enclosure created by surrounding residential development. The car park is visible from Bilton Street, whilst outward views are largely restricted to adjacent housing and urban form. Intervisibility with the nearby Grade II Listed Buildings is limited.	L
Value		
Landscape value	The site holds limited landscape value, largely associated with its vegetation cover and its relationship with the historic urban fabric of Penkhull.	L
Visual value	The site possesses no notable visual value.	L
Overall		
Mitigation potential	Retained boundary vegetation should be reinforced where practicable to assist integration with the surrounding residential townscape. Development should reflect the existing urban grain and boundary pattern.	
Landscape sensitivity summary	The site comprises a very small parcel of vacant grassland and hardstanding enclosed by surrounding residential development within the urban area of Penkhull.	L

- The landscape displays a strongly urban and contained character, with limited openness and little relationship with the wider landscape beyond the immediate townscape setting.
- Vegetation cover is limited to unmanaged grassland, scattered shrubs and occasional trees, which provide minor landscape structure within an otherwise developed urban context.
- The site possesses limited scenic and perceptual qualities due to its enclosed urban character, unmanaged appearance and surrounding traffic movement.
- Visual influence is limited by surrounding built form and existing vegetation, resulting in largely short-range and contained views.
- The site displays limited landscape and visual value overall and appears capable of accommodating small-scale residential development that responds to the surrounding urban grain.
- Overall, the site displays low landscape sensitivity.

8.14 H15: Brookwood Drive, Weston Coyney

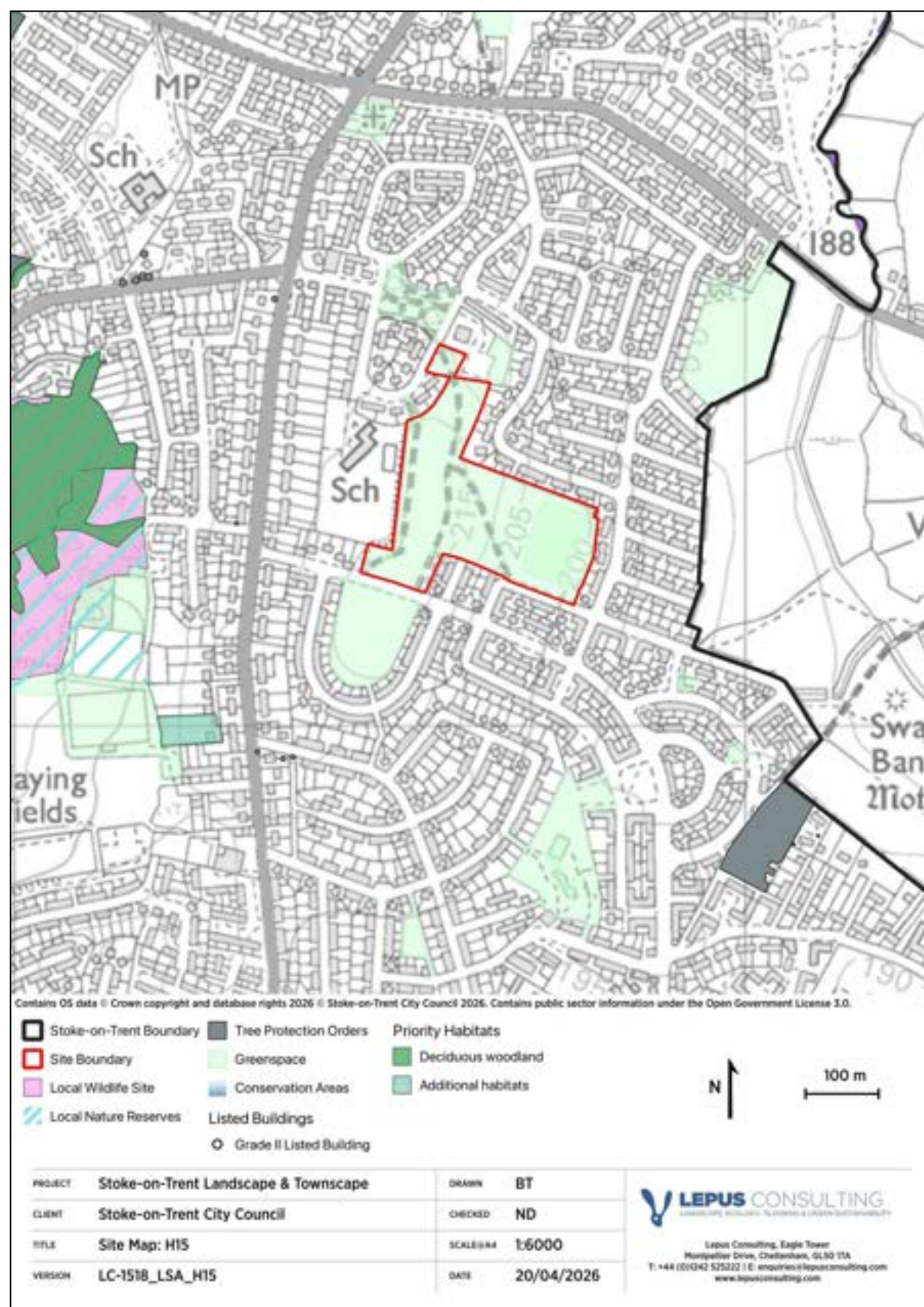


Figure 8.14: Site Map H15

Site information	
Site reference	H15
Site size	5.07ha
Development type	Housing
Proposed dwelling no.	140
Landscape Character Area / Type	Urban Residential Landscapes and Open Wooded Greenspace

Criteria	Description	Sensitivity
Susceptibility		
Landform, scale and enclosure	This small site comprises a Public Park in Wetson Coyney. The site is lined by dense vegetation and wooden fencing associated with bordering housing to the north, east and majority south, except Brookwood Drive in the southwest, where it is entirely open to the road and continuation of the Public Park beyond. Trees cover the western border. Topography rises to the west.	M
Land cover, flora and fauna	The park is covered by well-maintained grassland, domestic garden hedges and scattered boundary trees.	M/L
Land use	The site is a Public Park in a modern residential landscape. There are three traversing PRowS, two of which are gravel and one concrete. The site is enclosed by residential development to the north, east and south, except for the remainder of the Park, and an academic institution beyond the trees to the west. The site itself is free of built form, used for recreation and greenspace access.	M
Time-depth	Previous land use was associated with Weston Coyney Hall, as woodland and three ploughed fields. The hall was constructed in the 17 th century by the Coyneys for residential use, and it remains standing close to the northern boundary of the site.	M/L
Perceptual and aesthetic	Scenic qualities comprise well-maintained grassland and scattered trees. The exclusion of built form creates a sense of nature within an urban context. Vehicle activity on Brookwood Drive the surrounding residential areas reduce tranquillity.	M
Skyline features	Skyline features are dominated by housing in all directions except the west, where the school is largely blocked by tree cover.	M/L
Inward and outward views	The site is not entirely visible across its width due to trees and topographical change. Views of surrounding housing are filtered by boundary vegetation in places. Views to the west are of dense tree cover	M
Value		
Landscape value	The site is a designated Public Park.	M
Visual value	The site provides notable visual amenity within the surrounding residential area through its openness, continuous greenspace character and recreational function. The contrast between the undeveloped parkland and enclosing housing contributes positively to local townscape character.	M
Overall		

Mitigation potential	Based on topography and therefore visibility, development would be more suitable towards the eastern edge of the site, limiting alteration of the landscape. It is recommended that the western area is not developed due to its openness. Backing onto the school in the north west may be suitable due to enclosing tree cover, but landscape character would be adversely affected by developing the land in the southwest. Development would be highly visible and imposing on Brookwood Drive, altering the sense of openness and greenspace in a densely built-up area. In conjunction with this, the PRoWs should be retained (in suitable directions) to allow access across the greenspace. Vegetation and trees should be maintained to a sufficient level to prevent encroachment.	
Landscape sensitivity summary	• The site comprises a substantial area of public open space forming a continuous greenspace corridor within the residential area of Weston Coyney. • The landscape is characterised by maintained amenity grassland, recreational footpaths and scattered mature trees enclosed by surrounding housing development. • Although strongly influenced by the urban context, the site provides an important sense of openness, visual relief and informal recreation within the settlement. • The central and western parts of the site appear more open and visually prominent within the wider greenspace network and are therefore more sensitive to change. • Boundary vegetation and tree cover provide partial enclosure and filtering of surrounding residential development in places. • Historic associations with Weston Coyney Hall contribute limited time-depth interest. • Overall, the site displays medium landscape sensitivity.	M

