

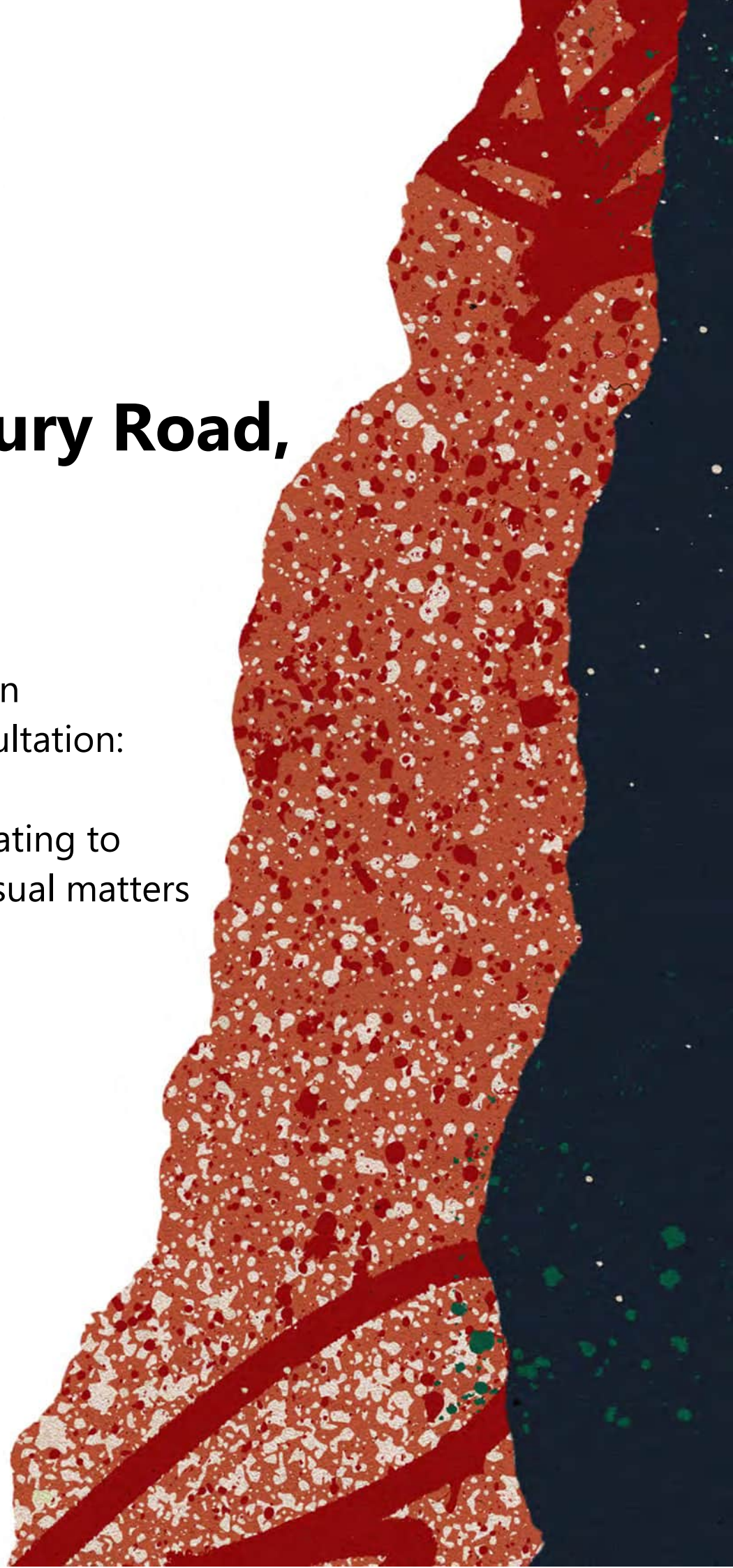
Wimblebury Road, Cannock

Cannock Local Plan
Reg 19 Plan Consultation:

Technical note relating to
Landscape and Visual matters

**Taylor
Wimpey**

FEBRUARY 2024





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1. Introduction

- 1.1. Randall Thorp LLP have been commissioned by Taylor Wimpey (TW) to prepare a Baseline Landscape and Visual Appraisal (LVA) and Concept Masterplan for land at Wimblebury Road, Cannock. The site is included as a draft housing allocation site in the Cannock Chase Local Plan Pre-submission Regulation 19 Document. Within the draft Local Plan the site is currently referenced as 'SH2'. Prior to issue of the draft Local Plan the site reference was 'C279a'. This previous reference is used in some of the evidence base documents for the emerging Local Plan.
- 1.2. This note has been prepared to highlight the technical work relating to landscape and visual matters which has been undertaken (by both TW and Cannock Chase District Council (CCDC)) in support of the site's emerging allocation for housing.

2. Evidence Documents

Randall Thorp Documents

BASELINE LANDSCAPE AND VISUAL APPRAISAL

- 2.1. **Appendix 1** provides a copy of the Baseline Landscape and Visual Appraisal (LVA) which was prepared in 2021 to assist with planning potential future residential development on land of Wimblebury Road, Cannock.
- 2.2. The following Local Plan evidence base documents were reviewed as part of the LVA desk study and any relevant observations summarised within the LVA report:
- National Planning Policy Framework (NPPF) (July 2021)
 - Cannock Chase Local Plan Part 1 (2014)
 - Cannock Chase District Local Plan Preferred Options (February 2021)
 - Environmental Capacity in Cannock Chase District (January 2013)
 - Cannock Chase Green Belt Study (March 2016)
 - Cannock Chase Green Belt Harm Assessment (February 2021)
 - Staffordshire County Council Historic Environmental Character Assessment for Cannock Chase District Council (October 2009)
 - Staffordshire County Council Planning for Landscape Change (2001)
 - National Character Area NCA 67 Cannock Chase and Cank Wood (August 2012)
 - Review of Landscape Character Assessment for Cannock Chase District (November 2016)
- 2.3. The LVA reviews the existing landscape character and general visibility of the site in order to inform any future masterplan for a residential scheme. It does not assess the effects of any particular scheme but provides recommendations for landscape strategies and mitigation measures which could be adopted to prevent, reduce or offset any adverse effects.
- 2.4. The LVA includes a Landscape Recommendations Plan which shows a number of key principles which have been recommended for inclusion as part of any proposed residential development in order to avoid or minimise harm to landscape character and views.
- 2.5. **Appendix 2** includes updated LVA photographs, taken in February 2024, to demonstrate potential visibility of the site in winter months.

LONG CROSS SECTIONS THROUGH SH2 ALLOCATION

- 2.6. **Appendix 3** comprises two long cross sections which pass through the SH2 site. These demonstrate how the existing woodland belt which wraps around the allocation site is of sufficient depth to provide a strong and established sense of enclosure to the site, providing a long-term defensible boundary to the wider Green Belt. The height of the existing woodland is indicated at 10m on the cross sections. This is an average height of the woodland, with site survey work indicating that the tree heights range from 8-12m.

CCDC Local Plan Evidence Base Documents (published subsequently to preparation of LVA)

INTEGRATED IMPACT ASSESSMENT OF THE CANNOCK CHASE LOCAL PLAN: PRE-SUBMISSION (FEBRUARY 2024)

- 2.7. Impacts to landscape and townscape are considered under Sustainability Appraisal (SA) Objective 6. SAO6 seeks to *‘protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place’*.
- 2.8. Impacts resulting from potential development of Land East of Wimblebury Road are summarised at Chapter 5, Table 5.17 (page 279). The summary considers a score for the development of the site **without** any mitigation (under site reference C279a), and subsequently **with** potential mitigation as included in the wording of Policy SH2.
- 2.9. Without mitigation, the site initially scores ‘-?’ which equates to *‘the option is likely to have a **minor negative effect** on the SA objective(s)’* however the addition of the question mark also means *‘it is uncertain what effect the option will have on the SA objective(s)’*.
- 2.10. With the mitigation measures, as required by the wording of Policy SH2, this effect is reduced to ‘0?’ which equates to *‘the option is likely to have a **negligible or no effect** on the SA objective(s)’* however the addition of the question mark also means *‘it is uncertain what effect the option will have on the SA objective(s)’*. This demonstrates that appropriately considered development, in accordance with the Landscape Recommendations Plan as included within the LVA prepared by TW, is likely to be appropriate upon the site without resulting in adverse impacts to landscape and townscape. Any adverse effects arising from the potential residential development of the site have potential to be mitigated through good design.
- 2.11. Paragraph 5.243 provides further detail on landscape considerations which may be relevant to the proposed development of the site. A landscape strategy is considered essential to limit the perception of coalescence between Heath Hayes and Norton Canes and to protect the settings of the settlements. This aligns with the recommendations set out in the TW Baseline LVA and Landscape Recommendations Plan. Development of the SH2 site would not reduce the current extent of separation between Heath Hayes and Norton Canes.
- 2.12. Paragraph 5.243 suggests *‘planting at the site is to be incorporated to provide visual containment to protect the wider Green Belt’*. Requirements for planting would be addressed as part of the landscape strategy. Supplementary planting may not be required to *‘provide visual containment to protect the wider Green Belt’*. The long cross sections through the site as prepared for TW provide evidence that the existing woodland framework which surrounds the site will appropriately provide visual containment to protect the wider Green Belt. Any requirements for enhancement measures to the existing woodland (which falls within TW ownership) could be established as part of subsequent masterplanning and associated landscape proposals.
- 2.13. Overall, the report concludes in relation to landscape issues that *‘the requirements of the policy will help to mitigate adverse effects associated with development’*. We concur with this conclusion.

GREEN BELT TOPIC PAPER 2023

- 2.14. The Green Belt Topic Paper sets out the Councils approach to the consideration of Green Belt release through the Cannock Chase Local Plan (2018-2040).
- 2.15. The site falls within a land parcel (WI12) which was previously assessed in the Cannock Chase Green Belt Harm Assessment (February 2021) as having '*moderate-high*' harm rating for release from Green Belt for development. The Topic Paper highlights that only 15.1% of all assessed land falls into categories of harm which are considered less than '*moderate-high*', and that of this land a large proportion is unavailable and cannot be allocated for development. Release of some '*moderate-high*' sites is therefore likely to be required to meet local housing needs.
- 2.16. The Topic Paper sets out the exceptional circumstances case for the release of land at Wimblebury Road from Green Belt. In summary, these are:
- **Housing need** – insufficient non-Green Belt sites to meet requirements.
 - **Existing safeguarded land allocation** – part of the site includes safeguarded land.
 - **Compensatory mitigation** – development could provide compensatory improvements to adjacent woodland and the footpath network. The woodland presents a permanent defensible boundary to prevent further encroachment and urban sprawl into the Green Belt. Wider land ownership by TW provides opportunities to deliver compensatory measures to the Green Belt beyond the immediate site boundary.
 - **Improving air quality and reducing congestion** – development could facilitate delivery of local relief road.
 - **Infrastructure** – development would contribute to viability of new primary school on proposed allocated site SH1.
- 2.17. The Topic Paper reiterates the findings of the previous Green Belt Harm Assessment, suggesting that '*there is opportunity to reduce harm of Green Belt release by the introduction of new woodland belts and/or small woodlands within the site to the north-east. This would form a strong Green Belt boundary and would help reduce the impact of urban containment*'. On the basis of the baseline LVA and long cross sections prepared on behalf of TW, it is considered that the introduction of new woodland blocks within the site would have a limited impact upon strengthening the Green Belt boundary. For a long period of time this planting would be juvenile in comparison to the established woodland belt, which is approximately 50m deep at its narrowest point, 8-12m tall, and is located on land which is slightly elevated than the Wimblebury Road site. The existing woodland already provides a good level of year-round visual containment and screening as evidenced in the LVA, updated winter site photographs and long cross sections. Given that the woodland is within TW control it would be considered more appropriate to enhance the existing woodland in order to strengthen the Green Belt boundary. This aligns with the recommendations as provided within the LVA. This would also contribute, in part, to the Green Belt compensation measures as set out in the exceptional circumstances case for the release of the site from Green Belt as set out in the Topic Paper.

3. Conclusions

- 3.1. On the basis of the Local Plan evidence base prepared by CCDC, and supplemented by site specific evidence prepared on behalf of TW, it is considered that residential development, in accordance with the landscape recommendations set out in the LVA, can be delivered on the SH2 allocation site without resulting in any significant harm to landscape character, landscape features and views.



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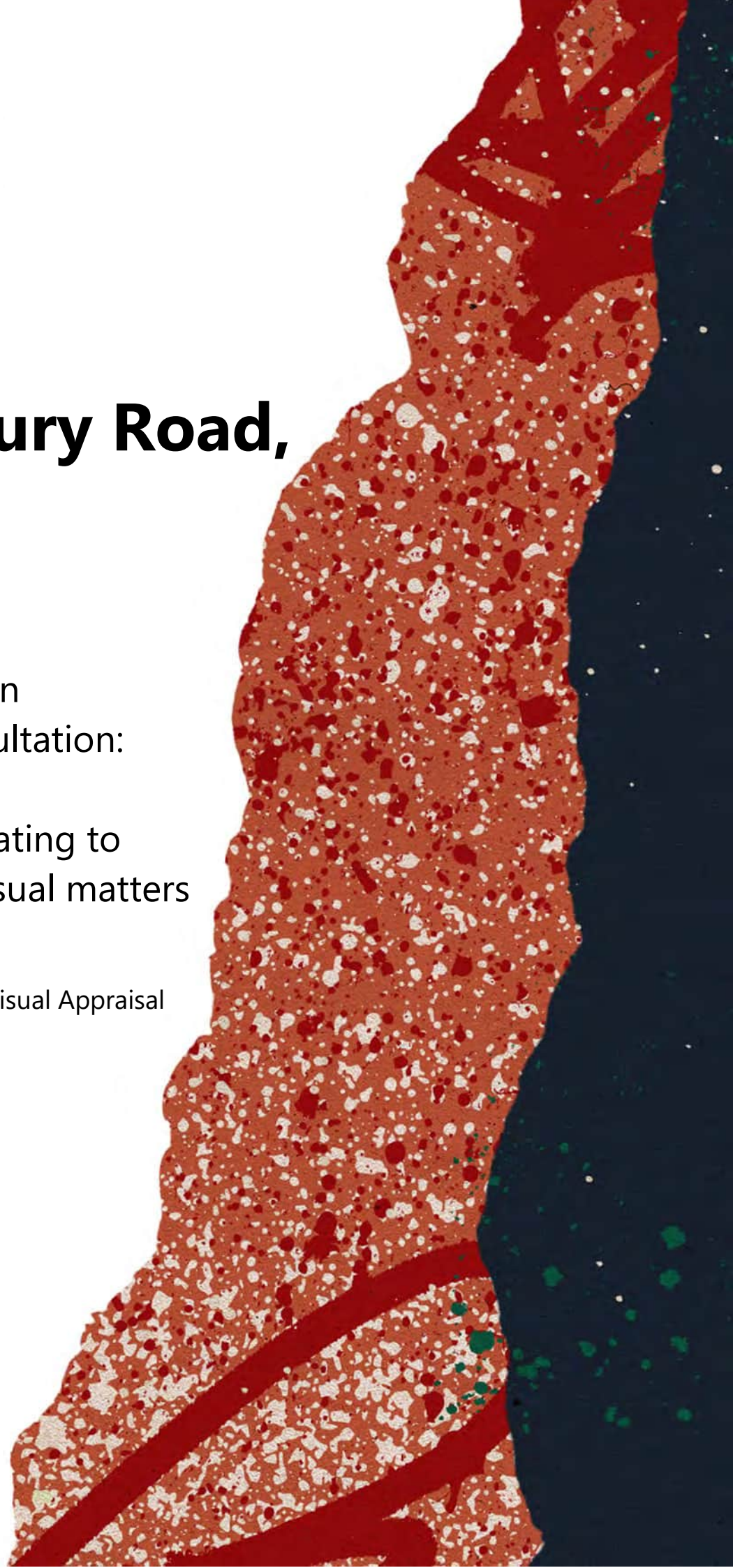
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Wimblebury Road, Cannock

Cannock Local Plan
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Landscape and Visual matters

Appendix 1:
Baseline Landscape and Visual Appraisal
(November 2021)



LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
MASTERPLANNING
URBAN DESIGN

**RANDALL
THORP**
CHARTERED LANDSCAPE ARCHITECTS

Wimblebury Road, Cannock

Baseline Landscape and Visual Appraisal

November 2021

Prepared for:

**Taylor
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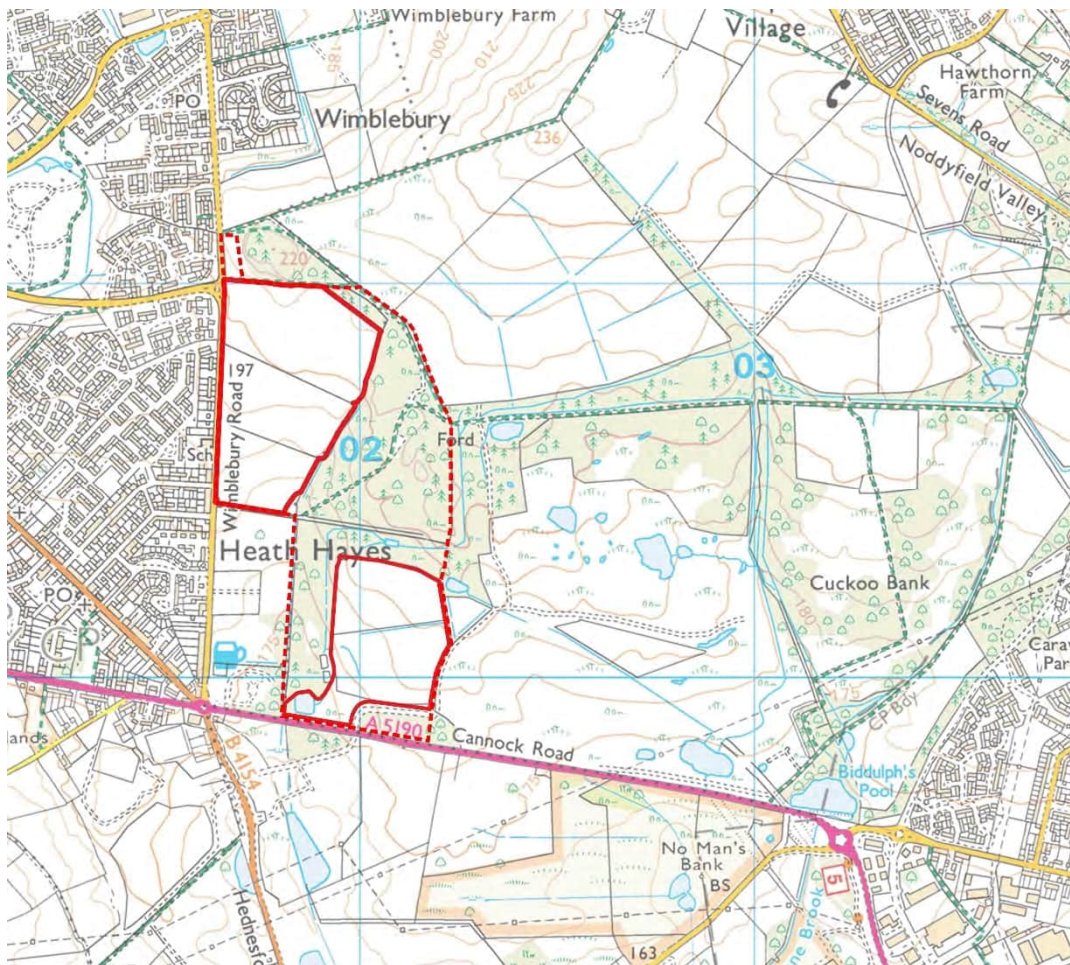
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Appendix C	Extracts from the Cannock Chase Green Belt Harm Assessment (February 2021)
Appendix D	Extracts from the Staffordshire County Council Historic Environmental Character Assessment for Cannock Chase District Council (October 2009)
Appendix E	Extracts from the Review of Landscape Character Assessment for Cannock Chase District (November 2016)
Appendix F	Landscape Recommendations Plan

1. Introduction

- 1.1. Randall Thorp LLP has been commissioned by Taylor Wimpey to produce a Baseline Landscape and Visual Appraisal (LVA) to assist with the planning of future residential development on land off Wimblebury Road, Cannock.
- 1.2. The site is located on the eastern edge of Cannock at Heath Hayes and Wimblebury in the Cannock Chase District of Staffordshire.
- 1.3. The location and broad context of the site is shown below and includes two parcels of farmland divided by woodland. The northern parcel extends to approximately 17.9ha and comprises three rectangular shaped agricultural fields located on the eastern side of Wimblebury Road. The southern parcel extends to approximately 11.4ha and comprises a further two fields located to the north of the A5190. Taylor Wimpey also owns a wider area of land which is generally covered by woodland, as indicated by the red dashed line on the plan.