8.15 H39: Land off Redhills Road

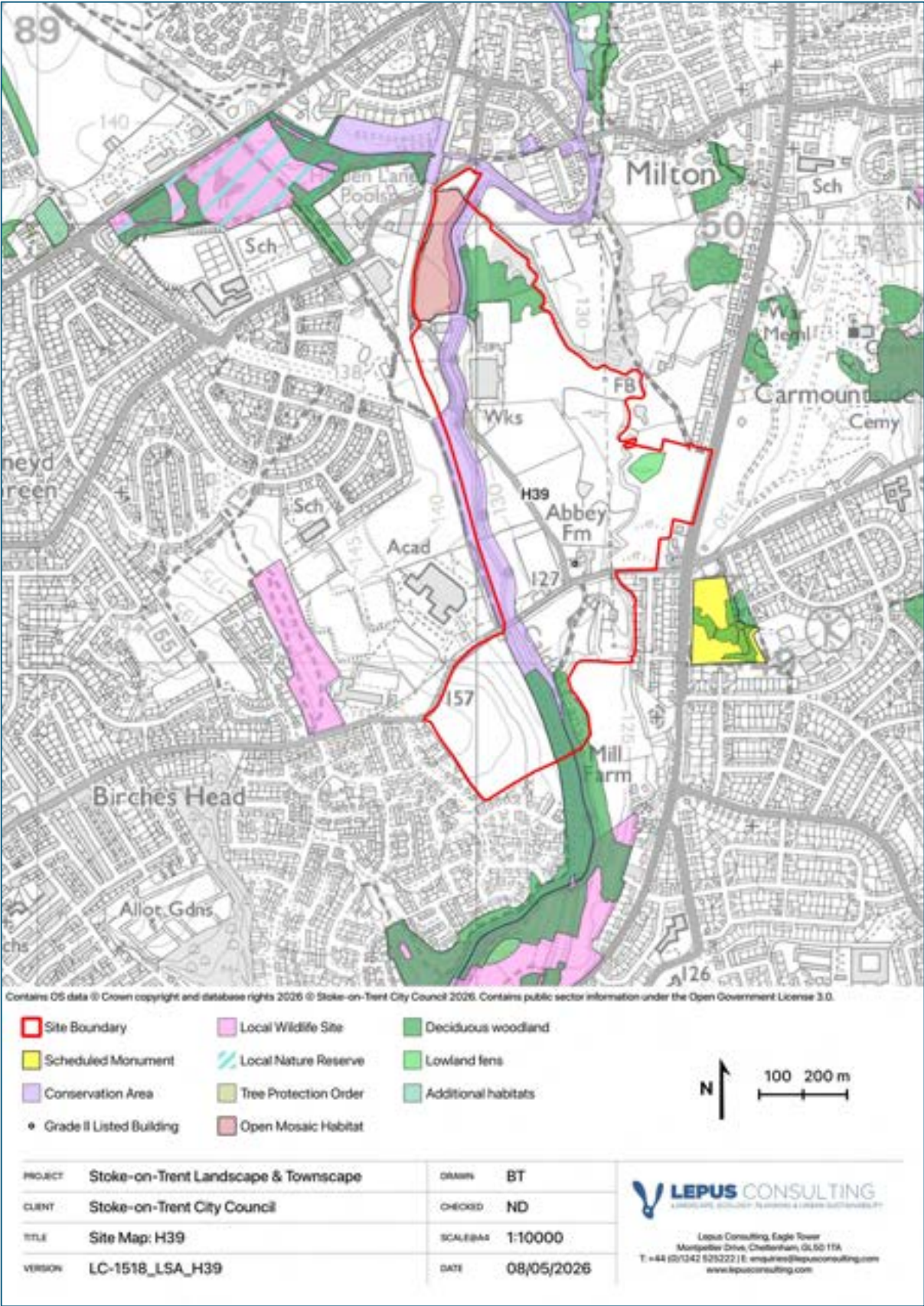


Figure 8.15: Site Map H39

Site information	
Site reference	H39
Site size	47.06ha
Development type	Housing
Proposed dwelling no.	747
Landscape Character Types	Sports Facilities, Managed Recreational Landscapes, Former Extractive Landscapes, Canal Recreational Landscapes, Amenity Land and Urban Residential Landscapes

Criteria	Description	Sensitivity
Susceptibility		
Landform, scale and enclosure	This large site comprises the River Trent, Caldon Canal, several pastoral fields, clusters of woodland, roads, farmsteads and areas of hardstanding. The southern area of the site is primarily defined by medium-height hedgerows, several containing hedgerow trees. Dense vegetation bounds the western edge, whilst the eastern edge is defined by Ford Green Brook and the headwaters of the River Trent. The site is located between Carmount, Birches Head and Milton, although built development is generally limited to the site edges and provides only localised enclosure. The site is primarily flat, with a slight rise westwards on the southernmost parcel of the site.	M
Land cover, flora and fauna	Pastoral fields are internally defined by hedgerows. The north of the site contains open mosaic habitat and deciduous woodland priority habitats. Ford Green Brook connects to the River Trent and runs through the eastern area, where a small area of lowland fens priority habitat is also located. Deciduous woodland surrounds the Caldon Canal in the south. Vegetation likely functions as habitat corridors linking priority habitats and watercourses. However, farmsteads and Redhills Road may contribute to habitat fragmentation.	M
Land use	The site lies within the urban area of Stoke-on-Trent, between Carmount, Birches Head and Milton. Redhills Road follows the Caldon Canal and runs north–south through the site, linking to a small residential area and a large hardstanding area in the north. In the south, at the junction of Redhills Road and Birches Head Road, there is a farmstead and football club. A pylon stands in the far southeastern field. A PRoW crosses the southern part of the site, connecting Birches Head Road to the Caldon Canal towpath. Despite these urban influences, the site retains a predominantly pastoral and recreational character across much of its extent.	M/L
Time-depth	The site has a long history of agricultural use, reflected in retained field boundaries which indicate mature hedgerows and historic continuity within the landscape structure. This is reinforced by the presence of the C18–C19 Grade II Listed Abbey Farmhouse on Birches Head Road. The Caldon Canal Conservation Area lies along the western edge; constructed in 1776 to transport limestone and flint to the pottery industry. The headwaters of the River Trent also originate within the site, contributing to local distinctiveness and landscape character.	M
Perceptual and aesthetic	The Caldon Canal Conservation Area, Grade II Listed Buildings and retained field boundaries create a strong historic perception. Natural features, including Ford Green Brook, the head of the River Trent, lowland fens and deciduous woodland priority habitat further enhance landscape quality. However,	M

	anthropogenic elements such as the residential area, pylon, hardstanding, Redhills Road and Birches Head Road detract from this character. Infrequent traffic on Redhills Road creates visual and aural disturbance, while more constant traffic on Birches Head Road has a greater overall influence.	
Skyline features	Skyline features are dominated by the surrounding residential development and scattered trees to the north, east and south, with the school dominating the skyline to the west.	M/L
Inward and outward views	Direct views across the entirety of the site are not possible given the internal vegetation and built form. Views from the roads, canal towpath and PRow are possible but only over adjacent fields. The top storeys of residential development to the southeast are visible. Views towards Leek Road to the east are filtered by boundary vegetation. Views of the Grade II Listed Building are direct from surrounding fields.	M/L
Value		
Landscape value	The site holds local landscape value associated with the Caldon Canal Conservation Area, the headwaters of the River Trent, pastoral field structure, woodland belts, habitat connectivity and recreational access along the canal corridor and PRow network.	M
Visual value	The headwaters of the River Trent, together with the Caldon Canal corridor, pastoral fields, woodland structure and associated watercourses, contribute positively to the site's visual character and local distinctiveness. However, visual value is moderated by the presence of surrounding urban development, roads, hardstanding and occasional infrastructure features.	M/L
Overall		
Mitigation potential	Development should avoid the canal corridor, headwaters of the River Trent and priority habitat areas. Existing hedgerows, woodland belts and vegetation structure should be retained and reinforced to maintain habitat connectivity and landscape structure. Development, where appropriate, should relate closely to existing settlement edges and previously developed land to reduce intrusion into the more open central parts of the site. The PRow and canal towpath should be retained and integrated within a wider green infrastructure framework.	
Landscape sensitivity summary	- The site comprises a large urban fringe landscape containing pastoral fields, woodland clusters, watercourses, recreational land uses and areas of hardstanding between Carmount, Birches Head and Milton. - The Caldon Canal Conservation Area, Ford Green Brook and the headwaters of the River Trent form defining landscape features which contribute positively to local distinctiveness, habitat connectivity and landscape structure. - Retained hedgerows, hedgerow trees, woodland belts and pastoral field patterns create a coherent vegetation structure across much of the site, despite the influence of surrounding urban development. - The landscape retains historic associations through the Caldon Canal Conservation Area, the Grade II Listed Abbey Farmhouse and the long-established agricultural field pattern. - Although influenced by roads, scattered built form, hardstanding, pylons and adjacent residential development, the site retains a perceptible degree of openness and separation between surrounding urban areas. - Views across the site are generally moderated by vegetation, landform and built form, although localised open views are available from roads, the canal towpath and PRow network.	M/L

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| | <ul style="list-style-type: none">• Overall, the site displays a mixed urban fringe character, although the canal corridor, pastoral landscape structure and watercourses increase sensitivity beyond that typically associated with fragmented urban edge landscapes, resulting in an overall medium landscape sensitivity. | |
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8.16 H58: Packmoor

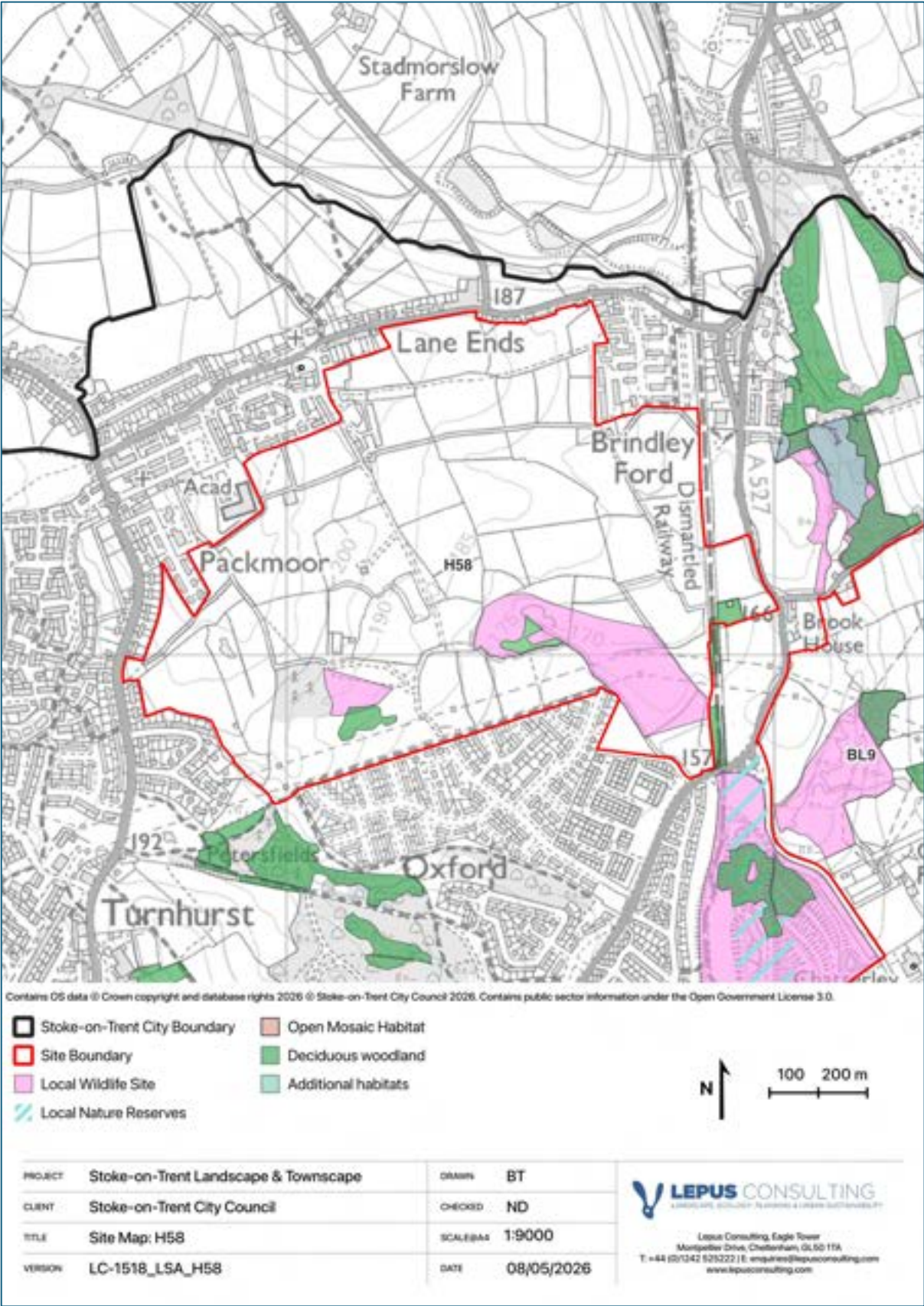


Figure 8.16: Site Map H58

Site information	
Site reference	H58
Site size	82.03ha
Development type	Housing
Proposed dwelling no.	800
Landscape Character Types	River Valley Landscapes and Woodland

Criteria	Description	Sensitivity
Susceptibility		
Landform, scale and enclosure	This large site comprises a broad mosaic of pastoral fields, woodland clusters, recreational land and scattered farmsteads occupying gently sloping land between Packmoor, Brindley Ford and Oxford. The site is partially enclosed by adjacent residential development to the north, south and west, although the eastern extent remains notably open and visually connected to the wider countryside. Field boundaries are typically defined by mature hedgerows, intermittent hedgerow trees and occasional fencing. Landform generally falls eastwards toward the Ford Green Brook corridor, creating a subtle valley landscape and increasing openness across parts of the eastern area.	H/M
Land cover, flora and fauna	The site comprises a predominantly pastoral landscape divided by mature hedgerows and intermittent tree cover. Packmoor Hay Meadows Local Wildlife Site forms a notable landscape component in the south and includes areas of lowland fen and deciduous woodland priority habitat. Additional woodland blocks and vegetated corridors contribute positively to landscape structure, local distinctiveness and habitat connectivity across the site. Although influenced by recreational and agricultural uses, the site retains a coherent semi-rural character with relatively mature vegetation structure.	H/M
Land use	The site is predominantly used for pastoral grazing and recreational activity, including football pitches and informal access routes. Equestrian paddocks, agricultural buildings and farmsteads reinforce the rural fringe character of the landscape. PRowS and the National Cycle Route provide recreational connectivity through the site, whilst the dismantled Biddulph Valley Branch railway corridor contributes additional landscape structure and access value. Urban influences are present, including adjacent residential development, overhead utility infrastructure and traffic movement along surrounding roads, although much of the site retains a perceptible degree of openness and separation from the urban edge.	M
Time-depth	The landscape reflects long-established agricultural land use, with mature field boundaries and dispersed woodland indicating historic continuity within the landscape structure. The dismantled Biddulph Valley Branch railway forms a notable historic landscape feature associated with the industrial development of the wider area. Former mining activity, including historic coal shafts, also contributes to the historic character of the landscape.	H/M
Perceptual and aesthetic	The site displays a mixed rural fringe character comprising pastoral farmland, woodland clusters, valleyed landform and recreational land uses. Scenic qualities are derived from the broad pattern of fields, mature vegetation structure, openness toward the eastern countryside and the presence of the	H/M

	Ford Green Brook corridor and Packmoor Hay Meadows LWS. The eastern part of the site retains a stronger rural character and greater sense of openness. Urban fringe influences including pylons, overhead cables, paddocks, local traffic and adjacent development reduce tranquillity in places, particularly toward the western and southern edges.	
Skyline features	Skyline features are generally characterised by open farmland, rolling landform and intermittent woodland. Adjacent residential development and utility infrastructure locally interrupt views, although the wider skyline remains relatively undeveloped toward the east.	M
Inward and outward views	The gently falling landform and relatively open, expansive field pattern enable outward views across parts of the site and toward the wider countryside, particularly within the eastern area. Intervisibility is generally moderated by hedgerows, woodland blocks and local variations in topography, although openness increases across the central and eastern fields. Surrounding residential development is largely limited to the site edges and does not typically dominate views across the wider landscape.	H/M
Value		
Landscape value	The site holds local landscape value associated with the Packmoor Hay Meadows Local Wildlife Site, mature hedgerow network, woodland structure, recreational access and its role as an open transitional landscape between surrounding settlements and the wider countryside. The dismantled railway corridor and historic mining associations further contribute to local distinctiveness.	H/M
Visual value	Visual value is derived from the site's open pastoral character, gently rolling landform, mature vegetation structure and outward views toward the wider countryside, particularly within the eastern area of the site.	M
Overall		
Mitigation potential	Existing hedgerows, woodland blocks, vegetated corridors and the setting of Packmoor Hay Meadows LWS should be retained and reinforced where possible. Development should respond carefully to the site's falling landform and avoid extending prominently into the more open eastern areas where landscape sensitivity increases. Green infrastructure networks should maintain habitat connectivity and recreational access, including retention and integration of PRoWs and cycle routes. Careful treatment of settlement edges would also be required to avoid further urbanising the rural fringe character of the site.	
Landscape sensitivity summary	- The site comprises a large area of predominantly pastoral farmland, woodland clusters and recreational land occupying gently sloping valley-side land between Packmoor, Brindley Ford and Oxford. - The landscape displays a mixed urban fringe character, although much of the site retains a perceptible degree of openness and separation from surrounding residential development. - The eastern part of the site is more sensitive due to its stronger visual relationship with the wider countryside, greater openness and reduced enclosure. - Packmoor Hay Meadows Local Wildlife Site, mature hedgerows, woodland blocks and vegetated corridors contribute positively to landscape structure, biodiversity value and local distinctiveness. - The dismantled Biddulph Valley Branch railway and evidence of former mining activity contribute historic landscape interest and reinforce local character.	H/M

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| | <ul style="list-style-type: none">• Although pylons, overhead cables, paddocks and adjacent urban influences detract from tranquillity in places, the site retains scenic qualities associated with its pastoral land use, rolling landform and mature vegetation structure.• Overall, the site displays high-medium landscape sensitivity, increasing toward the eastern extent of the site. | |
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8.17 H59: Canal Lane, Tunstall, ST6 4PQ

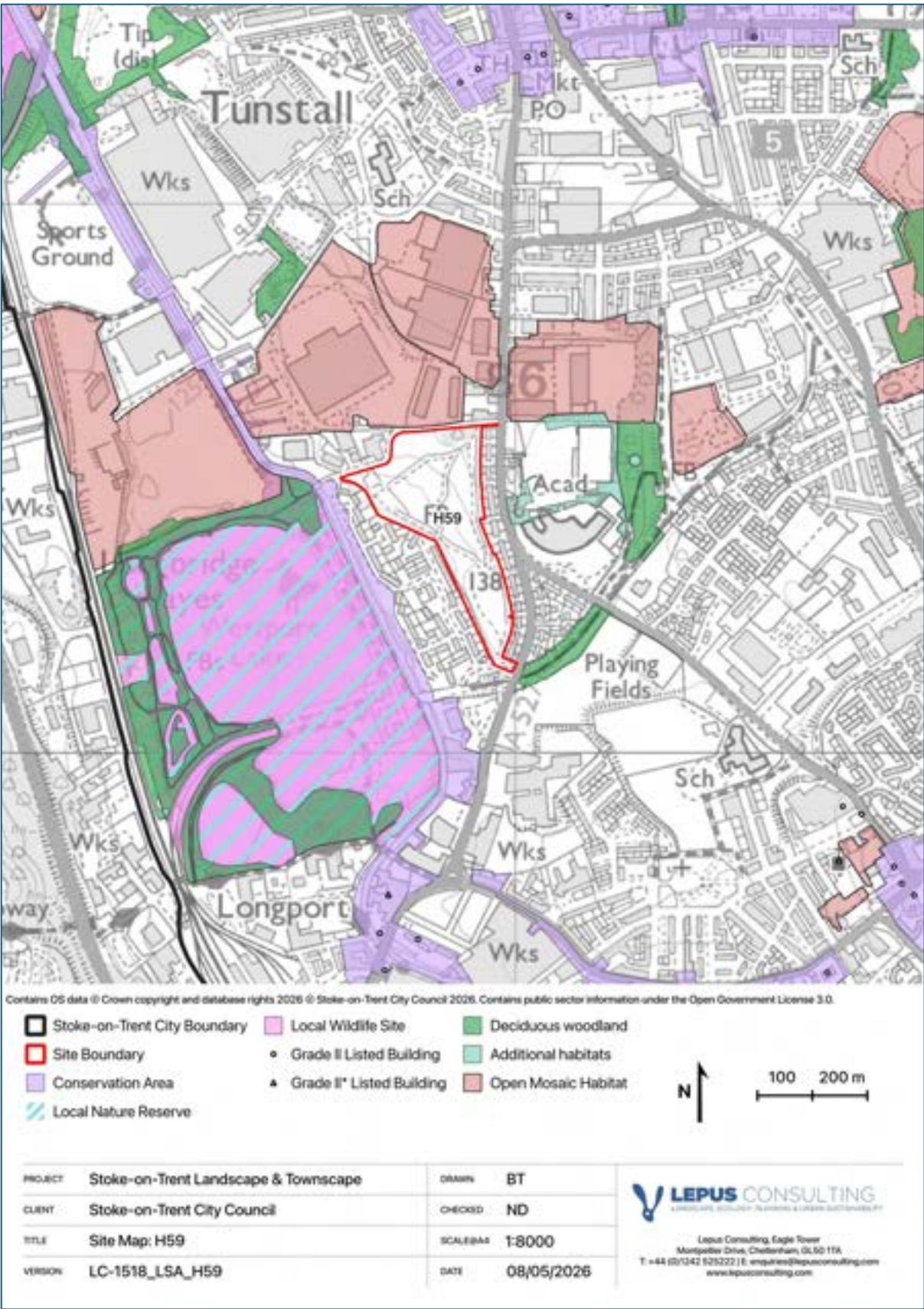


Figure 8.17: Site Map H59

Site information	
Site reference	H59
Site size	5.37ha
Development type	Housing
Proposed dwelling no.	100
Landscape Character Type	Woodland

Criteria	Description	Sensitivity
Susceptibility		
Landform, scale and enclosure	This small triangular site comprises open grassland with limited enclosure, except for woodland along the western boundary. The site is bordered by modern warehousing to the north and residential development to the east and west. Topography gently undulates, rising slightly from west to north.	M/L
Land cover, flora and fauna	The site comprises predominantly open grassland with scattered trees and small woodland blocks along the western boundary. Westport Lake Local Nature Reserve and Local Wildlife Site lie to the west, separated from the site by the Trent & Mersey Canal corridor and intervening residential development.	M/L
Land use	The site is designated as Public Park or Garden and comprises open recreational greenspace with a network of surfaced paths. A small residential road extends through the eastern part of the site, whilst a gravel car park connects to Canal Lane in the north adjacent to modern warehousing. Residential development borders the eastern and western edges, with the A5271 located beyond the eastern boundary.	M/L
Time-depth	The site has a longstanding recreational function historically associated with Brownhills Hall to the east. Historic industrial associations are evident through the former Brownhills Colliery and the nearby Trent & Mersey Canal Conservation Area, although much of the historic landscape context has been altered by subsequent urban and industrial development.	M/L
Perceptual and aesthetic	Well-maintained grassland, scattered trees and woodland edges contribute to a locally pleasant recreational landscape which contrasts with the surrounding industrial and residential development. Gentle undulations in landform add some visual interest. However, tranquillity is reduced by adjacent roads, parked vehicles and nearby industrial activity.	M
Skyline features	Skyline features to the southwest cover the urban landscape of Longport and Middleport, including a church spire. Skyline views to the north comprise warehouses, and to the east, top storeys of residential development.	M/L
Inward and outward views	The site is visually open with direct inward views available from surrounding residential development, roads and adjacent warehousing. Woodland along the western boundary provides partial filtering in places, although outward views are otherwise relatively contained by surrounding urban development.	M/L
Value		
Landscape value	The site is designated as a Public Park or Garden. It lies in the setting of the nearby Westport Lake Local Nature Reserve, Local Wildlife Site and the Trent & Mersey Canal Conservation Area.	M