- 1.4. The Baseline Landscape and Visual Appraisal reviews the existing landscape character and general visibility of the site in order to inform any future masterplan for a residential scheme. At this stage it does not assess the effects of any particular scheme but provides recommendations for landscape strategies and mitigation measures which could be adopted to prevent, reduce or offset any adverse effects. At a later stage the baseline information contained in this report could be used within a Landscape and Visual Impact Assessment for a proposed residential development.

2. Methodology and scope

Guidance

- 2.1. The baseline appraisal has been prepared in accordance with 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3), Third Edition, 2013; Landscape Institute and the Institute of Environmental Management and Assessment.
- 2.2. Landscape Institute Technical Guidance Note 06/19 (2019) – Visual Representation of Development Proposals has been followed in respect of Type 1, Annotated Viewpoint Photographs.

Establishing the landscape and visual baseline

- 2.3. Baseline information on the landscape has been gathered through a combination of desk studies and field surveys.

Desk study

- 2.4. The following documents have been reviewed as part of the desk study:
 - National Planning Policy Framework (NPPF) (July 2021)
 - Cannock Chase Local Plan Part 1 (2014)
 - Cannock Chase District Local Plan Preferred Options (February 2021)
 - Environmental Capacity in Cannock Chase District (January 2013)
 - Cannock Chase Green Belt Study (March 2016)
 - Cannock Chase Green Belt Harm Assessment (February 2021)
 - Staffordshire County Council Historic Environmental Character Assessment for Cannock Chase District Council (October 2009)
 - Staffordshire County Council Planning for Landscape Change (2001)
 - National Character Area NCA 67 Cannock Chase and Cank Wood (August 2012)
 - Review of Landscape Character Assessment for Cannock Chase District (November 2016)
- 2.5. In addition, desk studies have included:
 - review and analysis of landform, field and settlement patterns using Ordnance Survey mapping and public rights of way mapping
 - review of landscape characteristics and landscape grain using aerial photographs
- 2.6. Site observation taking in to account the existing terrain, vegetation and intervening development has established the visibility of the site from the surrounding context.

Field work

- 2.7. A site survey was carried out by experienced professionals on the 6th October 2021. Publicly obtained views from Public Rights of Way (PRoW), public open spaces and roads in the vicinity were walked and representative photographs taken to illustrate views towards the site.
- 2.8. The site survey confirmed the following:
- the visual characteristics of the landscape
 - the distribution and management of vegetation which affects site visibility
 - the true extent of visibility of the site including the range of views of the site from publicly accessible locations such as Public Rights of Way (PRoW) and roads in the vicinity
 - any evidence to indicate valued views and viewpoints (e.g viewpoints)
- 2.9. Photographic surveys have been undertaken to record views from readily accessible public viewpoints. A digital SLR camera (Nikon D3300) with a 35mm fixed lens has been used with the camera handheld to obtain normal eye height. Photographs included in the assessment are presented with the intention of aiding the understanding of the descriptive text. Where appropriate, frames have been joined together to create panoramas which are representative of normal forward vision with a horizontal field of view of 120 degrees, and which may be extended up to a maximum of 180 degrees.

Study area

- 2.10. The study area is shown on **Figure 1**. This area covers a 1km circle around each of the parcels within the site to include the immediate setting of the site and parts of Cannock to the west. It extends into open land to the east and north. In line with GLVIA the study area includes *‘the site itself and the full extent of the wider landscape around it which the proposed development may influence in a significant manner’*.

3. Planning and policy framework

National Planning Policy

- 3.1. The National Planning Policy Framework (July 2021) promotes a presumption in favour of sustainable development for both plan-making and decision-taking (Paragraph 11).
- 3.2. Of most relevance are:
- Section 12, Achieving Well-Designed Places (paragraphs 126, 130, 131 and 134)
 - Section 15, Conserving and Enhancing the Natural Environment (paragraph 174)
- 3.3. The site is not a designated landscape area and would not meet the criteria of 'Valued Landscape' in terms of NPPF.

National Design Guide

- 3.4. The Ministry of Housing Communities and Local Government published the National Design Guide in January 2021. Together with the National Model Design Code and Guidance Notes for Design Codes, the documents '*illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice*' It encompasses all current best practice thinking in urban design.
- 3.5. The National Design Guide identifies the components for good design and emphasises that good design should not only pay attention to buildings. Careful attention should also be given to the context for places and buildings, hard and soft landscape, technical infrastructure - transport, utilities and services such as drainage, and social infrastructure - social commercial, leisure uses and activities.

Cannock Chase Local Plan Part 1 (2014)

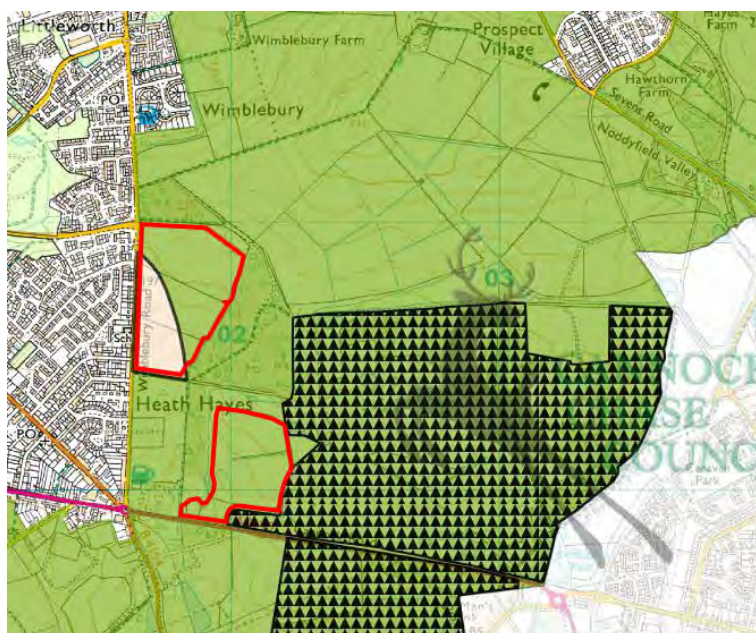
- 3.6. The Cannock Chase Local Plan (Part 1) 2014 is the statutory development plan for Cannock Chase Council and forms the principal basis for which development is promoted and controlled. It will continue to set planning policy for the district, until it is replaced/revised as a result of the Local Plan Review.
- 3.7. Section 1 includes the Core Strategy which includes district wide objectives. Objective 7 is to 'Provide well managed and appreciated environments' and includes the following:

'4.85 Cannock Chase District is rich in natural and historic environment assets which are recognised from national to local level. These assets play a key role in providing the District with a distinctive local character, supporting ecological diversity, offering important recreation, educational, health and climate change opportunities and providing a sound basis for regeneration. Given that 60% of the District is Green Belt, over 30% is designated

an Area of Outstanding Natural Beauty and large parts are recognised as being of ecological importance, green infrastructure is clearly crucial to the District's future sustainable development.'

'4.93 The Local Plan is key to helping ensure landscape issues are addressed strategically by setting the framework for development management. The protection of the most sensitive areas, such as the AONB and other green infrastructure, from inappropriate development and the continued protection of other open spaces can help manage recreation pressures and conserve the best of the District's character. Whilst much of the rural part of the District is strictly protected from new development by Green Belt designation, proposals for extensions and replacement of existing buildings within the Green Belt are a common occurrence with a potential impact on openness and character so require careful consideration in terms of their size, appearance and mitigation for landscape impact. Development proposals need to address these issues in an appropriate way to ensure sympathy with their location, as new developments and appropriately designed alterations may not simply conserve but can also enhance character. A development ratio for what will usually be considered to constitute a 'disproportionate' addition to ground floor space, based on a review of past trends in the District, is thought helpful to achieve conformity and is included in Local Plan policy. In relation to larger scale schemes, such as accommodating renewable and low carbon energy sources within the landscape, evidence highlights the need to fully consider landscape impacts (particularly given the sensitive nature of large parts of the District's landscape), including cumulative ones. The SPD on Design will include guidance to assist with the assessment of relevant development proposals.'

- 3.8. Below is an extract of the Proposals Map which shows that both sites include land within the Green Belt (Policy CP1). The northern parcel of the site includes land which is safeguarded for possible development post 2028 (Policy CP6). Land to the east is designated as a Site of Scientific Interest (SSSI) (Policy CP12).



3.9. Policies of most relevance to the landscape include:

- **‘Policy CP1 – Strategy’** which includes reference to Green Belt: *‘In Cannock Chase District the focus of investment and regeneration will be in existing settlements whilst conserving and enhancing the landscape of the AONB, Hednesford Hills, Green Belt and the green infrastructure of the District’* and *‘The extent of the urban areas will be constrained by the Green Belt Boundary as defined on the Policies Map. Development proposals at locations within the Green Belt will be assessed against the NPPF and Policy CP14.’*
- **‘Policy CP6 – Housing Land’** which includes reference to the part of the northern parcel of land which does not lie within the Green Belt: *‘Land removed from the Green Belt and identified on the Policies Map as safeguarded for longer term development under the Local Plan 1997 (known as Land East of Wimblebury Road, Heath Hayes), will continue to be safeguarded for potential development beyond the plan period subject to consideration within Local Plan (Part 2 - if appropriate) and/or a Local Plan review or replacement. The appropriateness of the Green Belt boundary at this site will be assessed as part of Local Plan Part 2.’*
- **‘Policy CP12 Biodiversity and Geodiversity’** with reference to the SSSI designation to the east.
- **‘Policy CP14 Landscape Character and Cannock Chase Area of Outstanding Natural Beauty (AONB)’** which includes the following: *‘The District’s landscape character will be protected, conserved and enhanced via:*
 - *The consideration of landscape character in all development proposals in order to protect and conserve locally distinctive qualities, rural openness and sense of place and maximise opportunities for restoring, strengthening and enhancing distinctive landscape features including trees, woodland, canal corridors, sensitive edges of the rural areas and creating green infrastructure links in conjunction with new development.’*

Cannock Chase District Local Plan Preferred Options (February 2021)

- 3.10. The Local Plan - Preferred Options Consultation took place from Friday 19th March until Friday 30th April 2021.
- 3.11. The Local Plan includes eight Strategic Objectives. The Proposal Map for the Preferred Options shows the northern parcel of the site as a Residential Strategic Site (covered by Strategic Objective 3.1) and as a Green Belt Amendment (covered by Strategic Option 7.7).
- 3.12. With regard to Strategic Objective 3, the Non-Technical Summary states:

‘STRATEGIC OBJECTIVE 3: DELIVERING A SUFFICIENT SUPPLY OF HOMES TO PROVIDE FOR HOUSING CHOICE AND ENSURING ALL PEOPLE ARE ABLE TO LIVE IN A DECENT HOME

The ‘Preferred Options’ document includes Policies that will:

- *Provide for a minimum of 5,516 dwellings to meet local housing needs, and an additional 500 dwellings to meet unmet needs of neighbouring areas, and ensure a sufficient supply of deliverable and developable land is available (SO3.1).'*

3.13. The Preferred Policy for the 'Provision of New Homes' states:

'There is a need to identify new locations adjacent to existing settlements to accommodate the balance of dwellings which cannot be built on sites within the existing urban areas of the District. These strategic housing allocations are as follows;

- *SH1 South of Lichfield Road, Cannock approx. 875 dwellings;*
- *SH2 East of Wimblebury Road approx. 410 dwellings;'*

3.14. Strategic Objective 7 is of relevance to the landscape and visual considerations. With regard to the Green Belt Amendment the Non-Technical Summary states:

'STRATEGIC OBJECTIVE 7: PROTECTING AND ENHANCING THE NATURAL ENVIRONMENT

Ensure that any loss of Green Belt is suitably mitigated (SO7.7).'

3.15. The Preferred Policy for the 'Amendments to the Green Belt' states:

POLICY SO7.7: AMENDMENTS TO THE GREEN BELT

Amendments to the Green Belt boundary are proposed in this Local Plan to accommodate the growth requirements of the District, these are shown on the proposals map and are at:

- *South of Lichfield Road, Cannock;*
- *East of Wimblebury Road;*
- *Land to rear of Longford House, Watling Street Cannock;*
- *Land east of The Meadows and land to the north of Armitage Lane Brereton;*
- *Land to the north of no.2 Hednesford Road, Norton Canes;*
- *Site Between A5 and M6Toll, Norton Canes;*
- *Turf Field, Watling Street.*

Suitable mitigation and detailed boundaries will be identified through further stages of the plan in detailed site specific policies and master plans.

3.16. Other Preferred Policy of relevance include:

POLICY SO7.4: PROTECTING, CONSERVING AND ENHANCING LANDSCAPE CHARACTER

All development proposals in the District will protect, conserve and enhance landscape character by:

- *Protecting and conserving local distinctiveness, scenic qualities, rural openness and sense of place;*
- *Maximising opportunities to conserve and enhance existing landscape features of the site including trees, hedgerows, woodlands, and watercourses;*
- *Locating and designing the development to respect the surrounding scenic quality and providing sensitive edges to the adjacent areas;*
- *Locating and designing the development to avoid impacts on tranquility and dark landscapes;*
- *Protecting, conserving and enhancing the Cannock Chase Area of Outstanding Natural Beauty, as required by Policies SO7.5, SO7.6 and the Green Belt;*
- *Creating new green infrastructure within the development which links to the wider Green Space Network (as required by Policy SO7.8).*

All major development proposals must be supported by a Landscape and Visual Impact Assessment.

Environmental Capacity in Cannock Chase District (January 2013)

3.17. LUC was commissioned by Cannock Chase District Council in October 2012 to undertake a study to assess the environmental capacity of the district. The overriding aim of the study was to gain an informed and quantified understanding, based on the best available evidence, of the extent to which the environment acts as a constraint to development within the district. The study sought to address a number of environmental themes which included Landscape. The Landscape Character Assessment referenced in the document has been superseded by the Review of Landscape Character Assessment for Cannock Chase District, 2016.

3.18. The following sets out the Key Issues highlighted for landscape:

Key issues for Landscape

- *In 2007, almost 96% of the land area within Cannock Chase was classified as 'disturbed' representing a very high proportion of the land within the District. Only a small area in the north-west of the District remained classified as 'undisturbed' in 2007, this area being firmly within the AONB.*
- *Only 38% of the Landscape Description Units covering the District have been categorised as being in 'good' condition.*
- *The Green Belt Review identifies a number of areas where development could potentially be accommodated subject to provision of enhanced landscape frameworks.*
- *Both the AONB Management Plan and the district Landscape Character Assessment contain useful information on attributes of landscape character which could be interpreted to understand landscape sensitivity to defined development scales and thresholds. However, this would be subject to further, more detailed analysis.*

Cannock Chase Green Belt Study (March 2016)

- 3.19. LUC was appointed by Cannock Chase District Council to undertake a comprehensive assessment of Green Belt land within the district in 2016. The overall aim of the study was to assess the extent to which the land within the Cannock Chase Green Belt performs against the purposes of Green Belts, as set out in the NPPF.
- 3.20. The study assessed 65 smaller parcels of land adjacent to settlements as these locations are likely to offer the most sustainable locations for new development, and 5 broad areas.
- 3.21. The northern parcel of the site which lies within Green Belt was assessed as parcel C14. Its overall performance against Green Belt purposes was ranked as 12 out of 20 which was classed as a 'Mid-performing Green Belt parcel'.
- 3.22. The score was made up as follows:
- Purpose 1 - to check the unrestricted sprawl of large built-up areas – **score 2**
 - Purpose 2 - to prevent neighbouring towns merging into one another – **score 2**
 - Purpose 3 - to assist in safeguarding the countryside from encroachment – **score 4**
 - Purpose 4 - to preserve the setting and special character of historic towns - **score 0**
 - Purpose 5 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land – **score 4**
- 3.23. Appendix 1 of the report includes the detailed descriptions and break down of the scoring for each parcel. For ease of reference, a copy of this information is included within **Appendix B** of this baseline landscape and visual appraisal. With regard to purpose 1 and openness the assessment states:
- 'The parcel contains no built development. The parcel contains three large regular-shaped agricultural fields and a small area of woodland next to Wimblebury road at its northern tip. The south western half of the parcel has been removed from the Green Belt and safeguarded for development. The same woodland borders the parcels northern, eastern and southern edges. The land within the parcel slopes upwards to the north towards the summit of Wimblebury Hill which is located to the north east of the parcel. Therefore, the parcel is very open with excellent views of the surrounding countryside from the hill.'*
- 3.24. The southern parcel of the site has not been included as a parcel but falls within 'Broad Area 4'. This is described as follows:
- 'The broad area sits in between Cannock to the north west, Burntwood to the south east and Norton Canes to the south. With the exception of a few lines of pylons running in its southern part, the broad area contains no development and is very open with good views of the surrounding countryside. The south eastern half of the parcel is designated as the Chasewater and Southern Staffordshire Coalfield Heaths SSSI. The historic core of Cannock can be seen from the high ground within the area. Broad area 4 does not lie adjacent to a*

built-up area and therefore does not significantly contribute to checking sprawl; however, the broad area does make a considerable contribution to four of the purposes of Green Belt:

- *Preventing the merging of the neighbouring built-up areas of Cannock, Burntwood and Norton Canes.*
- *Safeguarding the countryside, including the Chasewater and Southern Staffordshire Coalfield Heaths SSSI.*
- *Preserving the setting and special character of the historic town of Cannock to the west.*
- *Assisting urban regeneration by encouraging the recycling of derelict and other urban land across the West Midlands.*

3.25. The study highlighted variations in the contribution that different parts of the Green Belt make to the purposes 1, 2, 3 and 4. In terms of purpose 5 (encouraging the recycling of urban land), it was concluded that the entire Green Belt has helped to meet this purpose historically and would continue to do so.