Visual value	The site possesses limited local visual value associated with its function as accessible public greenspace, open character and relationship with adjacent woodland and the wider Westport Lake corridor.	M/L
Overall		
Mitigation potential	Development should retain and reinforce existing woodland, trees and recreational routes where possible. Structural planting along boundaries would help soften urban influences and maintain visual containment. Careful treatment of the western edge would be important to maintain separation from the Westport Lake corridor and Trent & Mersey Canal Conservation Area.	
Landscape sensitivity summary	- The site comprises a small triangular area of recreational greenspace situated within a predominantly urban and industrial context between Tunstall and Longport. - The landscape is characterised by open grassland, scattered trees and woodland along the western boundary, with gentle undulations in landform providing limited visual interest. - Residential development, warehousing, roads and other urban influences strongly influence landscape character and reduce tranquillity across the site. - The site nevertheless retains some local landscape value associated with its recreational function, open character and relationship with the nearby Westport Lake corridor and Trent & Mersey Canal Conservation Area. - Woodland structure and vegetation provide partial enclosure along the western edge, although the site remains visually open from surrounding development and roads in several locations. - Historic associations relating to Brownhills Hall, the former colliery and canal corridor contribute limited time-depth and local distinctiveness. - Overall, the site displays a mixed urban fringe character with medium-low landscape sensitivity.	M/L

8.18 H63: Mitchell High School, Bucknall, ST2 9EY

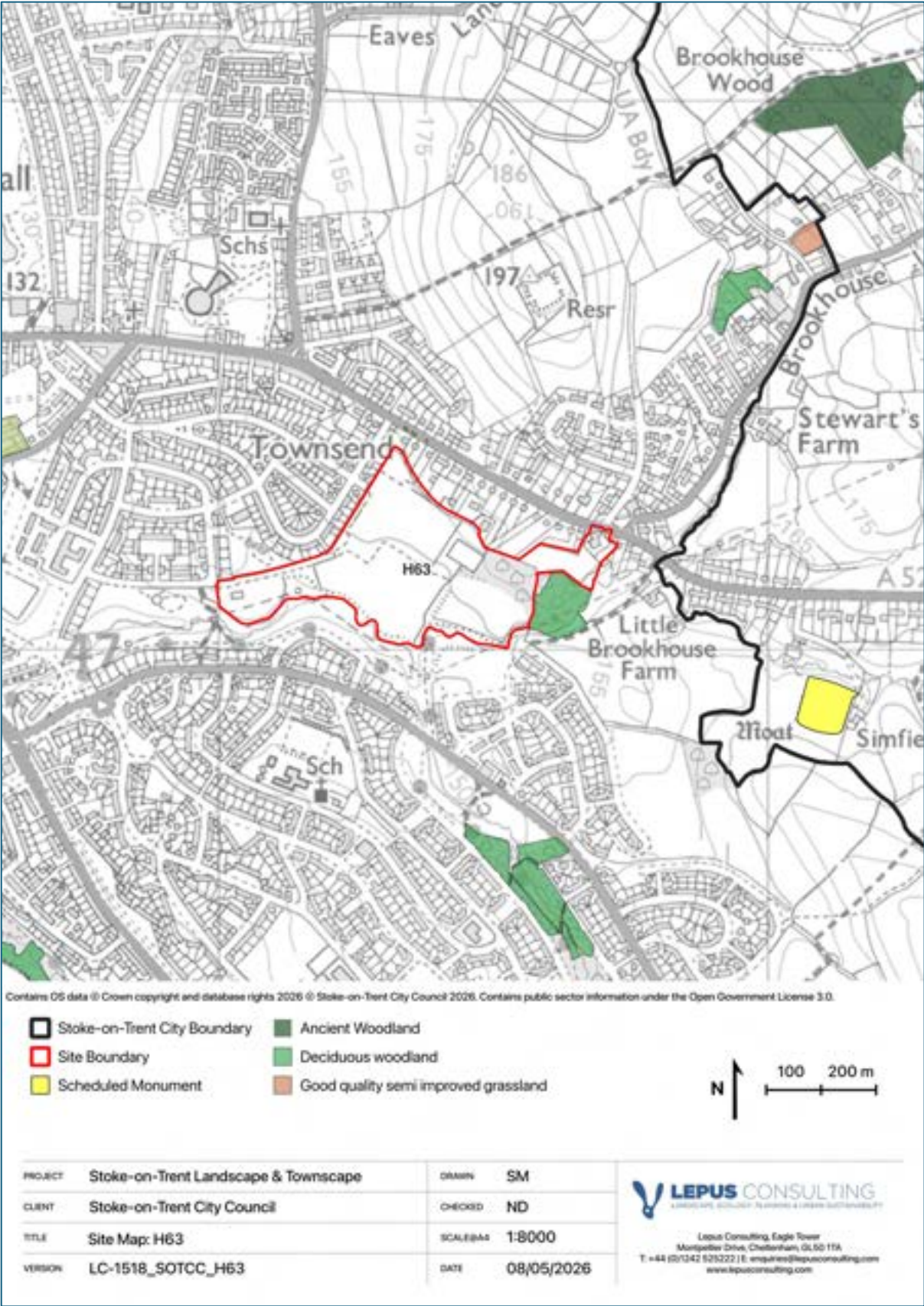


Figure 8.18: Site Map H63

Site information	
Site reference	H63
Site size	8.55ha
Development type	Housing
Proposed dwelling no.	234
Landscape Character Types	River Valley Landscape and Urban Residential Landscapes

Criteria	Description	Sensitivity
Susceptibility		
Landform, scale and enclosure	This irregular-shaped medium-sized site comprises a large area of hardstanding in the north and four parcels of grassland. The northern boundary is defined by intermittent vegetation, and the southern by Causley Brook. The site is enclosed between residential developments of Townsend and Ubberley. Topography is characterised by the valley of Causley Brook.	M/L
Land cover, flora and fauna	Approximately two thirds of the site is covered by grassland with shrub encroachment particularly prevalent in the east. Causley Brook is surrounded by dense vegetation. An area of deciduous woodland priority habitat lies beyond the southeast boundary.	M/L
Land use	The grassland is not managed. Gravel tracks connect the hardstanding in the north to residential Townsend. The A52 (Werrington Road) lies beyond a line of residential development to the northeast. A derelict farmstead lies in the far eastern corner. A pylon stands in the west alongside a small rectangular area of hardstanding and overhead telecommunications cables.	L
Time-depth	The site appears to have historic agricultural origins, reflected by the surviving farmstead in the eastern part of the site and the long-established course of Causley Brook along the southern boundary. However, much of the site has been substantially altered through former development, clearance and hardstanding.	M/L
Perceptual and aesthetic	The site displays a degraded urban fringe character influenced by extensive hardstanding, overhead cables, a pylon, unmanaged grassland and the derelict farmstead. Residential development surrounding the site further reduces tranquillity and contributes to an urban feel. The Causley Brook corridor and associated vegetation provide some localised natural character and partial visual containment, particularly in the southern part of the site. Traffic noise from the A52 is audible across parts of the site.	M/L
Skyline features	Skyline features to the north, east and west are dominated by the top storeys of residential development. Skyline views to the south are blocked by tall vegetation associated with Causley Brook.	L
Inward and outward views	Direct views into the site are available from Longford Road and limited sections of the surrounding residential edge. Views southwards toward Ubberley are generally filtered by vegetation associated with Causley Brook, whilst outward views are largely contained by surrounding residential development.	M/L
Value		

Landscape value	The site possesses limited landscape value associated primarily with the Causley Brook corridor, vegetation structure and local habitat connectivity. However, former development, hardstanding and strong urban fringe influences reduce overall landscape quality and distinctiveness.	M/L
Visual value	Visual value is limited due to the enclosed urban fringe context, degraded land cover and strong influence of surrounding residential development and infrastructure. Localised vegetation associated with Causley Brook provides some visual containment and softening in the southern part of the site.	L
Overall		
Mitigation potential	Development should seek to utilise the previously developed hardstanding areas where possible and retain the vegetated corridor associated with Causley Brook to maintain landscape structure, habitat connectivity and visual containment. Existing vegetation should be retained and reinforced where feasible, particularly along the southern boundary and around the brook corridor.	
Landscape sensitivity summary	- The site comprises a medium-scale area of previously developed land and unmanaged grassland enclosed between the residential areas of Townsend and Ubbesley. - The landscape displays a degraded urban fringe character influenced by extensive hardstanding, overhead cables, a pylon, gravel tracks and surrounding residential development. - The valley corridor associated with Causley Brook provides the principal landscape structure within the site, contributing localised natural character, vegetation cover and habitat connectivity. - Although the brook corridor and associated vegetation provide some enclosure and visual containment, the site generally lacks strong scenic quality or tranquillity due to surrounding urban influences and traffic noise from the A52. - The surviving farmstead and brook corridor provide limited historic continuity within an otherwise heavily altered landscape. - Overall, the site displays medium-low landscape sensitivity.	M/L