3.26. Four areas of Green Belt and non-Green Belt land were identified within the study area where infill development would be well contained by existing features within the landscape. This did not include land within the site but included parcels of land in: Hednesford Hills, Fair Oak Academy, Rugeley, the southern edge of Norton Canes and the Cannock Extension Canal.

Cannock Chase Green Belt Harm Assessment (February 2021)

3.27. LUC was commissioned by Cannock Chase District Council to undertake an independent assessment of the potential 'harm' of releasing land for development from the Green Belt. This followed on from the strategic Green Belt Study that LUC completed in 2016 which assessed the 'contribution' land made within the District to the five NPPF Green Belt purposes.

3.28. The Assessment Methodology explains that *'The first Green Belt Study prepared by LUC in 2016 included an assessment of the contribution of the Green Belt to the NPPF purposes, whereas this study focused on the variations in potential harm to the Green Belt if land is released. This later study provides a finer grain analysis of the Green Belt and as such has superseded the work undertaken in the earlier Study. In this assessment, parcels were not pre-defined but rather they were determined by the analysis process (and the identification of variations of harm). This means that some differences between the 2016 contribution assessment findings and this Green Belt Study are inevitable.'*

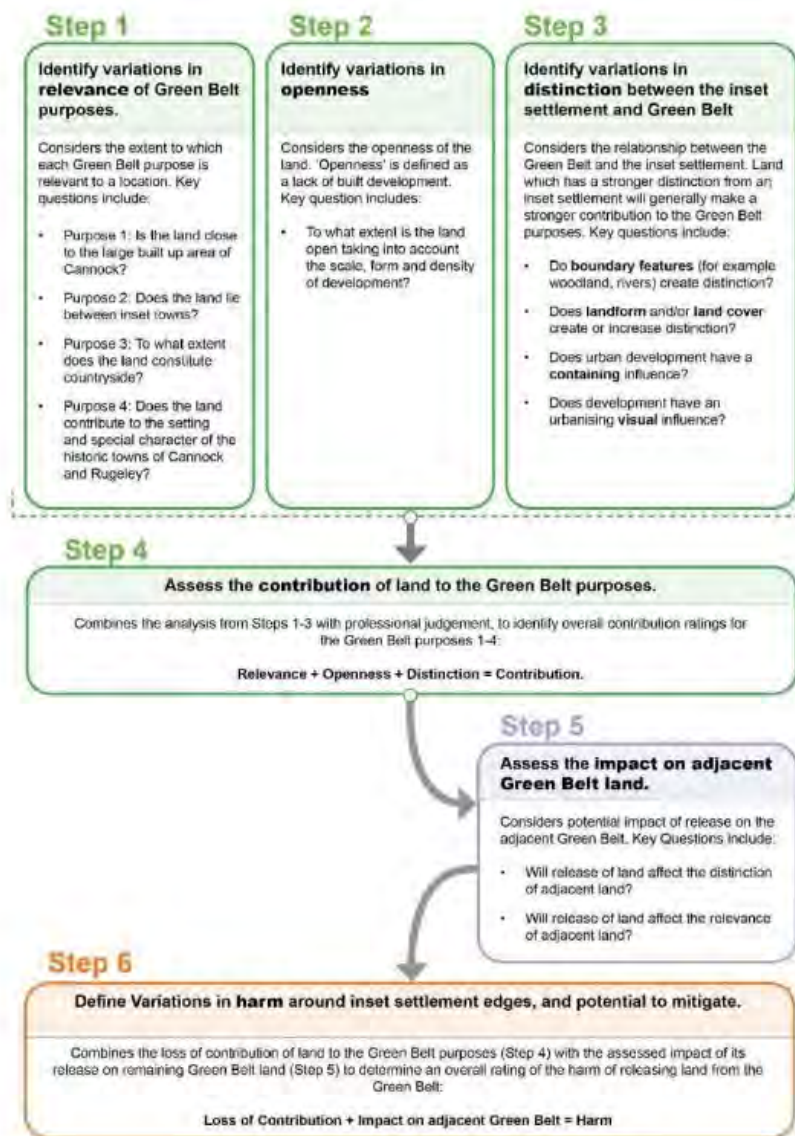
3.29. The assessment focuses on land adjacent to the urban area. Beyond this 'outer areas' were defined, which were subject to high level contribution assessment. The assessment states that the release of the outer areas *'will constitute at least high harm'*.

3.30. Land covered by an 'absolute' constraint to development (i.e. an area within which

development would not be permitted such as SAC, SSSI etc) was excluded from the assessment process.

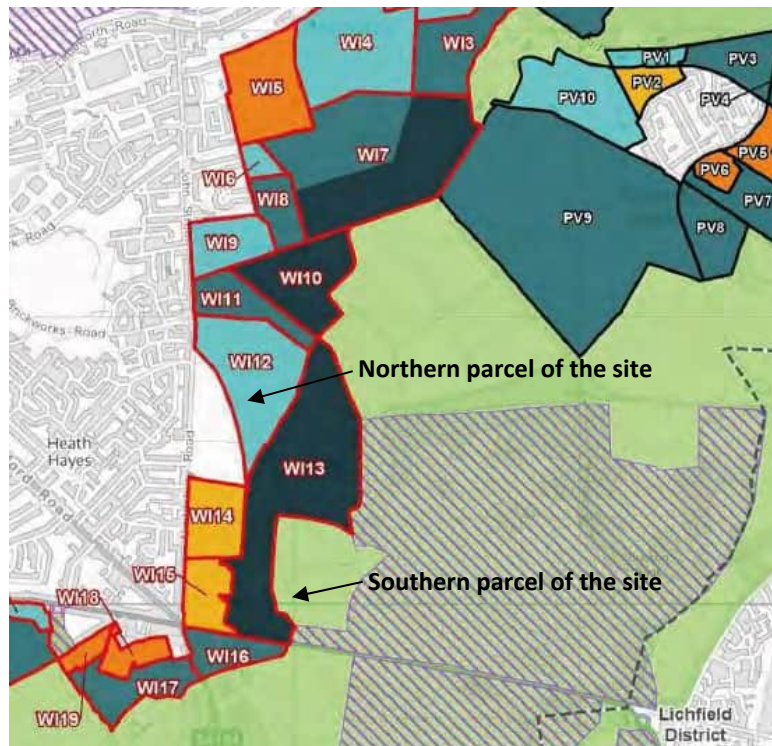
3.31. The extract below illustrates a summary of the assessment methodology.

Figure 3.2: Summary of harm assessment steps



3.32. The overall harm to the Green Belt purposes was described as 'very high harm' through to 'very low harm'.

3.33. The northern parcel of the site which lies within Green Belt is classified as WI 12 and has a harm rating of Moderate-High. The southern parcel of the site is classified as an outer area and parcel OA9. The extract below shows the Wimblebury and Heath Hayes parcels.



3.34. The following table is an extract of Chapter 4 of the assessment. It shows the summary tables for the assessment of contribution and harm ratings for the northern parcel of the site and other surrounding parcels.

Settlement	Release Scenario	Area (ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating	Harm Rating
Wimblebury and Heath Hayes	Release of WI1 as an expansion of Wimblebury and Heath Hayes	1.90	Relatively strong	Moderate	Relatively strong	Weak/No	Equal Contribution	Moderate-High
Wimblebury and Heath Hayes	Release of WI2 as an expansion of Wimblebury and Heath Hayes	3.53	Relatively strong	Moderate	Relatively strong	Weak/No	Equal Contribution	Moderate-High
Wimblebury and Heath Hayes	Release of WI3 as an expansion of Cannock	7.42	Relatively strong	Moderate	Relatively strong	Weak/No	Equal Contribution	High
Wimblebury and Heath Hayes	Release of WI4 as an expansion of	14.26	Relatively strong	Moderate	Relatively strong	Weak/No	Equal Contribution	Moderate-High

3.35. **Appendix C** of this baseline landscape and visual appraisal includes the detailed harm assessment for parcel WI 12. The overall harm of Green Belt release is described as follows:

'Parcel WI12 makes a relatively strong contribution to checking the unrestricted sprawl of the large built-up area of Cannock, a relatively strong contribution to preventing encroachment on the countryside, and a moderate contribution to preventing neighbouring towns merging into one another, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Wimblebury and Heath Hayes would be moderate-high.'

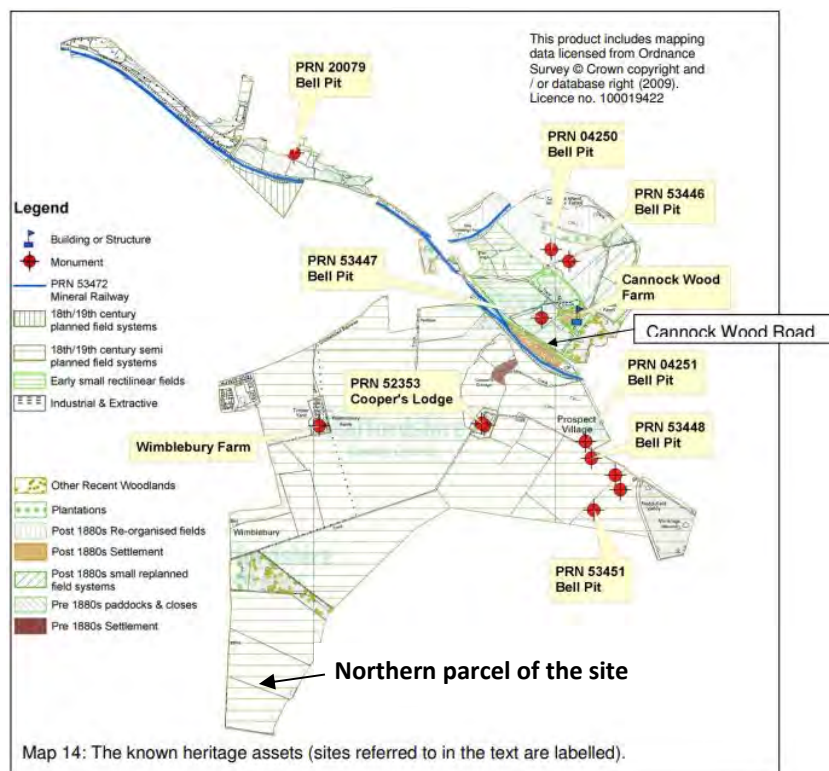
Harm could potentially be reduced by the introduction of new woodland belts and/or small woodlands within WI12, particularly to the northeast. This would form a strong Green Belt boundary and would help to reduce the impact of urbanising containment. This would also help enhance the planned coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016) and the AONB Landscape Character Framework (2017).'

- 3.36. The outer areas were subject to high level contribution assessment. Below is an extract of the summary tables for the parcel OA9. As with all the outer parcels, the release of the parcel would constitute at least high harm.

Outer Area	Area (ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
OA8	87.44	Purpose 1: Land is not close enough to the large built-up area to be associated with it.	Purpose 2: Land lies in a wide gap between Cannock and Burnwood, but urbanising development between the two at Prospect Village reduces perceived separation.	Purpose 3: Land is countryside.	Purpose 4: The land does not contribute to the setting or special character of any historic towns.	Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.
OA9	10.93	Weak/No Contribution	Relatively Strong	Strong	Weak/No Contribution	Equal Contribution
OA9	10.93	Purpose 1: Land is not close enough to the large built-up area to be associated with it.	Purpose 2: Land lies in a moderate gap between Heath Hayes and Burntwood, but there are some significant separating features, including Cuckoo Bank and Chasewater and the Southern Staffordshire Coalfield Heaths SSSI.	Purpose 3: Land is countryside.	Purpose 4: The land does not contribute to the setting or special character of any historic towns.	Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.

Staffordshire County Council Historic Environmental Character Assessment for Cannock Chase District Council (October 2009)

- 3.37. The Historic Environmental Assessment (HEA) was commissioned by Cannock Chase District Council (CCDC) to form part of the evidence base for the options assessment of their Core Strategy. The HEA focuses on two project areas, Rugeley and Cannock, and does not include the built-up areas. The aim of the project was to provide a detailed assessment of the historic environment character for these two project areas. The project areas are further divided into a number of zones for which the assessment includes a scoring system to evaluate the impact of medium to large scale housing development upon each of the zones.
- 3.38. The northern parcel of the site falls within zone CHECZ 9 – see Map 14 extract below:

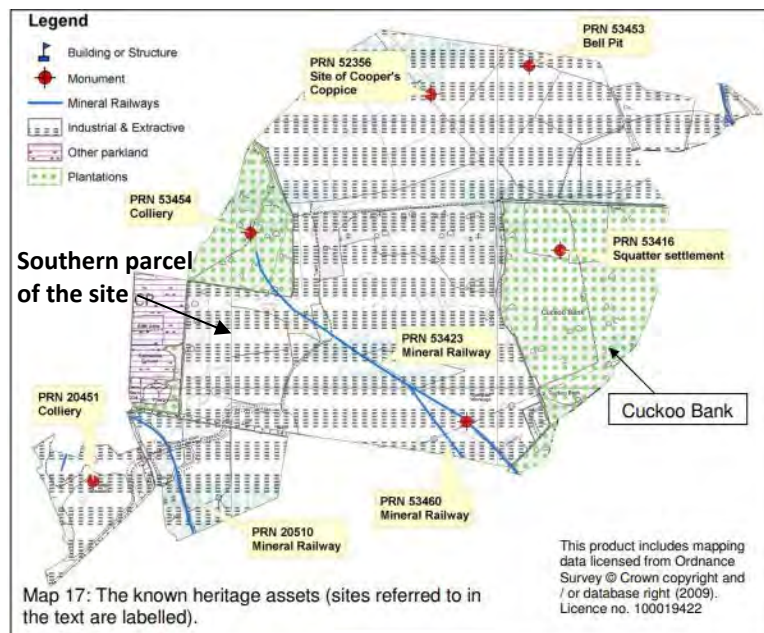


- 3.39. The site and much of the land within zone CHECZ 9 is assessed as '18th/19th century semi planned field systems'. The summary text on the historic environment states:

'From at least the medieval period the zone had formed part of Cannock Forest. The historic landscape character of the zone is currently dominated by field systems with distinct origins. The fields to the south of Cannock Wood Road and to the north west, along the Bentley Brook, were planned out by surveyors following the 1868 Act to enclose the heath land (the areas of 18th/19th century semi planned enclosure and 18th/19th century planned enclosure on map 14). The planned nature of the field system, with its straight field boundaries, remains legible within the landscape although a certain number of internal

boundaries have been removed during the second half of the 20th century.'

- 3.40. The assets summary table gives an overall score for the zone of moderate and states: *'Medium to large scale development is likely to have at least a moderate impact upon the historic environment of the zone; in particular upon the surviving historic landscape character and the line of the railway'.*
- 3.41. The southern parcel of the site falls within zone CHECZ 12 – see Map 17 extract below:



- 3.42. The southern parcel of the site and much of the surrounding land is assessed as 'Industrial and Extractive'. The summary text on the historic environment states:

'The zone is dominated by former industrial landscapes, as shown on map 17, notably the disused open cast coal workings which were operating during the late 20th century. Other coal working sites are also present within the zone.'