8.19 E3: Land off Mossfield Road, Adderley Green

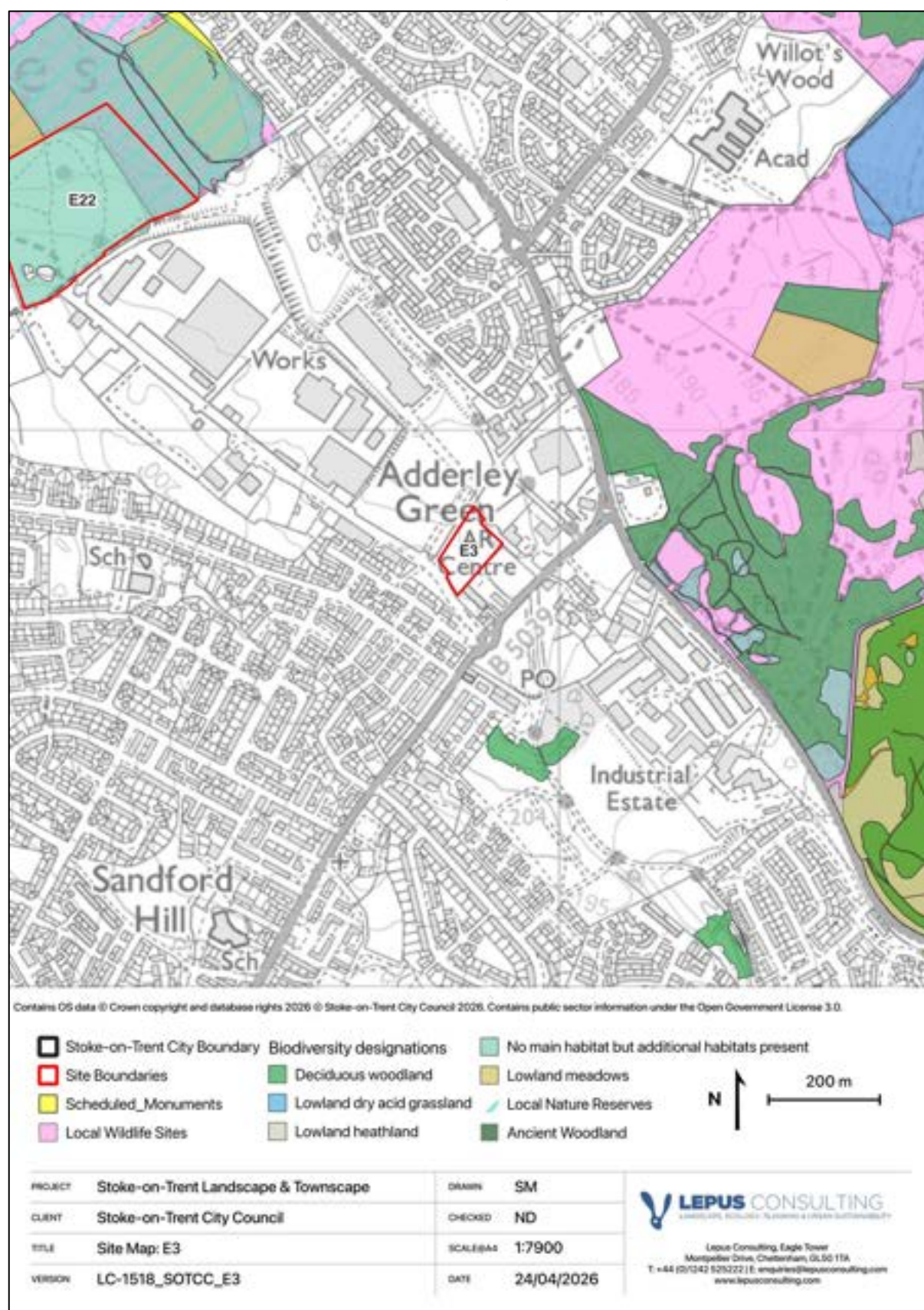


Figure 8.19: Site Map E3

Site information	
Site reference	E3
Site size	0.86ha
Development type	Employment
Landscape Character Type	Commercial and Industrial Landscapes

Criteria	Description	Sensitivity
Susceptibility		
Landform, scale and enclosure	This small rectangular site comprises an area of unmanaged vegetation enclosed by heras fencing within the industrial area of Adderley Green. The site is strongly contained by surrounding commercial development and infrastructure, with only a slight rise in elevation toward the south.	L
Land cover, flora and fauna	The site comprises disturbed grassland, scrub and unmanaged vegetation characteristic of previously developed urban land. Areas of open mosaic habitat provide limited ecological interest within the wider industrial landscape.	M/L
Land use	The site forms part of the modern industrial landscape of Adderley Green. Mossfield Road bounds the site to the south, Blackbird Walk to the west and warehousing to the east, with further disturbed grassland to the north. The site appears vacant and contains evidence of fly-tipping and informal disturbance.	L
Time-depth	The site has remained undeveloped since at least the late nineteenth century, historically forming part of open land associated with Adderley Green prior to surrounding industrial expansion.	M/L
Perceptual and aesthetic	The site displays limited aesthetic or perceptual qualities due to its vacant and unmanaged condition, heras fencing, fly-tipping and strong urban-industrial influences. Surrounding warehousing, infrastructure and traffic movement on Mossfield Road further reduce tranquillity.	L
Skyline features	The skyline is dominated by surrounding industrial and residential built form associated with Adderley Green, including warehousing and commercial units.	L
Inward and outward views	The site is readily visible from surrounding roads and adjacent commercial land, although unmanaged vegetation provides limited localised filtering in places.	L
Value		
Landscape value	The site possesses very limited landscape value, reflecting its vacant and degraded character within the surrounding industrial landscape.	L
Visual value	Visual value is limited due to the enclosed urban-industrial setting and absence of notable scenic qualities.	L
Overall		
Mitigation potential	Development should respond to the prevailing commercial and industrial character of the surrounding area. Retention of any viable boundary vegetation and incorporation of structure planting can assist in softening visual effects and improving the appearance of the site.	
Landscape sensitivity summary	This small rectangular site comprises unmanaged vegetation enclosed by Heras fencing within the industrial area of Adderley Green.	L

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| | <ul style="list-style-type: none">• The site is strongly contained by surrounding warehousing, roads and commercial development, resulting in limited landscape and visual qualities.• Areas of open mosaic habitat provide some limited ecological interest within the wider industrial landscape.• The site displays a vacant and disturbed character with little sense of tranquillity or local distinctiveness.• Overall, the site exhibits low landscape sensitivity to employment development. | |
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8.20 E17: Land off Hollywall Lane and Chatterley Road, Sandyford