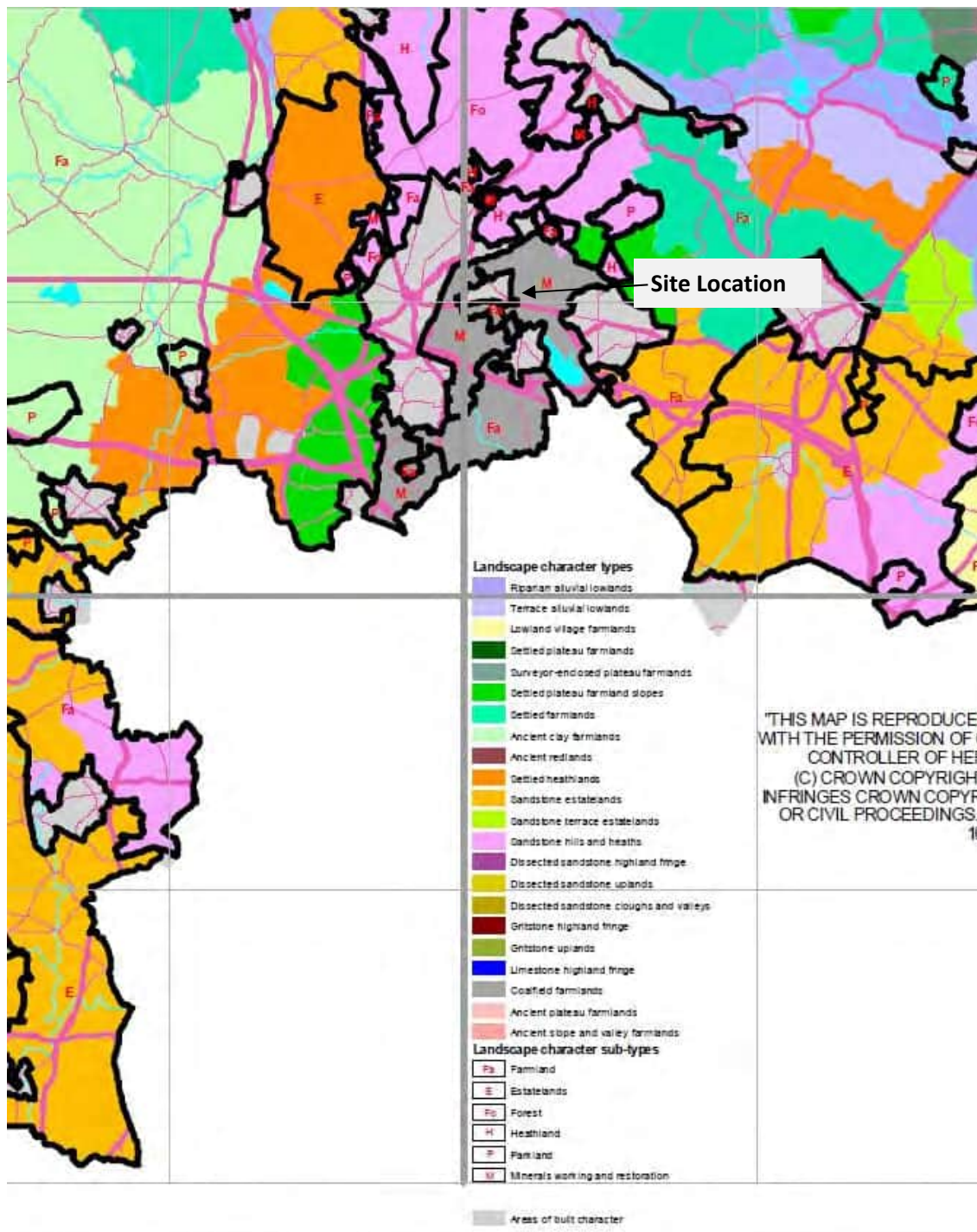
- 3.43. The assets summary table gives an overall score for the zone of low and states: *'The low score suggests that development would not have a significant impact upon the historic environment of the zone.'*
- 3.44. Relevant sections of the HEA are included within **Appendix D**.

Staffordshire County Council Planning for Landscape Change Supplementary Planning Guidance (2001)

- 3.45. The Planning for Landscape Change SPD was prepared by Staffordshire County Council as Supplementary Guidance to the Staffordshire and Stoke on Trent Structure Plan 1996-2011. It includes landscape descriptions for the areas within Stafford Borough. The document is

included within Cannock Chase Council’s evidence base to support the emerging Local Plan, although a ‘Review of Landscape Character Assessment for Cannock Chase District’ was subsequently undertaken in 2016.

- 3.46. Staffordshire County Council based the assessment on the regional character areas (now called National Character Areas) and these were further divided into a series of Landscape Character Types. The extract of Map 2 below shows that the site lies within the ‘Coalfield Farmlands’ Landscape Character Types and the ‘Mineral Working and Restoration’ Landscape Character Sub-Type.



3.47. The description for the Coalfield Farmlands Landscape Character Type states:

'These are sparsely wooded landscapes of former mining villages and small to medium sized hedged fields on undulating plateaux close to large population centres. The shales, sandstones and clays of the coal measures give rise to noncalcareous stagnogley soils, which would originally have supported acid grassland and wet heath. The predominant land use is now mainly stock rearing. Many areas have been subject to extensive opencast coal mining and clay winning and the distinction between these areas and those that have been less abruptly modified forms the basis of a division into sub-types.'

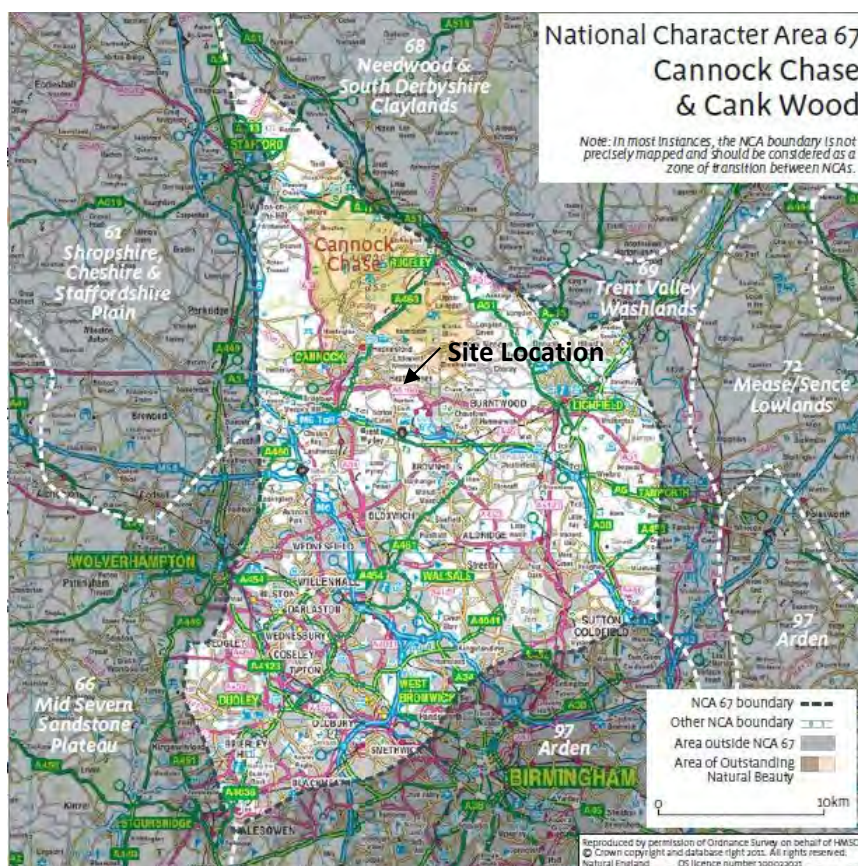
3.48. The specific guidelines for the Coalfield Farmland Landscape Character Type state:

'Design new planting to field pattern, with particular care being taken over edge treatment to reflect the broadleaved character of the area. Small to medium sized planting would be most appropriate with consolidation of existing woodlands by planting field corners and edges and reinforcing the hedgerow tree pattern. Any large scale planting should be made up of small to medium scale components and long plantation edges should be avoided. The position of any planting should continue to allow views across the landscape where available and be kept away from major traffic routes to avoid blocking views out to surrounding areas.'

4. Landscape baseline

National Landscape Character Area

- 4.1. The character of the landscape of England has been assessed by Natural England resulting National Character Areas (NCAs).
- 4.2. The site falls within the Cannock Chase and Cank Wood NCA 67. The extract below shows the location of the site in the context of the NCA.



- 4.3. The description states

'Cannock Chase and Cank Wood National Character Area (NCA) extends north of the Birmingham and Black Country conurbation and includes a major area of this city. It is situated on higher land consisting of sandstone and the South Staffordshire Coalfield. The NCA principally coincides with the historical hunting forest of Cannock Chase, with major remnants surviving within the Cannock Chase Area of Outstanding Natural Beauty (AONB), which supports internationally important heathland Special Areas of Conservation (SAC) and the Sutton Park National Nature Reserve.

There are no major rivers within the area, but canals are a significant feature and some major transport routes also cross the NCA. The current landscape is extremely varied, including extensive areas of urban development predominantly in the south of the NCA and extensive conifer plantations and heathlands in the north interspersed with farmland. The Forest of Mercia, a Community Forest, lies in the heart of the NCA. The NCA also has some outstanding geodiversity interest, extensive industrial archaeology and a good number of historic parks.'

4.4. Key characteristics are:

- *'A varied landscape ranging from the open heathlands and plantations of Cannock Chase, through towns, reclaimed mining sites and new developments, to dense urban areas.*
- *The dominant rounded central plateau is mainly formed of the Coal Measures of the South Staffordshire Coalfield, with other prominent hills in the south at Wren's Nest, Castle Hill, Rowley Hills and Barr Beacon.*
- *Extensive coniferous plantations, woodlands and historic parklands occur across the NCA, even within the urban areas where they are predominantly small and include lots of young plantations.*
- *Away from the unenclosed landscape of Cannock Chase, fields generally have a regular pattern and are frequently enclosed by mature hedgerows with some hedgerow trees. Here farming is generally mixed with arable cultivation in large fields. Livery is concentrated around the flanks of the Chase.*
- *Heathland and associated acid grassland were once much more extensive, although significant tracts still remain. Post-industrial sites and remnant countryside within the urban areas provide a mosaic of additional valuable habitats.*
- *The major rivers of the Trent and Tame lie adjacent to the NCA, both of which lie in broad flood plains. Streams and small rivers such as the Sow and the Penk drain radially from the higher ground into these rivers.*
- *The canal network is a notable feature and contributes significantly to the drainage of the urban areas.*
- *Industrial archaeology from the industrial revolution is a characteristic feature.*
- *The predominant building material of the 19th- and early 20th century buildings is red brick, with more modern structures within the urban areas.*
- *The settlement pattern is complex and contrasting, with some areas densely populated and others relatively sparse. The conurbation includes a mosaic of urban areas, former industrial land and patches of farmland, with an extensive urban fringe.*
- *The extensive networks of canals and railways reflect the industrial history of the area. Major roads include the M6, the M6 Toll and the A5.'*

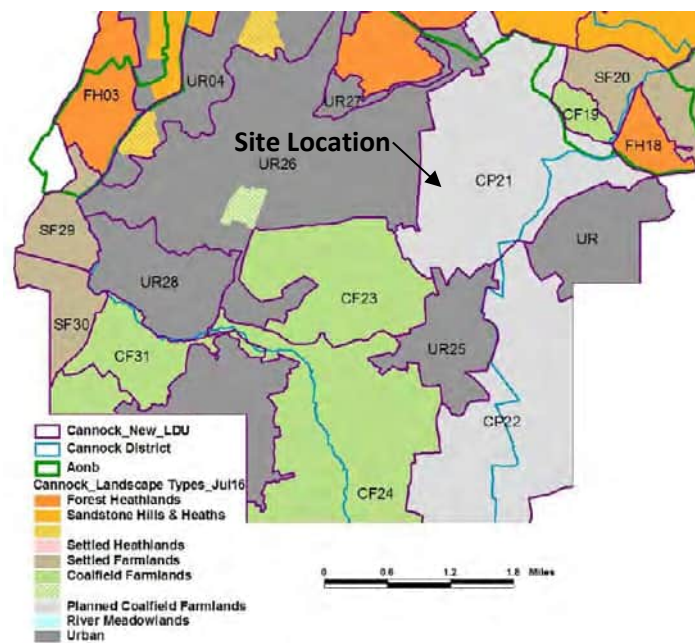
4.5. The statements of Environmental Opportunity are:

- **SEO 1:** *Expand lowland heathland to increase habitat connectivity, improve resilience to climate change and improve water quality.*

- **SEO 2:** Manage, enhance and expand the network of green infrastructure, such as woodlands, restored mining sites, parklands and canal routes, to increase biodiversity, access and recreational use and increase understanding of the area's rich industrial heritage, particularly geodiversity.
- **SEO 3:** Conserve and enhance the essential character of this varied landscape, which includes the Cannock Chase Area of Outstanding Natural Beauty, the Forest of Mercia and the urban conurbation of the Black Country, to maintain food and timber production where possible; enhance landscape, sense of place and tranquility; and increase resilience to climate change.

Review of Landscape Character Assessment for Cannock Chase District (2016)

- 4.6. The review is a revision of the previous 2009 District Landscape Character Assessment.
- 4.7. The extract of Figure 2 below shows that both parts of the site lie within the 'Planned Coalfield Farmlands' Landscape Character Type. The urban area abuts this to the west.



- 4.8. The landscape of the Planned Coalfield Farmlands is described as follows:

'A varied industrial/urbanised landscape of former mining villages and disturbed/restored land, set within a matrix of planned farmland originally reclaimed from woodland and heath. The remaining farmland, which is used mainly for stock rearing with some cropping, comprises small to medium sized fields defined by a regular pattern of thorn hedges/fences. Pockets of agricultural land are often surrounded by urban settlement and/or land disturbed

by extensive coal mining and clay winning. The mixed rocks of the coal measures and the overlying sandy drift give rise to a rolling topography with heavy, in places impoverished soils, which are very much reflected in the heathy origins of this landscape.

4.9. Key characteristics are:

- *‘Low rolling plateau*
- *Restored opencast sites with immature landscape features*
- *Pockets of planned farmland enclosed by thorn hedges/fences*
- *Patches of secondary woodland on older restored sites*
- *Wet heathland character in less disturbed areas*
- *A vacant landscape lacking in settlement, often adjoining a well defined urban edge*
- *Large scale urban elements including pylons major roads and distribution warehouses.*
- *Heathy origins strongly evident throughout’*

4.10. The overall character is described as:

‘This landscape occurs along the south eastern edge of the District, extending almost as far as Cannock Chase in the area between Heath Hayes and Burntwood. Although underlain by a mix of interbedded mudstones, siltstones and sandstones, with deposits of coal and ironstone, the landform is strongly influenced by a covering of glacial drift. This forms a low plateau summit with a gently rolling ‘upland’ character, often allowing wide views over the adjoining lower lying land. Much of the land surface has been disturbed by long term coal mining and, more recently, by the impact of open cast coal extraction.

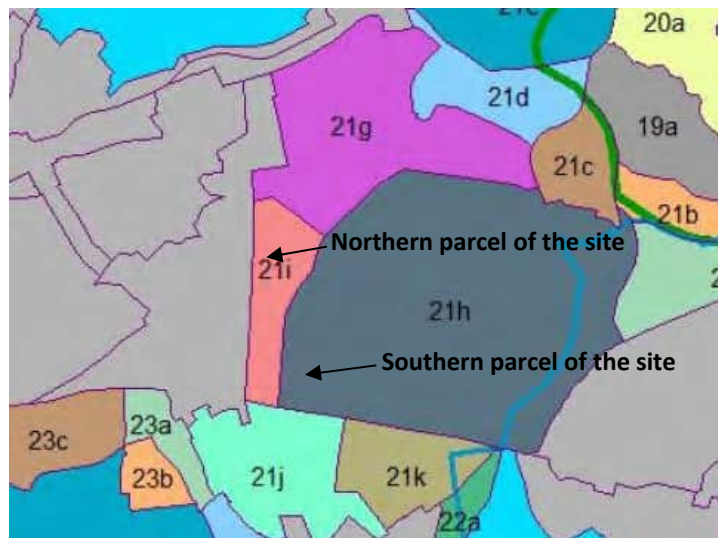
This landscape, although related to the Coalfield Farmlands, is one in which the advent of recent and extensive landuse change has resulted in the creation of a new locally distinctive character. The area north of the A5 and M6 Toll Road, as far as Prospect village and Wimblebury, has undergone complete transformation due to recent opencast coal mining activities. The original landscape has largely been destroyed and a new restored/planned landscape has now taken its place. The presence of pylons, large distribution warehouses, landfill sites and the open exposed landform in this area emphasises the large scale industrial character of the landscape, in contrast to the area to the south of the A5, where important relics of heathland still remain. In some places new patches of heath have been re-created as a reminder of the extensive areas of unenclosed land that once dominated this landscape prior to enclosure and the development of the Cannock coalfield.’

4.11. The Landscape Character Types are further divided into smaller areas, and the site falls within CP21. With regard to area CP21 the assessment states:

‘CP21; A landscape in a generally poor condition as a result of long term mining activity and the more recent impact of large scale open casting in the central part of the area. Although the visual impact of the latter has been mitigated following restoration, the functional integrity of this area is weak due to the impact on both the historic character of this planned

landscape and the loss of its original heathland character. A small remnant of the original character still survives around Prospect Village and Cannock wood Farm, although this area has been modified by the presence of an Industrial Estate and former colliery tip.'

- 4.12. As the extract below of Figure 4 from the review shows, the Landscape Character Types have been further divided into 'Landcover Parcels'.



- 4.13. The Landscape Condition Table rates the Landcover Parcels which the sites lie within as follows:
- 4.14. **CP21i** - Extent of change – Localised; Magnitude of change – Low; Visual Impact - Very low; Habitat network – Declining; Cultural Pattern – Declining; Functional integrity – Moderate; Overall condition – Good.
- 4.15. **CP21h** - Extent of change – Localised; Magnitude of change – High; Visual Impact - Moderate; Habitat network – Intact; Cultural Pattern – Declining; Functional integrity – Moderate; Overall condition – Moderate.
- 4.16. The overall strategy for the Planned Coalfield Farmlands is '*Restore conserve and enhance*'. The vision statement for CP21 states:

'CP21: Restore and enhance the Planned Coalfield Farmlands landscape and in particular seek opportunities for the creation of more heathland linked to the wider landscape, especially southwards to Brownhills Common and beyond to Sutton Coldfield. A precedent has already been set for this on land adjacent to Cuckoo Bank and where practical this could be extended northwards to link with the Hednesford Hills and Cannock Chase.

Restore and enhance the Planned Coalfield Farmlands landscape and in particular seek opportunities for the creation of more heathland linked to the wider landscape, including links towards Sutton Coldfield.

Plantation style shelter belt woodlands are also a feature of this otherwise open landscape and woodland planting could be used to provide a buffer to future housing development around the edge of Heath Hayes. Along with woodland and heathland creation, there are also opportunities for the creation of new recreational routes to provide safe, off road access between the existing settlements in this area and to link these settlements with the open land in Cannock Chase to the north.'

- 4.17. Relevant sections of the Review of Landscape Character Assessment for Cannock Chase District are included within **Appendix E**.

Landscape Context

- 4.18. **Figure 1 (Appendix A)** shows the landscape context of the site.
- 4.19. Wimblebury is a former mining village and the landscape surrounding it, and to the east, has been shaped by this former activity. Old maps show the Cannock Chase Colliery located to the east of the northern parcel of the site and a mineral railway running through the land further east. This landscape, which includes both parts of the site, comprises an extensive area of former opencast mining which is now restored as a mixture of farmland, heath and woodland. There are a number of ponds or marshes within the heathland.
- 4.20. There is a mound to the north-east of the site, with a high point of 236m AOD. From this mound the ground levels fall in all directions, eastwards towards Prospect Village and in a north-westerly direction towards the outskirts of Littleworth. Southwards, the ground levels fall towards Heath Hayes and beyond to Chasewater, a large canal feeder reservoir.
- 4.21. Immediately to the north of the northern parcel of the site is Wimblebury mound, a former spoil heap now vegetated with mature pines, which is managed as a countryside access area by Staffordshire County Council. Areas of broadleaf woodland connect to this coniferous woodland to form a continuous strip of woodland wrapping around the northern and eastern parts of the northern parcel of the site. Further woodland extends southwards to link to the A5190 Cannock Road and eastwards towards Cuckoo Bank, the former Bleak House open cast site. The woodland separates the two parts of the site and encloses views.
- 4.22. Wimblebury Road runs to the west of the site, forming the western boundary of the northern parcel. Development along the road includes housing of various ages and style together with the local primary school. The road is traffic calmed with speed bumps, and for the most part has a footway only on the western side, although there is a length of footway immediately opposite to the school.
- 4.23. Heath Hayes Park is located at the southern end of Wimblebury Road and is an informal park with many natural areas. It contains a children's play area, two football pitches, changing accommodation and a stoned car park accessed off Wimblebury Road, as well as an area of allotments. The Heath Hayes War Memorial Gates mark the park main entrance at its southern end near to five ways roundabout.

- 4.24. The A5190 Cannock Road connects eastwards towards Lichfield. It runs immediately south of the southern parcel of the site with the section near to the site elevated, forming a bridge over a haul route which accesses land to the east. The road has a narrow footpath running along its southern side, although the speed of vehicles using the route does not create a pleasant experience for pedestrians.
- 4.25. The recently constructed Cannock Chase Crematorium is located to the south of the A5190 and is accessed from the B4154.
- 4.26. There are PRowS running through the urban areas and within the landscape to the east of Wimblebury Road. There are no PRowS located within either the northern or southern parcels of the site.
- 4.27. PRow Heath Hayes and Wimblebury 11/Cannock Town 72 runs in an easterly direction from Wimblebury Road, rising to the high point located to the north-east of the site. It runs through woodland before tracking through rough grassland/heath and farmland to reach the top of the mound from which there are open views in all directions.
- 4.28. PRow Heath Hayes and Wimblebury 7 runs parallel with the northern boundary of the northern parcel of the site. It runs within the woodland but alongside the boundary.
- 4.29. PRow Heath Hayes and Wimblebury 8 is an unsurfaced footpath running alongside the southern boundary of the northern parcel of the site. The footpath runs along the edge of the playing fields and provides access into the woodland to the east.
- 4.30. There are further footpaths enclosed within the woodlands which lie to the east of the northern parcel of the site. However, the heathland does not have PRowS running through it and is generally inaccessible to the public.
- 4.31. **Figure 1** (Appendix A) shows the PRowS within the vicinity of the site. The visual section below describes the existing views from the PRowS.

Description of the Site and its surroundings

- 4.32. **Figure 1** (Appendix A) shows the site in the context of the study area and **Figures 2 to 4**(Appendix A) include photographs of the site.
- 4.33. The site includes two parcels of land to the east of Wimblebury Road and to the north of the A5190, Cannock Road.
- 4.34. The northern parcel of the site covers 17.9 ha and comprises three fields which gently slope from north to south. The northern field, visible from Wimblebury Mound, contains a shallow waterbody and is generally poorly drained. It is separated from the two southern fields by a ditch with flowing water, which discharges into a watercourse at the edge of the woodland to the east of the site. There are known to be some mineshafts within the north-eastern corner of this field. The southern two fields slope to the south and south-west and are separated by

post and wire agricultural fencing with sporadic thorn bushes. A hedge along the roadside along the western boundary is becoming overgrown and filters views into the site from the road. The woodland located to the north and east of the site provides strong visual containment.

- 4.35. Part of the northern parcel of the site is designated as land available for development beyond the plan period with the remainder currently designated as Green Belt but highlighted as a potential housing allocation. The boundary between the two areas does not follow any features on the ground, but rather, adopts the line of a proposed new road.
- 4.36. The southern parcel of the site covers 11.4 ha and comprises two fields. The fields are well enclosed by woodland to the north and west. To the south there is a wide strip of woodland which separates the site from the A5190 Cannock Road. A coal haulage road runs through this woodland, passing underneath the A5190 to link southwards to the B4154 Norton Road. As such the A5190 is elevated in relation to the site in the vicinity of the haulage road. The south-western corner of the site is the lowest area at around 175m AOD with levels gently rising to around 195m AOD within the north-eastern part of the site. The coal haulage route runs parallel to the southern boundary of the site, within the woodland, before tracking north along the field boundary which forms the eastern boundary of the site. The route is separated from the site by a hedgerow with trees. This hedgerow encloses the entire eastern boundary with a further hedgerow dividing the two fields. A ditch runs along the central field boundary and there are further ditches along the edges of the woodland to the north and west of the site. A pond or marsh area is located immediately to the south-west of the site.

Potential Landscape Receptors

- 4.37. The scoping exercise has identified the following landscape receptors which potentially could be significantly affected by the proposals:
- National Character Area NCA 67 Cannock Chase and Cank Wood
 - Cannock Chase District Landscape Character Assessment – Landscape Character Type CP21: Planned Coalfield Farmlands
 - The site and its immediate setting
 - landscape features within the site

5. Visual baseline

Visual context and views from the site

- 5.1. There is no public access to either the northern or southern parcels of the site.
- 5.2. **Figure 1** (Appendix A) illustrates the locations of the photographs taken from within the site.
- 5.3. **Figures 2 and 3** (Appendix A) include photographs A- D which show the northern parcel of the site.
- 5.4. Photographs A and B illustrate that the site is well enclosed by woodland located to the east of the site and the coniferous woodland growing on Wimblebury Mound. The less mature broadleaf woodland which lies between these two areas of woodland is around 50m wide and, although less tall, still provides enclosure. The hedgerow which runs along Wimblebury Road filters views of the housing located to the west of the road.
- 5.5. Looking southwards (photographs C and D) the pond is visible in the foreground and ground levels are falling with some longer views towards the higher land to the south. Trees along the southern boundary and beyond provide some enclosure although there are filtered views of some buildings located to the south around five ways roundabout. The hedgerow along the western boundary of the site filters views of the existing housing located on Wimblebury Road.
- 5.6. **Figure 4** (Appendix A) includes photographs E and F which show the southern parcel of the site.
- 5.7. The photographs show that the fields are well enclosed by woodland on all sides. The pylons are noticeable features in the distance and there are some glimpses of the distant, higher land to the south. Intervening trees screen any views of the vehicles travelling on the A5190 Cannock Road which lies to the south.

Visual receptors and views of the site

- 5.8. **Figure 1** (Appendix A) illustrates the locations of the viewpoint photographs.
- 5.9. **Figures 5 to 10** (Appendix A) include the photographs.
- 5.10. The following visual receptors were identified within the immediate area. There are views towards the site from the higher land to the north-east (PRoW Cannock 72) but no long-distance views of the site.
 1. Users of PRoW Heath Hayes and Wimblebury 7
 2. Users of PRoW Heath Hayes and Wimblebury 8

3. Users of PRoW Heath Hayes and Wimblebury 11/Cannock Town 72
 4. Users of PRoW Heath Hayes and Wimblebury 4/Brickworks Road
 5. Motorists and pedestrians using Wimblebury Road
 6. Motorists and pedestrians using the A5190 Cannock Road
- 5.11. The footpaths which lie to the east of the site, and skirt around the SSSI, were walked as part of the site survey but neither parcel of the site was visible.
- 5.12. Views from Cannock Chase AONB were considered but it is generally a heavily wooded designation and views of the site are screened by intervening topography, built form and vegetation. To the east the AONB skirts around the back of prospect village and extends to include Gentleshaw Common. A rise in landform screens visibility between any public viewpoints within the AONB and the site.
- 1. Existing views from PRoW Heath Hayes and Wimblebury 7 (Photograph 1.1 and 1.2)**
- 5.13. PRoW 7 runs in an easterly direction from Wimblebury Road within the woodland directly to the north of the northern parcel of the site. As photograph 1.1 shows, the route tracks alongside the northern boundary with some open views across the fields within the site. The views extend as far as the woodland along the site's eastern boundary which provides enclosure. As the route tracks further east, some sections are more enclosed by woodland and in some cases, as photograph 1.2 illustrates, there are filtered views across the site. The hedgerow growing along the western boundary provides partial screening of the houses located along Wimblebury Road.
- 2. Existing views from PRoW Heath Hayes and Wimblebury 8 (Photograph 2.1 and 2.2)**
- 5.14. PRoW Heath Hayes and Wimblebury 8 is an unsurfaced footpath running eastwards from Wimblebury Road, alongside the southern boundary of the northern parcel of the site. The footpath initially runs along the edge of the car park and playing fields with open views southwards. As photograph 2.1 shows, looking northwards the existing hedgerow with trees filters views of the fields within the site. To the east of the car park, the footpath becomes enclosed by hedgerows with filtered views of the site (photograph 2.2).
- 3. Existing views from PRoW Heath Hayes and Wimblebury 11/Cannock Town 72 (Photograph 3.1)**
- 5.15. PRoW Heath Hayes and Wimblebury 11 runs in an easterly direction from Wimblebury Road. Initially it runs through woodland before gently rising to track through rough grassland / heath. The footpath continues to climb (becoming PRoW Cannock Town 72) alongside farmland to reach the top of a mound with a high point of around 236m AOD. As photograph 3.1 shows, from this vantage point there are open views in all directions. Looking in a south-westerly direction, Wimblebury Mound and the woodland to the east of the site are noticeable features. There are longer views towards housing areas in Cannock and the higher land at the quarry located to the south. The large industrial buildings located on Hickling Road can be seen in the distance. The roofs of houses located on Wimblebury Road are partially visible above the tree line.

4. Existing views from PRoW Heath Hayes/Wimblebury 4/Brickworks Road (Photograph 4.1)

- 5.16. PRoW Heath Hayes and Wimblebury 4 runs alongside Brickworks Road. At the eastern end of the road, approaching the roundabout with Wimblebury Road, there are forward facing views towards the site. As photograph 4.1 shows, the hedgerow growing alongside Wimblebury Road provides partial screening of the site and the trees at Wimblebury Mound are an enclosing feature.

5. Existing views from Wimblebury Road (Photographs 5.1-5.4)

- 5.17. Photograph 5.1 is the view from Wimblebury Road to the north of the northern parcel of the site looking southwards. The site is substantially screened by the trees at Wimblebury Mound and the vegetation growing alongside the road. At the roundabout with Brickworks Road, views towards the site are heavily filtered by the roadside hedgerow (photograph 5.2). To the west, housing front onto Wimblebury Road. To the east, the road is separated from the northern parcel of the site by the roadside hedgerow which filters views. There are glimpsed, open views into the site from gateways (photograph 5.3). In views northwards from the southern parts of the road, the site sits behind intervening vegetation with filtered views (photograph 5.4).

6. Existing views from the A5190 Cannock Road (Photograph 6.1)

- 5.18. The A5190 is well enclosed by vegetation. The ground levels dip slightly from the five ways roundabout. There are filtered views looking south which include the recently constructed Cannock Chase Crematorium. Views northwards are enclosed by trees and the southern parcel of the site is not visible (photograph 6.1). The route crosses the haul road which runs to the south of the southern parcel of the site via a bridge. As photograph 6.2 shows, the existing trees completely screen any views of this southern parcel.

Summary

- 5.19. Both parcels of the site are physically and visually extremely well enclosed by landform and vegetation. There is no public access to either parcel.
- 5.20. The northern parcel of the site is well enclosed to the north by Wimblebury Mound and to the east by mature woodland and slightly higher land. To the north-east the woodland is less mature and provides enclosure but in views from PRoW Cannock Town 72 (viewpoint 3.1) the roofs of housing located on Wimblebury Road are partially visible. Whilst the fields within the northern parcel of the site are not visible, it is anticipated that any proposed built form may be partially seen in the context of existing roofscape. There are filtered views across the site from PRoW Heath Hayes and Wimblebury 7 and 8 and from Wimblebury Road. There is a channeled view down Brickworks Road/PRoW Heath Hayes and Wimblebury 4 towards the northern part of the site. Overall, there are very few visual receptors, and the visual envelope is well contained.
- 5.21. The southern parcel of the site is not visible from any public viewpoints. It cannot be seen from any PRoWs and is entirely screened from the A5190, Cannock Road. It is noted however that the site visit was undertaken when there was some leaf on the trees and there may be some seasonal variation in the views.

6. Summary and landscape recommendations

Summary of landscape and visual issues

- 6.1. The current Local Plan advocates the protection of the most sensitive areas, such as the AONB and other green infrastructure, from inappropriate development. The site does not lie within the AONB and is not designated for its landscape value. Although part of the northern parcel of the site is allocated for future development the remaining areas, like much of the rural part of the district, are protected from new development by Green Belt designation. Policy CP1 states that development proposals at locations within the Green Belt will be assessed against the NPPF and Policy CP14. Policy CP14 states *'The District's landscape character will be protected, conserved and enhanced via: The consideration of landscape character in all development proposals in order to protect and conserve locally distinctive qualities, rural openness and sense of place and maximise opportunities for restoring, strengthening and enhancing distinctive landscape features including trees, woodland, canal corridors, sensitive edges of the rural areas and creating green infrastructure links in conjunction with new development.'*
- 6.2. The northern parcel of the site is a strategic housing allocation (SH2) in the Cannock Chase District Local Plan Preferred Options. Strategic Objective 7.7 states; *'Ensure that any loss of Green Belt is suitably mitigated'*. Policy SO7.4 states that all development proposals will *'protect, conserve and enhance landscape character'* advocating the conservation of local distinctiveness, scenic qualities, rural openness and landscape features and ensuring that proposals respect the surrounding scenic quality and provide new green infrastructure.
- 6.3. Cannock Chase Green Belt Harm Assessment (2021) classifies the northern part of the site as WI12 and the southern part of the site as outer area OA9. Parcel WI12 has been given a harm rating of Moderate-High based on the relatively strong contribution to checking the unrestricted sprawl of Cannock, relatively strong contribution to preventing encroachment on the countryside and a moderate contribution to preventing neighbouring towns from merging, as well as the additional impact of its release on the adjacent Green Belt being minor. The document states: *'Harm could potentially be reduced by the introduction of new woodland belts and/or small woodlands within WI12, particularly to the northeast. This would form a strong Green Belt boundary and would help to reduce the impact of urbanising containment. This would also help enhance the planned coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016) and the AONB Landscape Character Framework (2017).'* The outer areas were subject to high level contribution assessment and as with all the outer parcels, the release of parcel OA9 would constitute at least high harm.
- 6.4. The site lies within the Cannock Chase and Cank Wood National Character Area. Statements of Environmental Opportunity include: *'SEO 2 Manage, enhance and expand the network of green infrastructure, such as woodlands, restored mining sites, parklands and canal routes, to*

increase biodiversity, access and recreational use and increase understanding of the area's rich industrial heritage, particularly geodiversity' and 'SEO 3: Conserve and enhance the essential character of this varied landscape,...'.

- 6.5. The Review of Landscape Character Assessment for Cannock Chase District (2016) places the site within the Planned Coalfields Landscape Character Type (LCT). The LCTs are further subdivided, and the site lies within area CP21 for which the description is as follows: *'A landscape in a generally poor condition as a result of long term mining activity and the more recent impact of large scale open casting in the central part of the area. Although the visual impact of the latter has been mitigated following restoration, the functional integrity of this area is weak due to the impact on both the historic character of this planned landscape and the loss of its original heathland character'.*
- 6.6. The overall strategy for the Planned Coalfields Farmland is *'Restore conserve and enhance'* and the states: *'Plantation style shelter belt woodlands are also a feature of this otherwise open landscape and woodland planting could be used to provide a buffer to future housing development around the edge of Heath Hayes. Along with woodland and heathland creation, there are also opportunities for the creation of new recreational routes to provide safe, off road access between the existing settlements in this area and to link these settlements with the open land in Cannock Chase to the north.'*
- 6.7. There is no public access to either parcel of the site and both are physically and visually extremely well enclosed by landform and vegetation.
- 6.8. Cannock Chase AONB is distant from the site, with the southern extent being over 2km away. The topography and heavily wooded nature of the AONB limit outward views in the direction of the site. No views of the site have been identified from any public footpaths, viewpoints and roads within the AONB due to the intervening topography, built form and vegetation. It is therefore considered that there is no need for any further assessment with regard to potential visual impacts on the AONB.
- 6.9. There are filtered, close range views of the northern part of the site from PRow's Heath Hayes and Wimblebury 4, 7 and 8 and from Wimblebury Road. There are more distant views towards the site from the elevated PRow Cannock Town 72 which lies to the north-east of the site. The southern parcel of the site is not visible from any public viewpoints. Overall, there are very few visual receptors, and the visual envelope is well contained.

Landscape recommendations

- 6.10. The Landscape Recommendations Plan (Appendix F) indicates the following key principles which are recommended for inclusion as part of any proposed residential development in order to avoid or minimise harm to landscape character and views:
- Provide landscape buffers along the woodland boundaries to accommodate suitable Root Protection Areas (RPA) for the retention of all existing boundary trees;
 - Retain internal field boundaries and ditches where possible within proposed

landscape corridors;

- Incorporate evergreen tree species within north-eastern part of the northern parcel (or within adjacent woodland) to contribute to year-round filtering of views from the PROW network to the north-east;
- Sensitively align any potential road link between the northern and southern development parcels to minimise tree loss;
- Provide woodland planting and landscape buffer along the eastern boundary of the southern parcel to protect the interface with the SSSI and further enclose the site;
- Provide a landscape buffer and open space along the interface with the A5190 to retain strong visual containment and provide an appropriate interface with the SSSI;
- Provide open space at the northern gateway into the site to retain some open views towards the site from PRoW Heath Hayes and Wimblebury 4/Brickworks Road;
- Ensure that development is outward facing towards sensitive edges.

6.11. The landscape recommendations take into account current and emerging policy and would help to meet the Council's objectives. They also consider the mitigation suggested in the Green Belt Harm Assessment and the strategies highlighted in the landscape character assessments, but modify these as deemed appropriate based upon the site based survey.