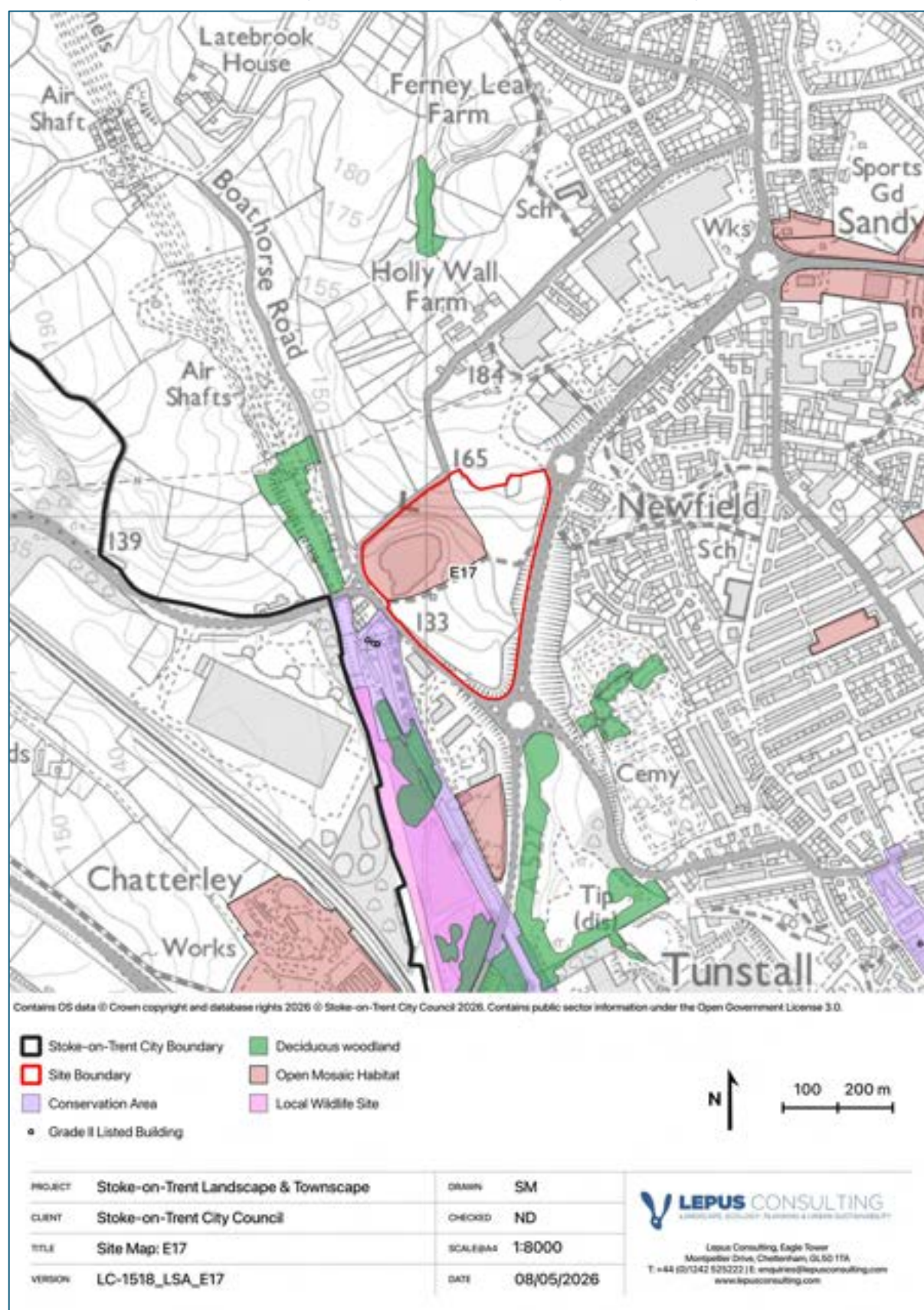


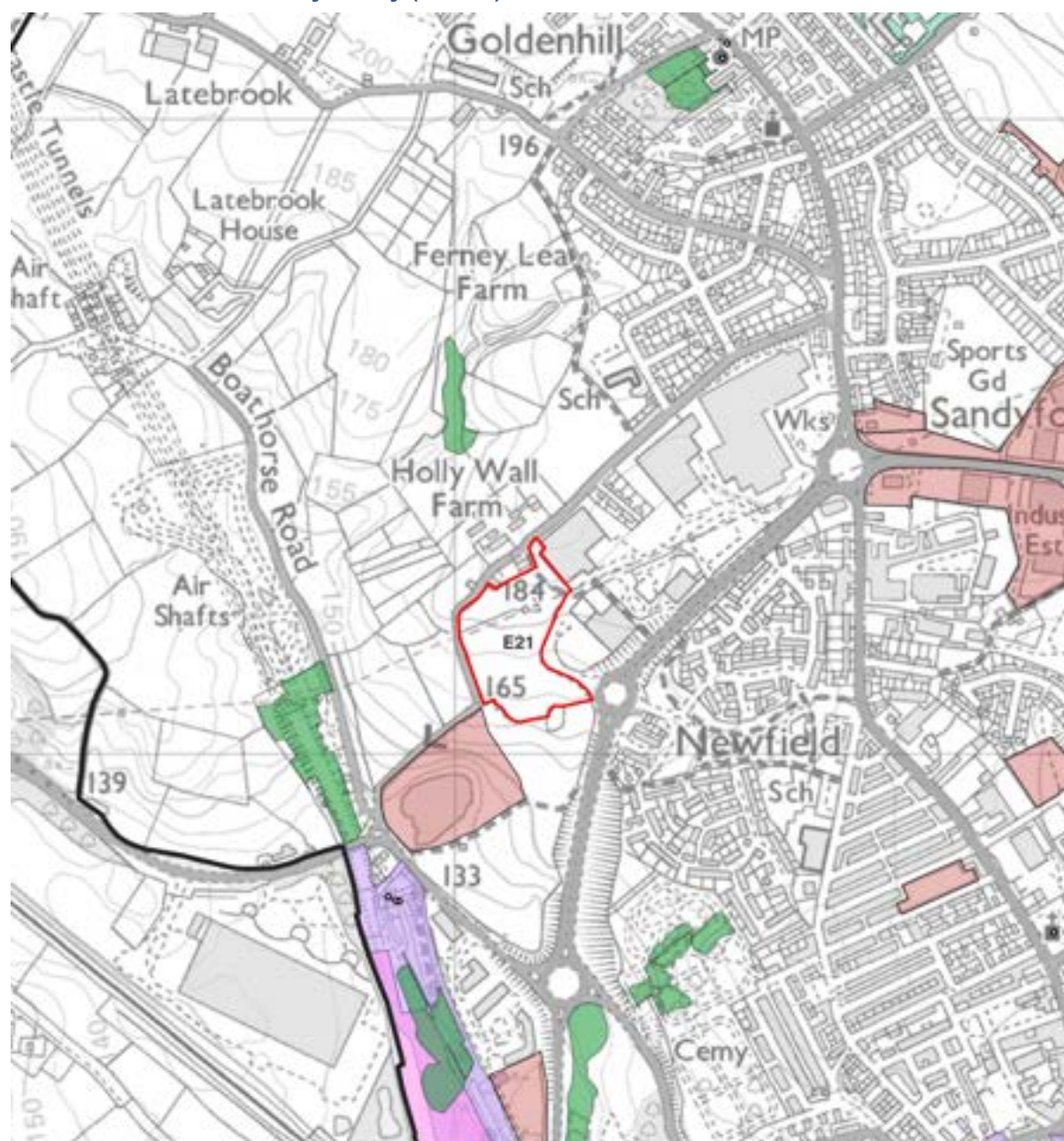
Figure 8.20: Site Map E17

Site information	
Site reference	E17
Site size	9.03ha
Development type	Employment
Landscape Character Type	Managed Recreational Landscapes

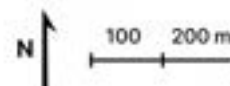
Criteria	Description	Sensitivity
Susceptibility		
Landform, scale and enclosure	This medium-sized triangular site on the edge of Goldenhill and Sandyford comprises grassland scattered with scrub and woodland clusters. It is largely defined by medium-height hedgerows with interspersed trees, denser along the eastern boundary. The site is bordered by Chatterley Road to the southwest, the A527 (Reginald Mitchell Way) to the east and Hollywall Lane to the northwest. Open grassland extends northwards as the landform gently slopes toward a low-lying pond. Despite some enclosure provided by vegetation, the elevated and open nature of parts of the site increases perceptibility.	M/L
Land cover, flora and fauna	A large pond lies within the northwest section of the site, surrounded by areas of open mosaic habitat, scrub and scattered woodland clusters.	M/L
Land use	The site was formerly used for pig farming, evidenced by surviving pig sties near the gated entrance in the west. Internal wooden fencing remains in places. A PRoW traverses the site east to west, linking Newfield with the Harecastle Tunnel corridor. Telecommunications infrastructure crosses the site north to south.	M/L
Time-depth	The site has limited time-depth interest. However, the Trent and Mersey Canal Conservation Area lies immediately to the south and contains several Grade II Listed structures associated with Harecastle Tunnel, completed in 1777. These features contribute historic interest to the wider surrounding landscape.	L
Perceptual and aesthetic	The site occupies a disturbed urban fringe landscape influenced by adjacent roads and surrounding development. Woodland clusters, scrub vegetation, the pond and local variations in topography contribute some scenic interest and a semi-natural character in parts. However, pig sties, overhead infrastructure, fencing, litter and traffic movement diminish tranquillity and visual quality.	M/L
Skyline features	Skyline features are intermittently but largely filtered by boundary vegetation. Lampposts along the A527 are visible in the east of the site.	L
Inward and outward views	Boundary vegetation and local landform partially restrict inward and outward views. However, more open sections of the site, particularly around the central and northern areas, allow filtered outward views toward Hollywall Lane, adjacent infrastructure and surrounding urban edges.	M/L
Value		
Landscape value	The site possesses limited landscape value. However, its proximity to the Trent and Mersey Canal Conservation Area and associated Grade II Listed structures linked with Harecastle Tunnel contributes some local historic and contextual value.	M/L

Visual value	The site possesses limited visual value associated with the pond, vegetation structure and locally elevated landform, although this is reduced by adjacent infrastructure and urban influences.	L
Overall		
Mitigation potential	It is recommended that development avoids the pond and areas of open mosaic habitat within the northern part of the site. Existing woodland and boundary vegetation should be retained and reinforced to soften views from surrounding roads and maintain landscape structure. Development would be most appropriately located within the southern and southwestern parts of the site adjacent to existing commercial development.	
Landscape sensitivity summary	- The site comprises a disturbed urban fringe landscape on the edge of Goldenhill and Sandyford. - The landscape consists of rough grassland with scattered scrub, woodland clusters and areas of open mosaic habitat. - A large pond within the northern part of the site contributes local ecological and scenic interest. - The site occupies gently elevated landform above the surrounding road network, increasing perceptibility in places. - Boundary hedgerows and trees provide partial enclosure, although more open areas allow filtered outward views toward surrounding urban development and infrastructure. - The site is strongly influenced by adjacent roads, overhead infrastructure, fencing and evidence of former pig farming use. - Traffic movement, urban influence and site disturbance reduce tranquillity and visual quality. - Nevertheless, woodland clusters, scrub vegetation, the pond and local topographic variation contribute some semi-natural character and landscape structure. - The site possesses limited intrinsic landscape value, although the nearby Trent and Mersey Canal Conservation Area and associated Harecastle Tunnel heritage assets contribute some wider historic context. - Overall, the site displays medium-low landscape sensitivity.	M/L

8.21 E21: Chatterley Valley (Area 1)



- Stoke-on-Trent City Boundary
- Site Boundary
- Conservation Area
- Deciduous woodland
- Open Mosaic Habitat
- Grade II Listed Building



PROJECT	Stoke-on-Trent Landscape & Townscape	DRAWN	SM
CLIENT	Stoke-on-Trent City Council	CHECKED	ND
TITLE	Site Map: E21	SCALE/BAS	1:8000
VERSION	LC-1518_LSA_E21	DATE	08/05/2026

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 www.lepusconsulting.com

Figure 8.21: Site Map E21

Site information	
Site reference	E21
Site size	3.12ha
Development type	Employment
Landscape Character Type	Managed Recreational Landscapes

Criteria	Description	Sensitivity
Susceptibility		
Landform, scale and enclosure	This small parcel of grassland and tree cover occupies gently undulating land on the edge of the urban area between Hollywall Lane and Marlborough Road. The site is partially enclosed by roadside vegetation and tree cover along the eastern boundary, although the western edge is more open toward adjacent agricultural land. Employment development and associated infrastructure influence the eastern setting, whilst fields and scattered farmsteads contribute to a more rural character to the west.	M/L
Land cover, flora and fauna	Dense tree cover along the eastern boundary provides landscape structure and visual containment, becoming more fragmented toward the centre of the site where grassland predominates. The site has some local habitat connectivity with adjacent vegetation, nearby pond features and areas of open mosaic habitat to the southwest.	M/L
Land use	The site appears unmanaged and forms part of a transitional urban fringe landscape between employment land and surrounding agricultural fields. Access is gained from Marlborough Road.	L
Time-depth	The site lies within the wider setting of the Trent and Mersey Canal Conservation Area and the former Hollywall Tileries, although direct historic associations within the site itself are limited.	L
Perceptual and aesthetic	The site retains a locally secluded character due to the enclosing tree cover, despite nearby urban influences and traffic movement associated with surrounding roads and employment land. Pylons and overhead infrastructure detract from tranquillity and rural character, although vegetation and adjacent open land provide some visual softening and sense of separation from surrounding development.	M/L
Skyline features	Pylons and utility infrastructure locally interrupt the skyline, although views are generally contained by surrounding vegetation and nearby built form.	L
Inward and outward views	Views eastwards toward the A527 and employment land are filtered by vegetation, whilst more open outward views are available toward adjoining agricultural land to the west. Visual containment is generally moderate due to surrounding tree cover and urban edge influences.	L
Value		
Landscape value	The site has limited landscape value, although boundary vegetation and its function as transitional urban fringe land provide some local contribution to landscape structure.	L
Visual value	Tree cover, vegetation structure and filtered views toward adjacent countryside provide some local visual interest, although this is moderated by surrounding urban influences, pylons and adjacent infrastructure.	M/L
Overall		

Mitigation potential	Existing tree cover and boundary vegetation should be retained and reinforced to maintain landscape structure and soften potential development edges. Additional planting could strengthen separation between employment development and the adjacent rural landscape.	
Landscape sensitivity summary	• The site occupies transitional urban fringe land between the built edge of Newfield and surrounding agricultural fields. • The landscape is influenced by adjacent employment development, roads and utility infrastructure, although tree cover and boundary vegetation provide a degree of enclosure and separation from surrounding urban influences. • Grassland and scattered vegetation form the principal land cover, with some local habitat connectivity to nearby ponds, woodland and areas of open mosaic habitat. • The site has limited historic and landscape value overall, although filtered outward views toward adjacent countryside and existing vegetation provide some local visual interest. • Overall, the site displays low to moderate landscape sensitivity arising from its contained character, urban edge influences and limited wider landscape contribution.	M/L

8.22 E22: Land at the end of Mossfield Road

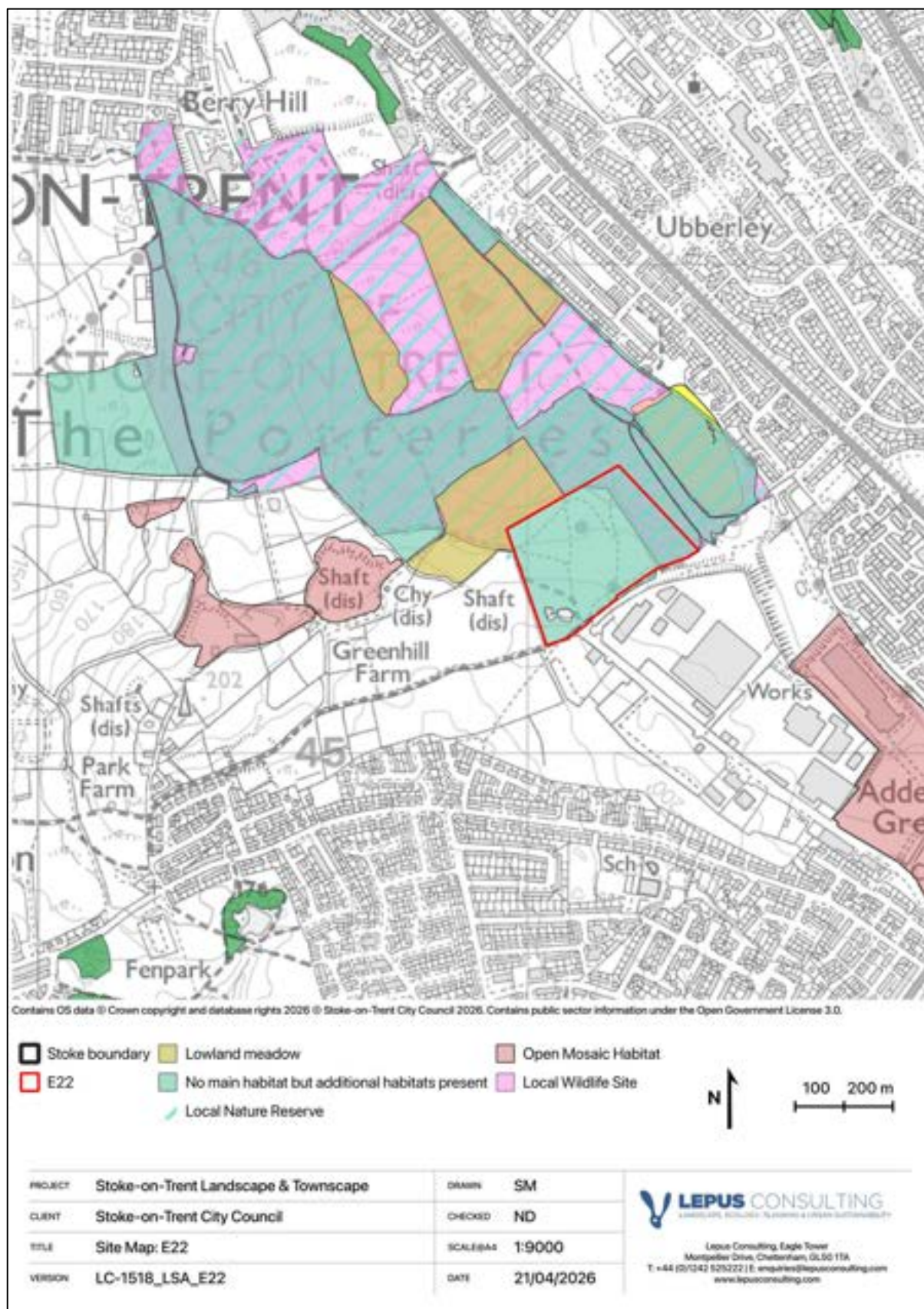


Figure 8.22: Site Map E22

Site information	
Site reference	E22: Land at the end of Mossfield Road
Site size	7.29ha
Development type	Employment B2/B8
Landscape Character Type	Former Extractive Landscapes

Criteria	Description	Sensitivity
Susceptibility		
Landform, scale and enclosure	This site forms part of Berryhill Fields, an extensive area of open greenspace in east Stoke. The landform comprises a broadly level elevated plateau which falls eastwards toward surrounding residential development and southwards beyond the adjoining employment area. Vegetation cover is generally sparse, resulting in limited enclosure across the site.	H/M
Land cover, flora and fauna	The site comprises grassland with scattered scrub along the boundaries and two ponds in the southwest corner. The surrounding landscape includes Local Wildlife Site and Local Nature Reserve designations associated with open parkland, lowland meadow and dispersed tree cover. Small woodland areas, paths and farm tracks contribute to habitat connectivity across the wider greenspace. Areas of open mosaic habitat occur further west.	M
Land use	The site forms part of Berryhill Fields, an area associated with former agricultural and mining activity and historic parkland use. The wider landscape now functions as an important recreational greenspace for surrounding residential areas, supporting walking and cycling activity. A PRoW passes through the western part of the site and continues along the southern boundary, connecting the wider parkland with Mossfield Road and adjacent employment land.	H/M
Time-depth	The Lawn Farm Scheduled Monument lies east of the site, separated by a narrow corridor of greenspace. The monument comprises a medieval moated site and associated ponds which contribute historic and archaeological interest to the wider landscape. The site itself does not appear to contain notable historic landscape features. Geologically, the site is underlain by Carboniferous Sandstone with superficial till deposits.	M/L
Perceptual and aesthetic	The site displays a transitional urban fringe character influenced by adjacent employment land and surrounding residential development. Warehousing, service yards and traffic movement associated with Mossfield Road reduce tranquillity, although vegetation around the industrial estate provides partial filtering. Despite these influences, the wider Berryhill Fields greenspace retains local perceptual value as an accessible area of openness and informal recreation within east Stoke.	M/L
Skyline features	Skyline features are influenced by adjacent industrial buildings to the south and surrounding residential development at the edge of the wider greenspace. Tree cover locally filters some built form.	M/L
Inward and outward views	The elevated and relatively open character of the site enables outward views toward surrounding residential development and adjacent employment land, although local tree cover intermittently filters visibility. Intervisibility across the site is generally clear due to limited enclosure and gently undulating topography.	M
Value		

Landscape value	The site itself is not subject to landscape designation, although it contributes to the wider Berryhill Fields greenspace which adjoins Local Wildlife Site and Local Nature Reserve designations. The nearby Lawn Farm Scheduled Monument also contributes heritage interest to the surrounding landscape.	M/L
Visual value	The elevated and open character of the site increases its visual relationship with the wider Berryhill Fields landscape and surrounding urban edge. Development would introduce noticeable visual change within the open greenspace.	M
Overall		
Mitigation potential	The proposed development would extend the existing employment area immediately to the south and could be accessed directly from Mossfield Road, limiting the need for additional infrastructure within the wider greenspace. Development should be concentrated toward the southern part of the site adjacent to existing industrial uses in order to reduce encroachment into the wider parkland landscape. A substantial landscape buffer incorporating structural tree planting and habitat enhancement should be provided along the northern and eastern boundaries to soften visual effects and strengthen separation from surrounding recreational land. Retention and suitable diversion of the PRoW should maintain pedestrian connectivity through Berryhill Fields. An undeveloped buffer should also be retained adjacent to the Lawn Farm Scheduled Monument to avoid adverse effects on its setting. Careful consideration should be given to building height, lighting and drainage design in order to reduce visual and environmental effects on the surrounding landscape and ecological network.	
Landscape sensitivity summary	- The site occupies an elevated and relatively open part of Berryhill Fields adjacent to existing employment land on the southeastern edge of the wider greenspace. - The landscape displays a transitional urban fringe character influenced by surrounding residential development, industrial activity and recreational use. - Although tranquillity is reduced by adjacent employment uses and traffic movement, the site contributes to the openness and accessibility of the wider Berryhill Fields landscape, which forms an important area of informal greenspace within east Stoke. - The elevated landform and limited enclosure increase intervisibility across the site and toward surrounding development. - Development would extend the existing employment edge and introduce noticeable visual change within the wider open landscape.	H/M

Habitats Regulations Assessment

Sustainability Appraisal

Strategic Environmental Assessment

Landscape Character Assessment

Landscape and Visual Impact Assessment

Green Infrastructure

Expert Witness

Ecological Impact Assessment

Habitat and Ecology Surveys

Biodiversity Net Gain



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CHEL TENHAM

Appendix A: Site photos



Photo 1: BL1: Lightwood



Photo 2: BL2: Trentham



Photo 3: BL3: Caverswall Lane



Photo 4: BL4: Norwich Lane



Photo 5: BL5: Eaves Lane



Photo 6: BL6: Woodhead



Photo 7: BL7: Norton Green South



Photo 8: BL8: Hollywall Lane



Photo 9: BL9: Chatterley Whitfield (North Parcel)



Photo 10: BL10: Norton Green North



Photo 11: BL12: Land off Stone Road, Trentham

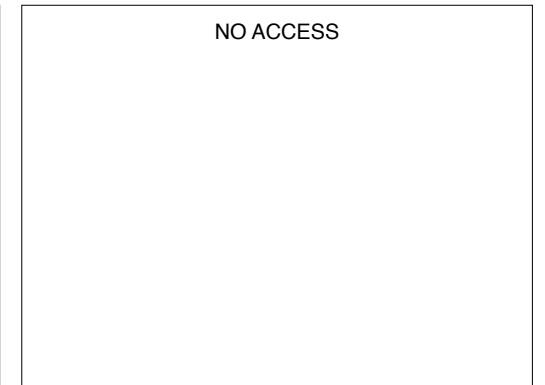


Photo 12: H3: Land at Power Grove, Hollybush, Longton



Photo 13: H7: Land off Bilton Street, Stoke



Photo 14: H15: Brookwood Drive, Weston Coyney



Photo 15: H39: Land off Redhills Road



Photo 16: H58: Packmoor



Photo 17: H59: Canal Lane, Tunstall, ST6 4PQ



Photo 18: H63: Mitchell High School, Bucknall, ST2 9EY



Photo 19: E3: Land off Mossfield Road, Adderley Green



Photo 20: E17: Land off Hollywall Lane and Chatterley



Photo 21: E21: Chatterley Valley (Area 1)