6.12. Enhancement of existing woodland and provision of new woodland belts at the northern and eastern site boundaries would be in keeping with the local landscape context, would enhance biodiversity and would strengthen future Green Belt boundaries.

6.13. It is considered that residential development, in accordance with the above landscape recommendations, could be delivered on the site without resulting in any significant harm to landscape character, landscape features and views.

Wimblebury Road, Cannock

Baseline Landscape and Visual Appraisal

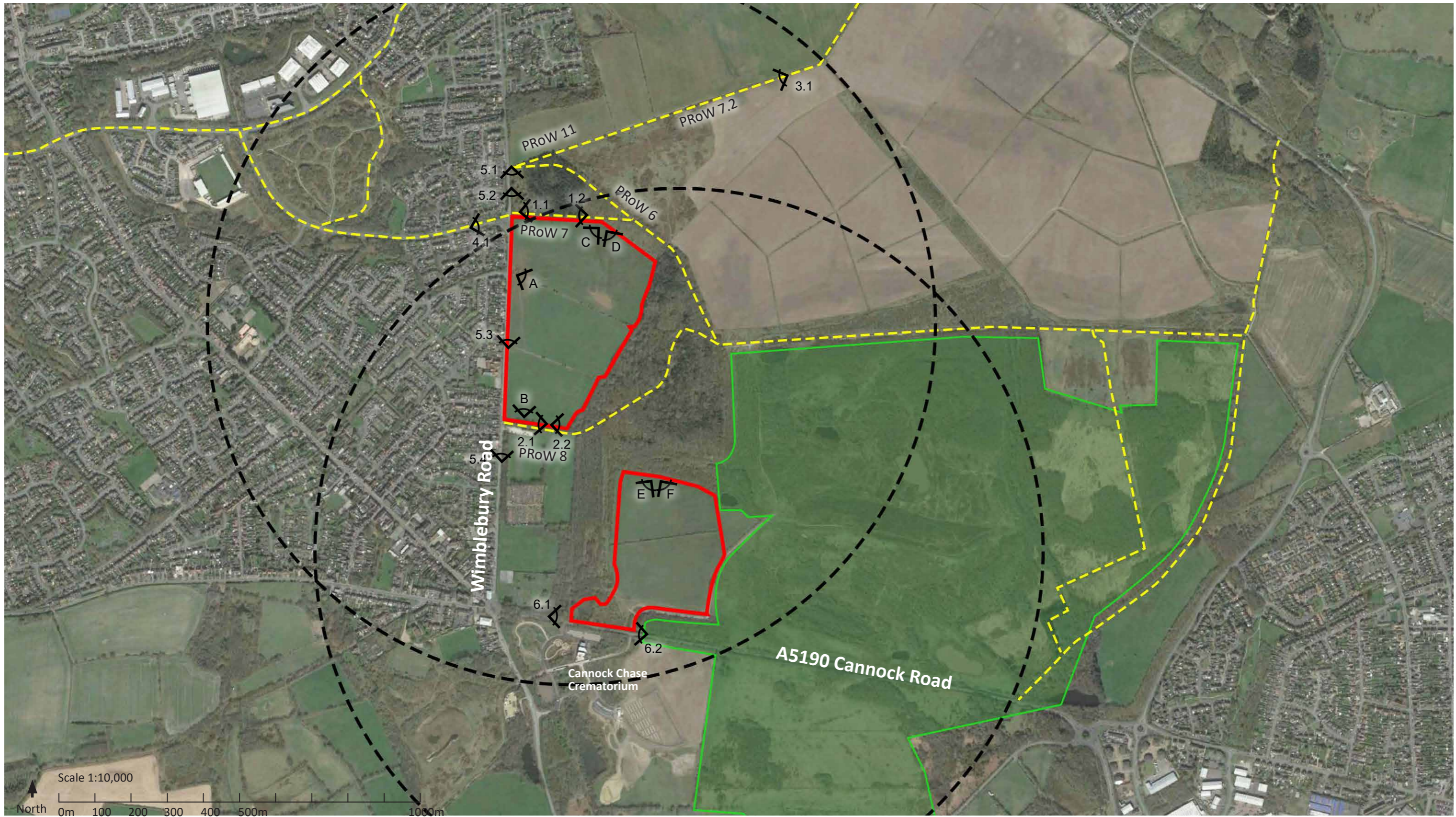
Appendix A: A3 Figures

November 2021





Prepared for:

**Taylor
Wimpey**





KEY:

-  Site Boundary
-  Study Area
-  Viewpoint Locations
-  Site of Special Scientific Interest (SSSI)

Visual receptors

1. Users of PRoW Heath Hayes and Wimblebury 7
2. Users of PRoW Heath Hayes and Wimblebury 8
3. Users of PRoW Heath Hayes and Wimblebury 11/Cannock Town 72
4. Users of PRoW Heath Hayes and Wimblebury 4/Brickworks Road
5. Motorists and pedestrians using Wimblebury Road
6. Motorists and pedestrians using the A5190 Cannock Road

Date: 19-10-2021
 Drawn by: DA
 Checker: JF
 Rev by:
 Rev checker:
 QM Status: Checked
 Product Status:
 Client Issue

Woodland on Wimblebury mound

Broadleaf woodland

Woodland to the east of the site



Site Photograph A - northern part of the site - view from the Western boundary looking east

Hedgerow along Wimblebury Road

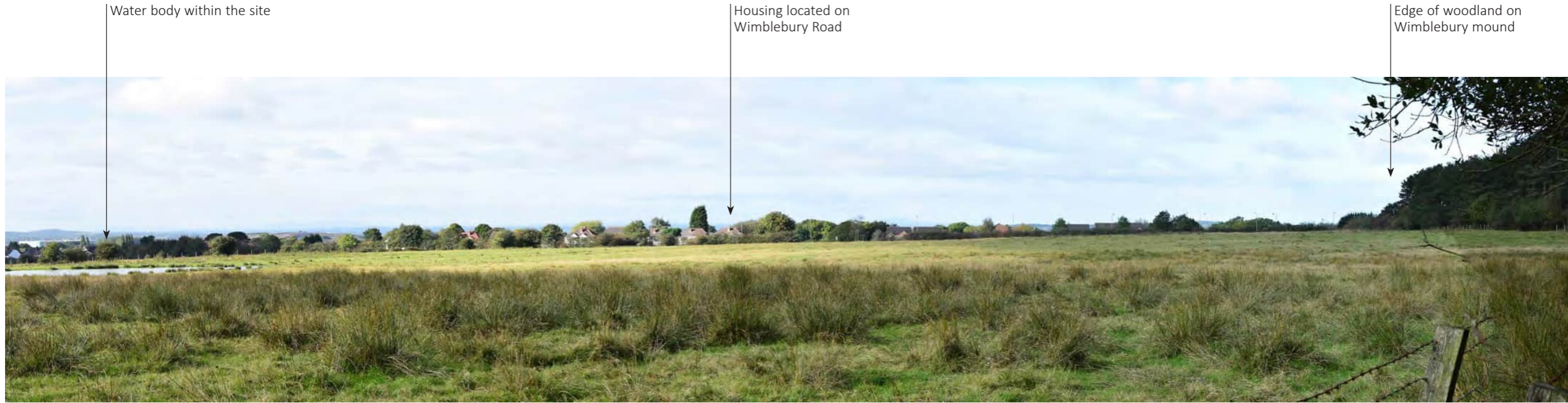
Woodland on Wimblebury mound

Broadleaf woodland

Woodland to the east of the site



Site Photograph B - northern part of the site - view from the Southern boundary looking north

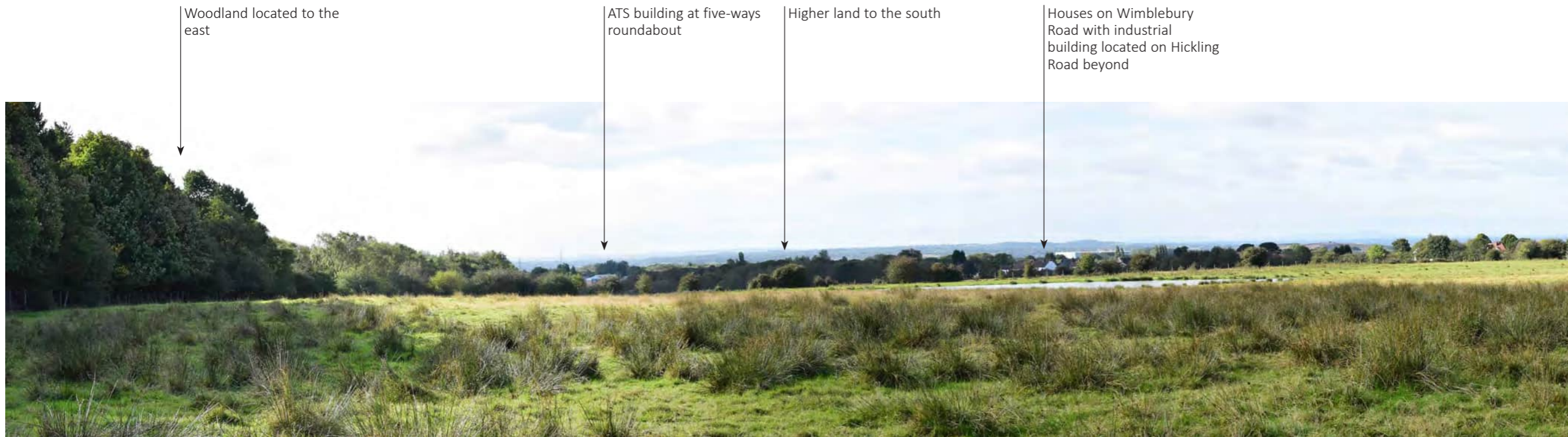


Water body within the site

Housing located on Wimblebury Road

Edge of woodland on Wimblebury mound

Site Photograph C - northern part of the site - view from the Northern boundary looking south-west



Woodland located to the east

ATS building at five-ways roundabout

Higher land to the south

Houses on Wimblebury Road with industrial building located on Hickling Road beyond

Site Photograph D - northern part of the site - view from the Northern boundary looking south-east

**RANDALL
THORP**

LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
MASTERPLANNING
URBAN DESIGN

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Checker: JF
Rev by:
Rev checker:
QM Status: Checked
Product Status:
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Wimpey**

**Figure 3
Wimblebury Rd
Cannock**
Site Photographs C & D

Drwg No: 643A-03



Site Photograph E - southern part of the site - view from the Northern boundary looking south-west



Site Photograph F - southern part of the site - view from the Northern boundary looking south-east

PRoW Heath Hayes & Wimblebury 7

Woodland to the east of the site



Viewpoint Photograph 1.1 - View from PRoW Heath Hayes & Wimblebury 7 looking east

Northernmost field within the site

Roofs of houses located on Wimblebury Road

PRoW Heath Hayes & Wimblebury 7



Viewpoint Photograph 1.2 - View from PRoW Heath Hayes & Wimblebury 7 looking west

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QM Status: Checked
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Wimpey**

**Figure 5
Wimblebury Rd
Cannock**
Photographs 1.1 & 1.2

Drwg No: 643A-05

PRoW Heath Hayes & Wimblebury 8

Filtered views into the northern part of the site



Viewpoint Photograph 2.1 - View from PRoW Heath Hayes & Wimblebury 8 looking west

Filtered views into the northern part of the site

PRoW Heath Hayes & Wimblebury 8



Viewpoint Photograph 2.2 - View from PRoW Heath Hayes & Wimblebury 8 looking east

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**Taylor
Wimpey**

**Figure 6
Wimblebury Rd
Cannock
Photographs 2.1 & 2.2**

Drwg No: 643A-06



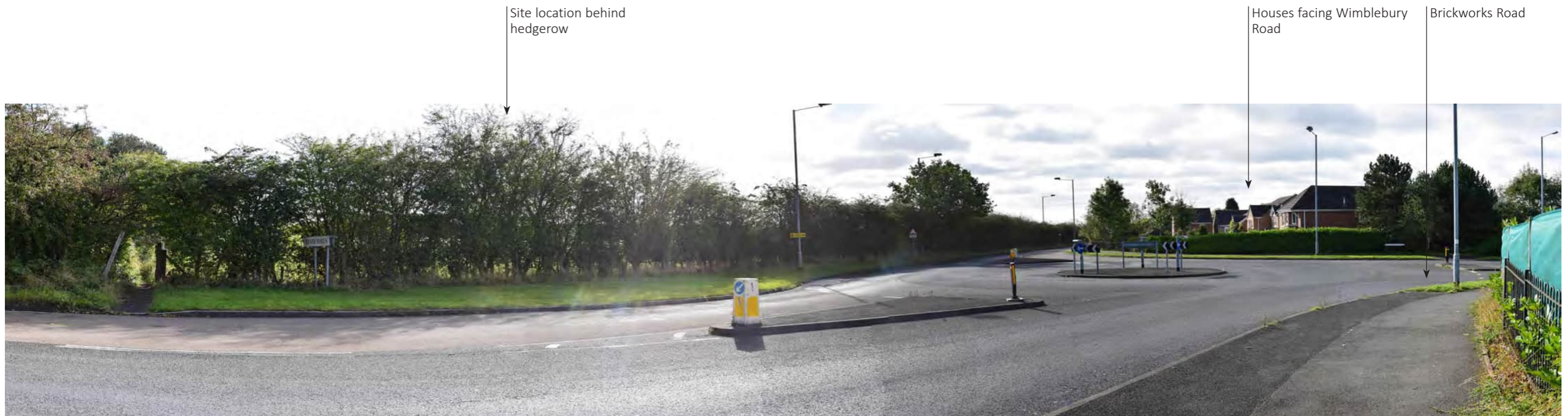
Viewpoint Photograph 3.1 - View from PRow Cannock Town 72 looking south-west



Viewpoint Photograph 4.1 - View from PRow Heath Hayes & Wimblebury 4/ Brickworks Road looking east



Viewpoint Photograph 5.1 - View from Wimblebury Road looking south



Viewpoint Photograph 5.2 - View from Wimblebury Road looking south

Hedgerow along western boundary of the site

Glimpsed view of site



Viewpoint Photograph 5.3 - View from Wimblebury Road looking north

Site location behind vegetation

Entrance to car park & sports field



Viewpoint Photograph 5.4 - View from Wimblebury Road looking north

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Rev by:
Rev checker:
QM Status: Checked
Product Status:
Client Issue

Taylor Wimpey

**Figure 9
Wimblebury Rd
Cannock**

Photographs 5.3 & 5.4

Drwg No: 643A-09

Site location behind
vegetation

Cannock Chase
crematorium



Viewpoint Photograph 6.1 - View from the A5190 Cannock Road looking east

Site location behind
vegetation

Bridge over haul road



Viewpoint Photograph 6.2 - View from the A5190 Cannock Road looking west

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ENVIRONMENTAL PLANNING
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Rev checker:
QM Status: Checked
Product Status:
Client Issue

**Taylor
Wimpey**

**Figure 10
Wimblebury Rd
Cannock**

Photographs 6.1 & 6.2

Drwg No: 643A-10

Wimblebury Road, Cannock

Baseline Landscape and Visual Appraisal

Appendix B: Extracts from the Cannock Chase
Green Belt Study (March 2016)

November 2021

Prepared for:

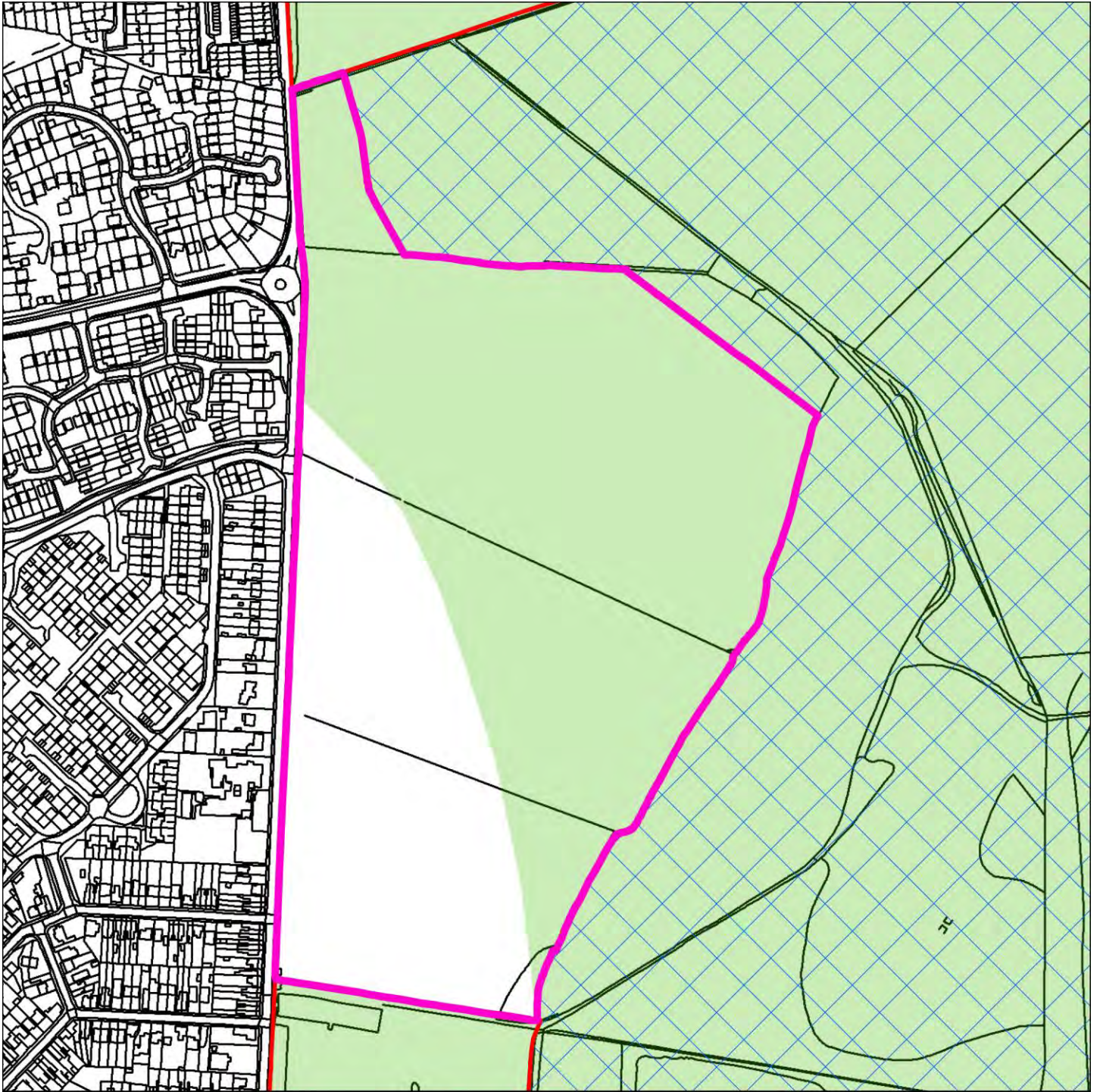
**Taylor
Wimpey**







Land Parcel Ref: C14

Parcel Type:

Green Belt parcel



 Report Parcel  Green Belt parcel  Broad Area  Green Belt

0 55 110
m



Land Parcel Ref: C14

Parcel Type: Green Belt parcel

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Issue 1a - Ribbon development

Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?

Score:

Notes:

The parcel does not contain or border any route ways which emanate from the existing urban edge of Cannock. Therefore, the parcel is considered to make a limited contribution to preventing sprawling ribbon development as there are currently no route ways able to facilitate such development.

Issue 1b - Openness

Is the parcel free from development?
Does the parcel have a sense of openness?

Score:

Notes:

The parcel contains no built development. The parcel contains three large regular-shaped agricultural fields and a small area of woodland next to Wimblebury road at its northern tip. The south western half of the parcel has been removed from the Green Belt and safeguarded for development. The same woodland borders the parcels northern, eastern and southern edges. The land within the parcel slopes upwards to the north towards the summit of Wimblebury Hill which is located to the north east of the parcel. Therefore, the parcel is very open with excellent views of the surrounding countryside from the hill.

Land Parcel Ref: C14

Parcel Type: Green Belt parcel

Purpose 2 - To prevent neighbouring towns merging into one another

Issue 2a - Location of parcel and distance between neighbouring settlements

What is the width of the gap between the settlements?

Score:

Notes:

The parcel lies to the east of Cannock on the south western slope of Wimblebury Hill located to the north east of the parcel. The nearest settlement to this portion of Cannock's urban edge is Prospect Village. Measured from the residential development on the south western side of Sevens Road in Prospect Village, Prospect Village lies roughly 1.6km to the north east of Cannock.

Land Parcel Ref: C14

Parcel Type: Green Belt parcel

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Issue 3a - Significance of existing urbanising influences

Does the parcel contain countryside?

Has the parcel already been affected by encroachment of urbanised built development? (not including agricultural and forestry related development)

Score:

Notes:

The parcel contains no built development and no urbanising influences. The parcel contains three large regular-shaped agricultural fields and a small area of woodland next to Wimblebury road at its northern tip. The same woodland borders the parcels northern, eastern and southern edges. The land within the parcel slopes upwards to the north towards the summit of Wimblebury Hill which is located to the north east of the parcel. Therefore, the parcel is very open with excellent views of the surrounding countryside from the hill. The south western half of the parcel has been removed from the Green Belt and safeguarded for development.

Issue 3b - Significance of boundaries / features to contain development and prevent encroachment

Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel)

Score:

Notes:

The parcel contains three large regular-shaped agricultural fields and a small area of woodland next to Wimblebury road at its northern tip. The same woodland borders the parcels northern, eastern and southern edges. However, in isolation, this woodland is not considered to be a significant boundary able to assist in safeguarding the wider countryside from encroachment and there are no other significant boundaries performing this function within the parcel. Therefore, it is the designation of the land as Green Belt which contributes to protecting this piece of intact and open countryside from encroachment.

Land Parcel Ref: C14

Parcel Type: Green Belt parcel

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

Issue 4a - Parcel forms an historical and/or visual setting to the historic town

Is the parcel partially or wholly within or adjacent to a Conservation Area within an historic town?

Does the parcel have good intervisibility with the historic core of an historic town?

Score:

Notes:

The parcel does not sit within or border a Conservation Area within the historic town of Cannock. Furthermore, despite having long ranging views to the south and south west, it is not possible to see in to the historic core of Cannock from the parcel.

Land Parcel Ref: C14

Parcel Type:

Green Belt parcel

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Issue 5a - The need to incentivise development on derelict and other urban land within settlements

All parcels make an equally significant contribution (+4) to this purpose.

All Green Belt makes a strategic contribution to urban regeneration by restricting the amount of greenfield land available for development and encouraging developers to seek out and recycle derelict / urban sites. This makes it difficult to assess whether one individual parcel considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. What can be said is that all parcels make an equally significant contribution to this purpose and are each given a score of 4.

Land Parcel Ref: C14

Parcel Type:

Green Belt parcel

Score Summary

Purpose 1 Score: /4

Purpose 2 Score: /4

Purpose 3 Score: /4

Purpose 4 Score: /4

Purpose 5 Score: /4

Total Score: /20

Wimblebury Road, Cannock

Baseline Landscape and Visual Appraisal

Appendix C: Extracts from the Cannock Chase Green Belt
Harm Assessment (February 2021)

November 2021






Prepared for:

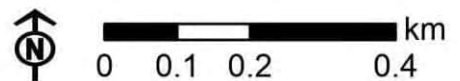
**Taylor
Wimpey**



Harm of release of land in WI12



-  WI12
-  Neighbouring parcel
-  Local Authority boundary
-  Green Belt
-  Site of Special Scientific Interest



WI12

Parcel location and openness

Parcel size: 11.83ha

The parcel is located on the eastern edge of Wimblebury and Heath Hayes. Wimblebury and Heath Hayes is part of the large built-up area of Cannock and it is a town. It does not, in terms of the role of Green Belt, constitute a historic town.

Land is open, and is comprised of agricultural fields.

Distinction between parcel and inset area

There is no defined boundary to separate the parcel from inset but as yet undeveloped land to the east of Wimblebury Road. Views are dominated by the urban area, but the parcel is not contained by urban development. Therefore, there is moderate distinction between the parcel and the urban area.

WI12

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Relatively strong
Land is open and is adjacent to the large built-up area of Cannock. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
Land is open and lies in a moderate gap between Heath Hayes and Burntwood, but there are some significant separating features, including Cuckoo Bank and Chasewater and the Southern Staffordshire Coalfield Heaths SSSI. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
Land is open countryside and The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

WI12

Impact on contribution of adjacent Green Belt

- Release of WI12 as an expansion of Wimblebury and Heath Hayes:

Rating: Minor

The release and development of WI12 would increase urbanising containment of land in WI11 and would diminish its role as an inset edge boundary. The release would not have an impact on the distinction of woodland within WI13 to the south and east of WI12, or the relevance of this land to Green Belt purposes.

Overall harm of Green Belt release

- Parcel WI12 makes a relatively strong contribution to checking the unrestricted sprawl of the large built-up area of Cannock, a relatively strong contribution to preventing encroachment on the countryside, and a moderate contribution to preventing neighbouring towns merging into one another, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Wimblebury and Heath Hayes would be moderate-high.

Moderate-High

- Harm could potentially be reduced by the introduction of new woodland belts and/or small woodlands within WI12, particularly to the northeast. This would form a strong Green Belt boundary and would help to reduce the impact of urbanising containment. This would also help enhance the planned coalfield farmlands landscape character, in accordance with landscape strategies set out in the Landscape Character Assessment for Cannock Chase (2016) and the AONB Landscape Character Framework (2017).

Wimblebury Road, Cannock

Baseline Landscape and Visual Appraisal

Appendix D: Extracts from the Staffordshire County Council
Historic Environmental Character Assessment for
Cannock Chase District Council (October 2009)

November 2021

Prepared for:

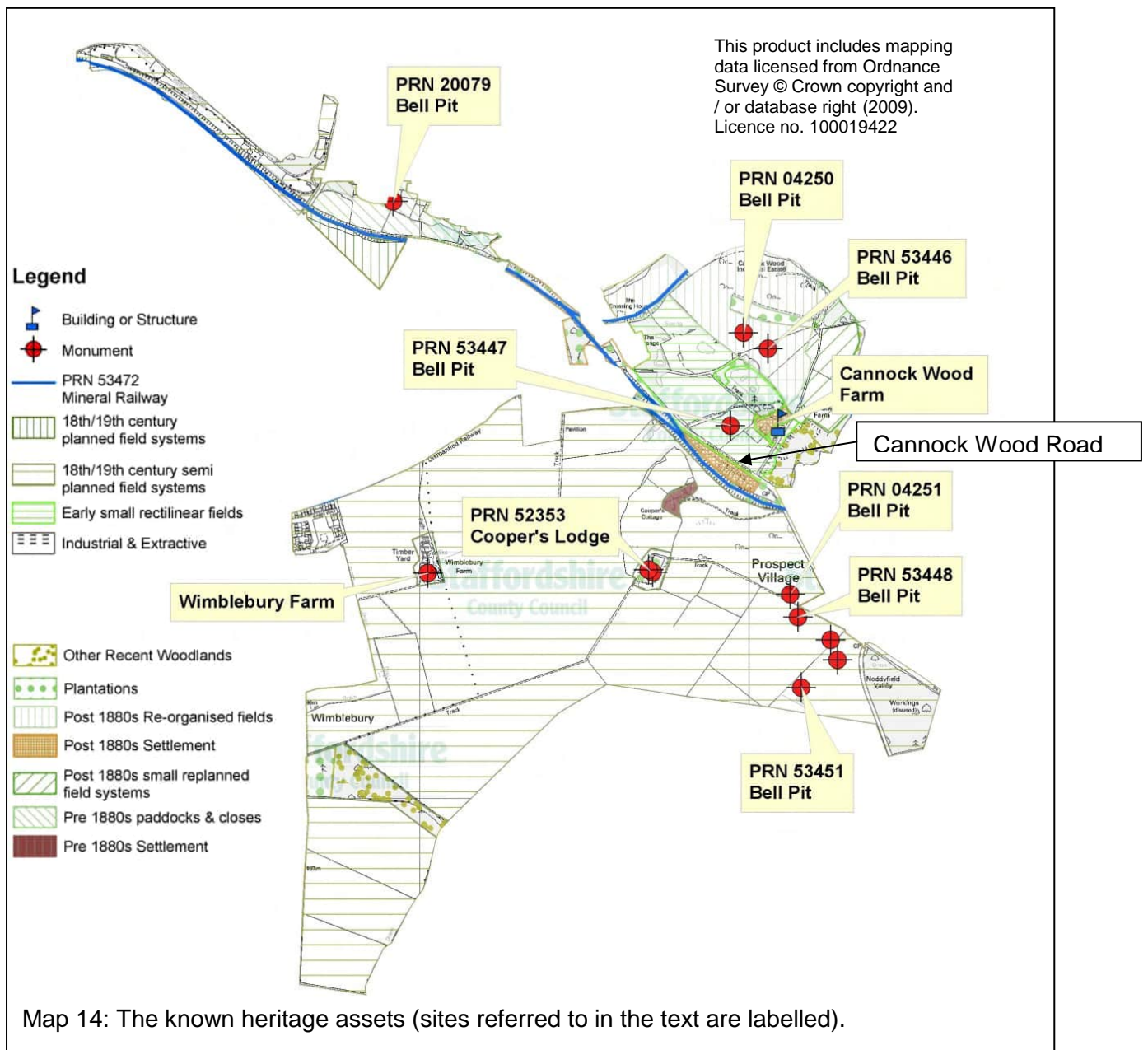
**Taylor
Wimpey**



8.9 CHECZ 9 – Between Rawnsley & Wimblebury

8.9.1 Summary on the historic environment

From at least the medieval period the zone had formed part of Cannock Forest. The historic landscape character of the zone is currently dominated by field systems with distinct origins. The fields to the south of Cannock Wood Road and to the north west, along the Bentley Brook, were planned out by surveyors following the 1868 Act to enclose the heath land (the areas of 18th/19th century semi planned enclosure and 18th/19th century planned enclosure on map 14). The planned nature of the field system, with its straight field boundaries, remains legible within the landscape although a certain number of internal boundaries have been removed during the second half of the 20th century.



However, the area to the north of Cannock Wood Road (around Cannock Wood Farm on map 14) appears to coincide with New Hay, an area of enclosed land within the forest which was not included under the 1868 Act. The precise origins of New Hay are not known, but the surviving historic landscape character suggests an earlier period of enclosure than that in the rest of the zone (being an area including 'Other early small rectilinear fields' as depicted upon map 14). It was certainly present by the late 17th century when Queen Elizabeth leased out the coal mines of both New Hay and Red Moor to Gilbert Wakering⁶⁶. Evidence for early coal mining has been identified as bell pits on aerial photographs in three areas across the zone⁶⁷. It is possible that these features may be associated with the coal mining recorded in the 17th century. Further field investigation may clarify their origins. During the 20th century a number of field boundaries have been removed, but the overall historic character endures.

Three historic farmsteads have been identified within the zone. Of these only Cannock Wood Farm still stands in its historic form surrounded by the early enclosure of New Hay. It is a large farmstead but its linear plan form with an in-line farmhouse, suggests that it may have expanded from an original small complex, where the occupiers may have enhanced their economic situation by combining farming with some other industrial work.⁶⁸ It is therefore possible that this farmstead was also associated with the small scale coal mining which was occurring by at least the late 17th century.

The other two farmsteads stood within the post 1868 enclosed landscape to the south of Cannock Wood Road; the site of Wimblebury Farm survives although it does not appear that any historic buildings survive. Its regular courtyard plan form suggests that it is likely to have been constructed following the enclosure of this landscape in the later 19th century. The site of Cooper's Lodge lies to the south of Cooper's Cottage; the only evidence for settlement on the site is the surviving small enclosure around the original property⁶⁹. Historic mapping suggests that this property existed by at least the late 18th century and it may have originally been constructed to manage Cooper's Coppice which had been located immediately to the south east (see also CHECZ 10)⁷⁰. The regular L plan form of this farmstead on historic mapping suggests that it may have early origins having developed incrementally over a period of time⁷¹.

The line of a 19th century mineral railway crosses the zone on an approximate north west-south east alignment⁷² (shown as a linear on map 14). It survives as a tree-lined earthwork and connected the disparate collieries of the area to both the Norton Branch of the London and North Western railway and the Cannock Extension of the Wyrley and Essington Canal at Hawks Green⁷³.

⁶⁶ Greenslade 1959a: 62

⁶⁷ Staffordshire HER: PRN 20079 (in the north) PRNs 04250, 53446 & 53447 (at New Hay) and PRNs 04251, 53448 & 53451 (south of Cannock Wood Road)

⁶⁸ Edwards 2009: 53

⁶⁹ Staffordshire HER: PRN 52353

⁷⁰ Staffordshire HER: PRN 52356; Cf. Yates' map of Staffordshire (1775) which records Cooper's Lodge within its enclosure and the location of Cooper's Coppice referenced on this map as 'Coppice'

⁷¹ Lake & Edwards 2008: 15

⁷² Staffordshire HER: PRN MST17193

⁷³ Staffordshire HER: PRNs 20508 and 02225

8.9.2 Heritage Assets Summary Table

Survival	The zone has seen at least moderate disturbance mostly through agricultural activities. The line of the railway survives as a feature within the landscape and the overall historic landscape character is legible despite some field boundary removal.	2
Potential	There is the potential for unknown below ground archaeological deposits to survive and particularly where associated with the identified settlement areas (Wimblebury Farm, Cannock Wood Farm and Cooper's Lodge). There is a lack of knowledge in relation to the medieval and earlier use of this landscape which is probably the result of lack of investigation rather than poor preservation.	2
Documentation	HER data; one historic source.	1
Diversity	There are a range of heritage assets of different date and character ranging from the post medieval and 19 th century historic landscapes as well as the surviving historic farmstead. There is also the evidence for the post medieval bell pits and the earthwork remains of the 19 th century mineral railway.	3
Group Association	There is the potential for the evidence of the bell pits north of the Cannock Wood Road to be associated with the origins of this enclosed landscape all of which probably dates to the early Post Medieval period.	3
Amenity Value	The historic environment could help to define a sense of place and the railway line in particular could be promoted to interpret the history of the wider area.	2
Sensitivity to change (to housing expansion & infrastructure for CCDC)	Medium to large scale development is likely to have at least a moderate impact upon the historic environment of the zone; in particular upon the surviving historic landscape character and the line of the railway.	2
Overall Score		Moderate

8.9.3 Statement of Significance

The heritage assets identified within the zone are of at least local/regional significance and include the surviving historic landscape character typified by the overall planned nature of the field systems to the south of Cannock Wood Road. Within this area there are also the remains of early coal mining in the form of bell pits of probable post medieval date. To the north of this road there is an earlier surviving landscape, which may have formed part of one of the hays of the forest and which may have been associated with further bell pits and a surviving historic farmstead. There is also the potential for currently unknown prehistoric sites to survive as below ground archaeological deposits.