Photo 22: E22: Land at the end of Mossfield Road

Appendix B: Methodology Indicators

Susceptibility	
Landform, scale and enclosure	
Topographical features: Open, highly prominent and distinctive or intricate and complex landforms with sharp changes in level are more likely to be susceptible to change arising from development than flat and indistinct landforms. This criterion considers whether development would interrupt the relationship between distinctive landform features such as escarpments, or prominent hills or open plains. Scale: Landscapes with a small scale, complex and intricate landscape pattern arising from landcover elements including settlement, field pattern or vegetation cover are more likely to be susceptible to change arising from larger scale development than landscapes with a simple landcover pattern.	Enclosure: Landscapes enclosed by buildings, trees and woodlands can offer more opportunity to accommodate development without affecting landscape character. This criterion considers the integrity of field boundaries such as hedgerows, stone walls and fences. Intact field boundaries can help screen development but can also be susceptible to loss or degradation from development.
Indicators of higher sensitivity	Indicators of lower sensitivity
- Irregular or complex landform - Narrow valleys and ridges - Distinctive landform features - Large-scale topographical features - Intimate and small-scale landscapes - Small scale field systems - Field pattern / mosaic - Human scale elements - Plateau - Open, exposed landscapes with high visibility - Field boundaries characterised by a large proportion of well managed low hedgerows, fences and / or walls. - Enclosure created by complex or prominent topographical features.	- Large-scale fields - Simple, featureless landscape - Convex landform - Flat and uniform landform - Enclosure created by man-made features - Enclosure created by unmanaged / high hedgerows / field boundaries
Natural land cover	
Land cover: Landscapes with a strong and positive rural character in good condition and with features worthy of conservation, will be more susceptible to change. Biodiversity: Semi-natural habitats and valued natural features such as woodland and hedgerows with good connectivity	Geology and hydrology: Presence of distinctive geological features, rock formations and high-quality soils. Presence of hydrological features such as lakes, rivers, waterfalls, ponds.
Indicators of higher sensitivity	Indicators of lower sensitivity
- Natural / semi-natural landcover - Ancient woodland	- Simple, regular or uniform landscape - Developed land, derelict or waste ground

• Field and hedgerow trees; mature hedgerows • Individual trees • Biodiversity features and distinctive habitats • Complex, irregular or intimate landscape • Open hillsides • Valleys • Hydrological features • Distinctive geological features • High-quality soils	• Lowland farmland • Large scale arable fields (low grade)
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Land use	
Anthropogenic settings: This criterion considers whether potential development would integrate with the general settlement form / pattern and how it may affect the character of the existing settlement edge and its functioning relationship with the surrounding countryside. Farmland: Large-scale agricultural farmland is less susceptible to change than well-maintained pastoral features. Brownfield: Presence of brownfield land is likely to indicate a landscape of lower sensitivity levels.	Settlement: Considers whether human settlements are present and the extent of their influence on the surrounding setting. Infrastructure and industry: Presence and prominence of transport infrastructure, telecommunications and energy infrastructure, and industrial areas. Recreation: Whether and how the site is used for recreational purposes.
Indicators of higher sensitivity	Indicators of lower sensitivity
• Absence of modern development • Infrequent / no residential built form • Dispersed settlement / sparsely settled / unpopulated areas	• Major infrastructure (transport / communications / utility infrastructure / wind turbines) • Modern day industrial development • Large/concentrated urban / modern settlements • Commercial forestry

Time-depth	
Historic character: The extent to which a landscape displays historic continuity and time depth can contribute to its sense of place. Farming and settlement patterns: Historic field boundaries, ancient farming features and transportation routes can indicate how the landscape has been used over time.	Natural historic features: Ancient woodland and mature hedgerows may indicate long-term use.
Indicators of higher sensitivity	Indicators of lower sensitivity
• High density of historic features • Historic hedgerows • Built heritage features such as historic buildings and walls • Historical transportation routes • Ancient field patterns and farming features, such as ridge and furrow • Ancient woodland	• Intensive farming • Modern development • Regular, large-scale field patterns • Lack of historic features

Perpetual and aesthetic

Scenic quality: Landscapes with a high scenic quality and higher concentration of special qualities and / or which form the setting to such landscapes will have a higher susceptibility to change. This is because of the potential for loss or disturbance to their integrity and scenic value compared to landscapes which are strongly influenced by intrusive manmade structures and human activity.

Tranquility and remoteness: Landscapes with a strong sense of tranquillity will be more susceptible to development as this is likely to introduce disturbance and loss of this valued rural quality. Areas which feel far away from human influence, such as those with an absence of settlements, lack of air / light pollution and low noise levels may have a strong sense of tranquility and / or remoteness.

Movement: Visual detractors and the movement of visual elements in the landscape may affect perceptions of tranquillity. Moving elements include road traffic, plant machinery, agricultural vehicles, plumes from chimneys and other outdoor activities.

Sounds and smells: Noise, including vehicular and industrial noise, can detract from the sense of peace within a landscape, whereas sounds from nature such as birds and other wildlife may contribute to the landscape susceptibility. Pleasant or unpleasant smells can also contribute to altering the scenic quality of a landscape.

Indicators of higher sensitivity

- Absence of modern features
- High scenic quality
- Strong sense of place
- Remote; tranquil; wild; spiritual; attractive; peaceful
- Physically or perceptually remote, peaceful or tranquil

Indicators of lower sensitivity

- Low scenic quality
- Weak sense of place
- Pollution
- Threatening; unattractive; noisy; settled
- Close to visible signs of human activity and development
- Frequent access
- Busy
- Visible and audible roads
- Noisy; foul odours

Skyline features

Natural skyline features: Undeveloped rural skylines are particularly susceptible including those with prominent topographical and wooded features.

Man-made skyline features: Presence of human settlement, in particularly modern development and infrastructure, may detract from the susceptibility of the skyline.

Historic skyline features: The presence of distinctive or historic landscape features such as hilltop monuments, church spires/towers or historic villages increases susceptibility

Indicators of higher sensitivity

- Prominent skylines
- Distinctive skylines
- Uninterrupted/undeveloped skylines
- Presence of distinctive / sensitive landscape features such as historic landmarks
- High intervisibility to skyline features

Indicators of lower sensitivity

- Less prominent skylines
- Existing vertical features (modern development)
- Existing built development
- Poor intervisibility to skyline features

Inward and outward views

Landscape character: Landscapes with views towards areas of strong scenic character, including those which are designated for their natural beauty. Visual receptors: The greater the number of sensitive visual receptors in an area, the more susceptible the area will be to change from development. The most susceptible receptors are residents, communities, people engaged in outdoor recreation where the landscape is part of the experience, visitors to landscape whose interest is focused on natural and built heritage assets and users of scenic routes. Transport users (particularly of high-speed roads) are usually considered less susceptible receptors, unless the road is considered to be a scenic route or important gateway.	Visual containment: Landscapes which are visually contained with limited inward and outward views are likely to be less susceptible than open landscapes with extensive inward and outward views. The likelihood of a development being visible depends on the scale of the development, the landform in which the development is sited and the screening opportunities afforded by the land cover, particularly buildings, trees and woodlands.
Indicators of higher sensitivity 	 Indicators of lower sensitivity
• Landscapes which are open or exposed with far reaching views • Extensive intervisibility and little screening or filtering of views • Sparse woodland/tree cover • Field systems bounded by fences/managed hedgerows / stone walls / no field boundaries • Forms an important part of a view from sensitive viewpoints (such as views from scenic routes, well known landmarks, or promoted viewpoints) • Densely populated • Views from scenic routes, well-known landmarks, or views from visitor viewpoints • Views into or out, especially from high ground • Neighbouring landscapes of higher sensitivity, especially internationally and nationally designated landscapes • Contributes to wider landscape • Distinctive or complex backdrops • Landscapes important to the settings / approaches / gateways to designated landscapes • Strong association with adjacent LCAs	• Landscapes which are confined, contained or enclosed with few inward or outward views • Sparsely populated or inaccessible • Neighbouring landscapes of lower sensitivity • Contributes little to wider landscape • Large scale simple back drops • The presence of woodland blocks and belts • Fields bounded with intact hedgerows / overgrown hedgerows / hedgerows with trees • Weak association with adjacent LCAs

Value

Landscape value

Strength of landscape character/quality and condition: Landscapes with a strong and positive character in good condition and with features worthy of conservation, will be more susceptible to change because of the potential impact on their legibility and upon features and combinations of elements which may be difficult to replace.

Natural value: Landscapes with a strong and positive character in good condition and with features worthy of conservation, will be more susceptible to change because of the potential impact on their legibility and upon features and combinations of elements which may be difficult to replace. This applies to landscapes with

Rarity: Landscapes which are commonplace are less likely to be valued than landscapes which are unique or rare as these are often irreplaceable.

Geological, topographical and geomorphological value: This considers the shape and scale of the land and the extent that there may be distinctive and valued geological, topographical or hydrological features. Such features may be distinctive in their own right or may have influenced the creation of areas of distinctive and valued landscape character.

Historic landscape value: The extent to which a landscape displays historic continuity and time depth – reflected in the presence of nationally or internationally designated historic landscape components and their settings. May also be a reflection of artistic or literary references. Also whether a landscape is important to the setting and identity of designated landscapes and heritage assets.

semi-natural habitats and valued natural features such as woodland and hedgerows with good connectivity.

Recreational value: The extent to which the experience of the landscape makes an important contribution to the recreational use and enjoyment of an area. Indicators include the presence of such features as nature reserves, country parks, allotments, outdoor sports facilities, public rights of way, green infrastructure corridors, scenic routes and promoted viewpoints. Also includes recognised scenic or promoted tourist routes.

Scenic and other aesthetic and perceptual and experiential qualities: Defined by the presence of distinctive, dramatic or striking patterns of landform or land cover, or by strong aesthetic response to qualities such as rural character (traditional land uses with few human influences), perceived naturalness, sense of remoteness or tranquillity and dark skies.

Indicators of higher sensitivity

- Related published documentation (tourist information), art and literature
- Historic Environment: RPG, visually prominent scheduled monuments such as hillforts and castles which are also visitor attractions. Non-designated heritage assets and time-depth.
- Biodiversity and geodiversity designations (SSSI, LNR, LWS). Non-designated areas of natural or geological value.
- Areas valued by the local community
- Landscapes considered to be rare or of high distinctiveness

Indicators of lower sensitivity

- Lack of designated features and valued landscape features or use.

Visual value

Iconic views: Highly valued views of national or international importance which are important in relation to the special qualities of a designated landscape, the cultural associations of which are widely recognised in art, literature or other media. Views of very high scenic quality including those which are known historically for their picturesque and landscape beauty and are widely held in high regard.

Views related to designated landscapes and landscape related features: Views from tourist routes, national trails, and other recognised visitor destinations or attractions. Views which are important in relation to the special qualities of a designated landscape or which are identified in specific studies of views. Views to, from and within the setting of designated landscapes, historic and

Regionally / locally valued views: Views which are identified in the local plan and/or of particular local importance including views from regionally and locally promoted trails. Views which appear on OS maps, tourist maps, neighbourhood plans or in guide books.

Views valued by the community: Views from locations where there is provision of facilities for their enjoyment, such as parking and interpretation. Views which are locally well known, well-frequented and/or promoted as a beauty spot / visitor destination and may have significant cultural associations.

cultural sites and views recorded as important in relation to heritage assets (as recorded in the relevant designation citations and taking account of Historic England's guidance on the setting of heritage assets).

Indicators of higher sensitivity	Indicators of lower sensitivity
• Views related to designated landscapes • Views related to non-designated features of interest, such as those towards natural or historic features • Locally valued views • Views which attract tourism • Long-distance footpaths • Expansive views with a range of features	• Lack of visual value and receptors.



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