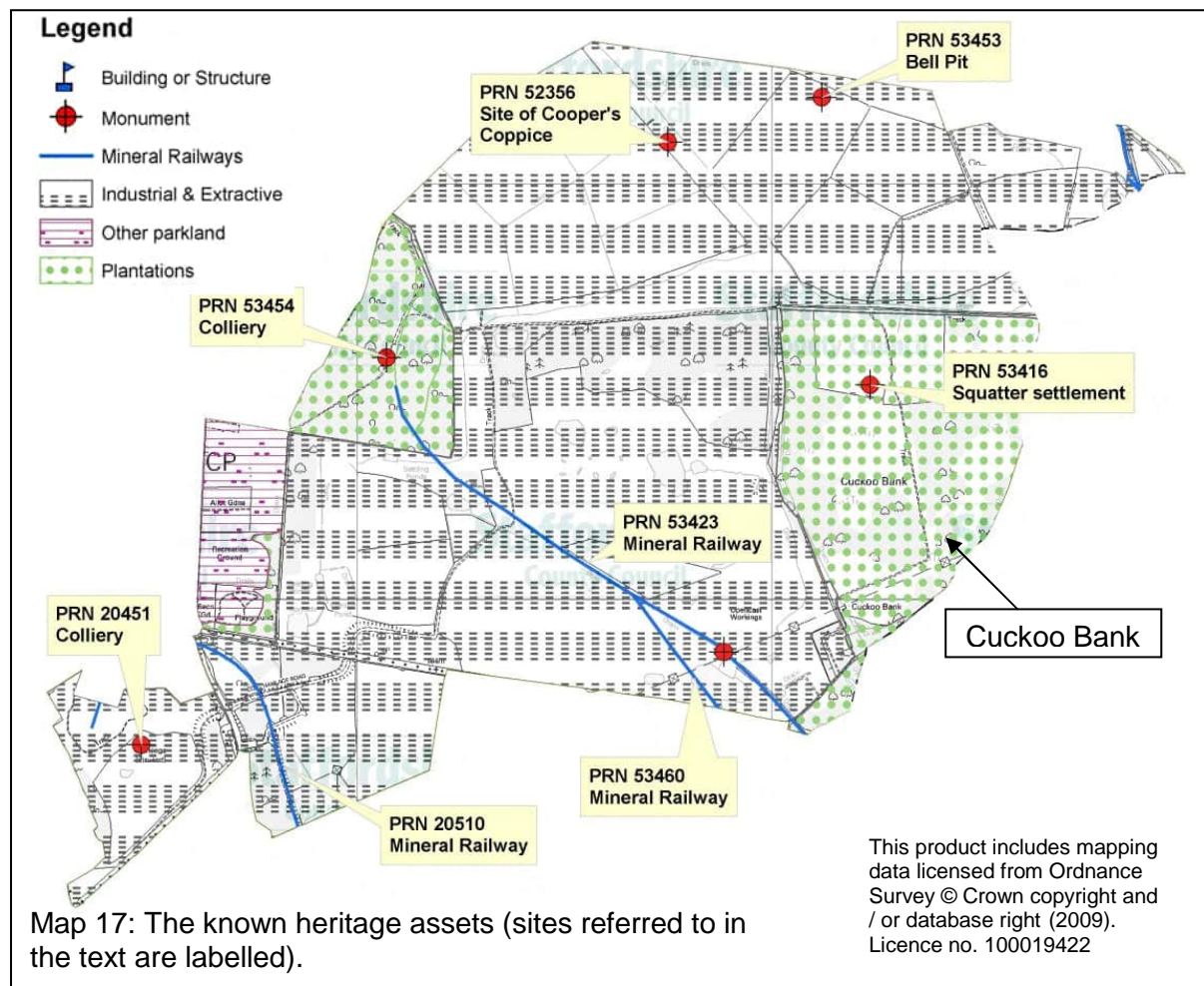
The moderate score suggests that development would have an impact upon the historic environment. Consequently, should development be planned within the zone there would be a need to address/consider the following issues at an early stage in the process:

- The impact upon and mitigation strategies for the historic landscape character of the zone. Any development in this area would need to consider design strategies for retaining or reflecting the local distinctiveness of the zone.
- The retention/enhancement of the line of the mineral railway as a feature within the landscape.
- The impact upon the surviving historic farmstead.
- A strategy for assessing the potential impacts upon archaeological features, both known and unknown, and any consequent mitigation identified. Such archaeological considerations include, but are not limited to, the site of the former farmsteads and evidence for activities associated with the early coal mining industry.

8.12 CHECZ 12 – East of Heath Hayes

8.12.1 Summary on the historic environment

The zone is dominated by former industrial landscapes, as shown on map 17, notably the disused open cast coal workings which were operating during the late 20th century. Other coal working sites are also present within the zone. The earliest is a possible 16th/17th century bell pit, visible as a cropmark on aerial photographs⁷⁷. There are also two former mid to late 19th century collieries. The earlier of these two sites lies to the north west of the zone and had formed part of the Cannock Chase Colliery (no. 8 pit) which was opened in 1862 and operated for 99 years⁷⁸. The site is covered by a plantation, although features associated with the colliery may survive within the area. The Coppice Colliery, which lay to the south west of the zone, was opened in 1893 and closed in 1964⁷⁹. The two 19th century collieries were linked by separate mineral railways and the line which linked to the Coppice Colliery partially survives as an earthwork⁸⁰.



⁷⁷ Staffordshire HER: PRN 53453

⁷⁸ Staffordshire HER: PRN 20451

⁷⁹ Staffordshire HER: PRN 53454

⁸⁰ Staffordshire HER: PRN 20510 and PRN 53423

The zone had formed part of Cannock Forest since at least the medieval period, which probably comprised a mosaic landscape of woodland and heathland. The northern part of the zone was covered by Cooper's Coppice (an area of enclosed woodland) by the late 18th century, although this had been cleared by the late 19th century⁸¹. Within the zone, in an area of plantation now known as Cuckoo Bank, lies the site of 'The Hollies'. This placename suggests an area where holly was grown for winter fodder. However, by the mid 19th century a small property had been erected within an enclosure, possibly indicative of squatting on the heathland⁸². Its precise origins are unknown and, although the property itself has been demolished, the surrounding enclosure survives within the landscape.

The zone falls within the area covered by the 1868 Act of Enclosure, which generally resulted in a landscape of planned enclosure. However, the historic mapping suggests that very few field boundaries were erected within this zone.

8.12.2 Heritage Assets Summary Table

Survival	A large proportion of the zone has been impacted by the 20 th century coal working. However, certain features survive in those areas beyond the open cast area, such as the earthworks associated with the property at The Hollies and the mineral railway to the south.	2
Potential	The archaeological potential of this area has been significantly reduced across much of the zone due to the coal workings. However, to the east and west there is the potential for unknown archaeological potential to survive although this can be assessed on a site-by-site basis.	1
Documentation	HER data.	1
Diversity	There are a few known heritage assets within the zone which are mostly related to historic coal workings and the site of a probable squatter enclosure of similar date.	1
Group Association	The coal mining sites are clearly associated although at present it is not clear to what extent they survive within the zone.	2

⁸¹ Staffordshire HER: PRN 52356

⁸² Staffordshire HER: PRN 53416

Amenity Value	Current knowledge regarding the survival of 19 th century mining features is currently unknown although should there be surviving elements it is possible that they could provide an opportunity for promoting the heritage of the Heath Hayes area (health and safety permitting).	1
Sensitivity to change (to housing expansion & infrastructure for CCDC)	The heritage assets, including the historic landscape character, could accommodate medium to large scale development. However, the surviving earthworks noted above could suffer adverse effects. The potential for the survival of unknown heritage assets is greatest to the east and west of the zone.	1
Overall Score		Low

8.12.3 Statement of Significance

The low score suggests that development would not have a significant impact upon the historic environment of the zone. However, the following issues would need to be addressed at an early stage in any proposed development:

- The potential for mining features to survive within the plantation to the west of the zone and the potential for interpretation of the local heritage.
- The impact upon the known surviving earthworks; the mineral railway in particular.
- A strategy for assessing the potential impacts upon archaeological features, both known and unknown, and any consequent mitigation identified. Such archaeological considerations include, but are not limited to, activities associated with the early coal mining industry as exemplified by the bell pit and activities associated with settlement at The Hollies.

Wimblebury Road, Cannock

Baseline Landscape and Visual Appraisal

Appendix E: Extracts from the Review of Landscape Character
Assessment for Cannock Chase District (November 2016)

November 2021

Prepared for:

**Taylor
Wimpey**



3.6 PLANNED COALFIELD FARMLANDS

A varied industrial/urbanised landscape of former mining villages and disturbed/restored land, set within a matrix of planned farmland originally reclaimed from woodland and heath. The remaining farmland, which is used mainly for stock rearing with some cropping, comprises small to medium sized fields defined by a regular pattern of thorn hedges/fences. Pockets of agricultural land are often surrounded by urban settlement and/or land disturbed by extensive coal mining and clay winning. The mixed rocks of the coal measures and the overlying sandy drift give rise to a rolling topography with heavy, in places impoverished soils, which are very much reflected in the heathy origins of this landscape.



Key characteristics

- Low rolling plateau
- Restored opencast sites with immature landscape features
- Pockets of planned farmland enclosed by thorn hedges/fences
- Patches of secondary woodland on older restored sites
- Wet heathland character in less disturbed areas
- A vacant landscape lacking in settlement, often adjoining a well defined urban edge
- Large scale urban elements including pylons major roads and distribution warehouses.
- Heathy origins strongly evident throughout

Overall character

This landscape occurs along the south eastern edge of the District, extending almost as far as Cannock Chase in the area between Heath Hayes and Burntwood. Although underlain

by a mix of interbedded mudstones, siltstones and sandstones, with deposits of coal and ironstone, the landform is strongly influenced by a covering of glacial drift. This forms a low plateau summit with a gently rolling 'upland' character, often allowing wide views over the adjoining lower lying land. Much of the land surface has been disturbed by long term coal mining and, more recently, by the impact of open cast coal extraction.

This landscape, although related to the Coalfield Farmlands, is one in which the advent of recent and extensive landuse change has resulted in the creation of a new locally distinctive character. The area north of the A5 and M6 Toll Road, as far as Prospect village and Wimblebury, has undergone complete transformation due to recent opencast coal mining activities. The original landscape has largely been destroyed and a new restored/planned landscape has now taken its place. The presence of pylons, large distribution warehouses, landfill sites and the open exposed landform in this area emphasises the large scale industrial character of the landscape, in contrast to the area to the south of the A5, where important relics of heathland still remain. In some places new patches of heath have been re-created as a reminder of the extensive areas of unenclosed land that once dominated this landscape prior to enclosure and the development of the Cannock coalfield.

The land around Chasewater is more typically characterised by the presence of deep mine workings with re-shaped colliery spoil tips. Many of these sites, where the land has had time to re-vegetate, are now characterised by secondary birch and willow woodland/scrub. In other places, the land has been restored to intensive agriculture with a planned field pattern defined by hawthorn hedges and wire fences. These areas now reflect the planned character of the former agricultural landscape, which was originally reclaimed and enclosed from open heathland. The presence of commons at Brownhills and the highly disturbed Wyrley Common continue to reinforce this heathy character. Small fragments/ remnants of a more traditional farming pattern can still be seen at Common Side, where brick built cottages and smallholdings survive close to the encroaching urban edges.

Strength of Character

Natural: moderate Cultural: weak

Overall: moderate

Apart from the LDU at Heath Hayes, the rolling plateau landform in the Planned Coalfield Farmlands is not particularly prominent and although there are patches of surviving heathland and other relic semi-natural vegetation, these only contribute to a moderate strength of character for the natural dimension of the landscape. The cultural dimension of this recent, planned landscape is weak, giving an overall moderate strength of character.

Summary of Condition

Overall: moderate

Overall, this is a landscape in decline, but it still contains a wealth of diverse habitats that are worthy of conserving and restoring. Opencast coal mining and arable intensification have been a recent trend and where they have occurred, the scale of the landscape has enlarged, creating a more open, less enclosed character, often with wide views to the surrounding urban edges. Other pressures for change include the development of the M6 toll road.

CP21; A landscape in a generally poor condition as a result of long term mining activity and the more recent impact of large scale open casting in the central part of the area. Although the visual impact of the latter has been mitigated following restoration, the functional integrity of this area is weak due to the impact on both the historic character of this planned landscape and the loss of its original heathland character. A small remnant of the original character still survives around Prospect Village and Cannock wood Farm, although this area has been modified by the presence of an Industrial Estate and former colliery tip.

CP22: The landscape in the area around Chasewater and Wyrley Common is in better condition than that to the north and still retains a significant area of former heathland/common, much of which is connected in a functioning habitat network. Significant areas of heathland are managed for amenity purposes, especially around Chasewater. Pockets of farmland with a planned enclosure pattern have also survived, although many of these are declining due to arable intensification.

Landscape Condition Table

LDU Ref	Extent of change	Magnitude of change	Visual impact	Habitat network	Cultural pattern	Functional integrity	Overall Condition
CP21a	Localised	Moderate	Low	Weak	Declining	Weak	Moderate
CP21b	Localised	Moderate	Low	Weak	Declining	Weak	Moderate
CP21c	Insignificant	Low	Very low	Intact	Intact	Strong	Very good
CP21d (was CF21c)	Localised	Moderate	Low	Intact	Declining	Moderate	Good
CP21e (was CF19b)	Widespread	High	High	Weak	Declining	Weak	Very poor
CP21f (was SH05a)	Localised	Low	Low	Declining	Declining	Moderate	Moderate
CP21g (was CF21d)	Localised	Moderate	Low	Relic	Intact	Weak	Moderate
CP21h (was CF21ef)	Widespread	Moderate	Moderate	Declining	Relic	Weak	Poor
CP21i	Localised	Low	Very low	Declining	Declining	Moderate	Good
CP21j	Localised	High	Moderate	Intact	Relic	Weak	Poor
CP21k (was CF21h)	Localised	Low	Very low	Intact	Declining	Moderate	Good
CP22a	Insignificant	Low	Low	Declining	Intact	Moderate	Good
CP22b	Widespread	Moderate	Moderate	Intact	Declining	Moderate	Moderate
CP22c	Insignificant	Low	Low	Intact	Relic	Weak	Moderate
CP22d	Widespread	High	High	Declining	Declining	Moderate	Poor
CP22e (was CF22e)	Widespread	High	High	Declining	Declining	Moderate	Poor
CP22f (was CF22e)	Localised	Moderate	Low	Intact	Declining	Moderate	Good
CP22g (was CF22f)	Widespread	Moderate	Moderate	Relic	Relic	Weak	Poor
CP22h (was CF22g)	Localised	High	Moderate	Intact	Declining	Moderate	Moderate
CP22i (was CF24a)	Localised	High	Moderate	Intact	Declining	Moderate	Moderate
CP22j (was CF22j)	Localised	Moderate	Low	Declining	Declining	Moderate	Good
CP22k	Localised	Moderate	Low	Relic	Declining	Weak	Moderate
CP22l (was CF22j)	Insignificant	Moderate	Low	Relic	Declining	Weak	Moderate
CP22m (was CF22h)	Localised	Moderate	Low	Relic	Declining	Weak	Moderate
CP22n							Urban

Vision Statement

Overall strategy: Restore/conserv e and enhance

CP21: Restore and enhance the Planned Coalfield Farmlands landscape and in particular seek opportunities for the creation of more heathland linked to the wider landscape, especially southwards to Brownhills Common and beyond to Sutton Coldfield. A precedent has already been set for this on land adjacent to Cuckoo Bank and where practical this could be extended northwards to link with the Hednesford Hills and Cannock Chase.

Restore and enhance the Planned Coalfield Farmlands landscape and in particular seek opportunities for the creation of more heathland linked to the wider landscape, including links towards Sutton Coldfield.

Plantation style shelter belt woodlands are also a feature of this otherwise open landscape and woodland planting could be used to provide a buffer to future housing development around the edge of Heath Hayes. Along with woodland and heathland creation, there are also opportunities for the creation of new recreational routes to provide safe, off road access between the existing settlements in this area and to link these settlements with the open land in Cannock Chase to the north.

CP22: Conserve and enhance the underlying heathy character of the landscape and seek opportunities for appropriate habitat restoration, especially on land required for mineral extraction. Much of the farmland in this area is now intensively managed, often for arable cropping and where fragments of more traditional pastoral farming still survive, such as at Common side, these should be retained and managed appropriately.

Any expansion of the industrial land to the south of the A5 should be accompanied by appropriate woodland planting to contain the development and to strengthen the wooded heathy character of the area. A matrix of mixed woodlands, wet grassland, secondary woodland and heathland would be most appropriate and would contribute to the Biological Enhancement Area initiative.

In addition to the need for landscape enhancement, opportunities for improved short to medium distance recreational links should be explored to connect the urban communities of Norton Canes, Burntwood, Brownhills and Pelsall. Beacon Way could provide a starting point for such linkages, but other links should be established from the recreational hub on the south shore of Chasewater. The development of local recreational opportunities such as this would take pressure off the more protected landscapes of Cannock Chase.

Sensitivity

The Planned Coalfield Farmlands is a relatively recent landscape with a variable character and thus has a low inherent cultural sensitivity. It is associated with an area of more marginal farmland, however, characterised by remnant patches of heathland, which still impart a strong heathy character and a moderate natural sensitivity to change. Visual sensitivity is also moderate due to the generally more open nature of this rolling landscape.

Landscape Sensitivity Table

LDU Ref	Ground type	Land cover	Continuity	Consist - ency	Inherent sensitivity	Landform	Tree cover	Visibility
CP21	Restricted	Pastoral /woods	Planned	Coherent	Mod(Nat)	Apparent	Filtered	Moderate
CP22	Restricted	Pastoral /woods	Planned	Coherent	Mod(Nat)	Apparent	Filtered	Moderate

PLANNED COALFIELD FARMLANDS

LDU Ref.	Ecological integrity	Land use	Field pattern	Impact of built development	Overall Condition	Notes
CP21a Ironstone Road	Patches of heathy vegetation on steep slopes and verges	Grazing; intensive	Planned pattern of large fields bounded by gappy thorn hedges.	Hard urban edge on southern boundary of site. Pylons visible. Realigned roads following opencast operations	Moderate	An intensively farmed planned landscape with evidence of restoration from opencast operations. Opportunity to soften the urban edge with appropriate tree planting.
CP21b Old Lodge Hill	Patches of heathy vegetation on steep slopes and verges	Pasture	Planned pattern of large fields bounded by gappy thorn hedges.	Insignificant impact of urban development	Moderate	A planned landscape with evidence of restoration from opencast operations.
CP21c Hawthorn Farm	Secondary woodland. Patches of gorse and scrub regeneration. Older permanent pasture	Pasture	Plantation woodland belts defining small regular fields.	Low impact of the urban edge of Prospect Village	Very good	The old mineral line defines the eastern edge of this area
CP21d Prospect village	Patches of gorse and scrub regeneration. Older permanent pasture	Pasture	Fragmented pattern of regular fields. Plantation woodland on northern edge.	Low impact of the urban edge of Prospect Village	Good	A modified coalfield landscape with the self contained settlement of Prospect Village at its centre. The old mineral line is a feature.
CF21e (was CF19b)	Secondary woodland on colliery tip, patches of permanent pasture.	Pasture , re-colonised colliery spoil tip, industrial estate	Partial survival of small and medium size fields with mixed hedges around Cannock Wood Farm	Localised low impact of industrial estate, hidden from view.	Very poor	A disturbed landscape showing evidence of an older coalfield landscape in centre of parcel
SH21f Hazelslade (was SH05a)	Stream corridor woodland and wet pasture. Wetland	Pasture and wetland	Wire fences. Streamside trees	Localised impact of housing.	Moderate	An important open area of small horse grazed paddocks within a strong wooded/wildland context.
CP21g Wimblebury	Recent planting	Arable	Planned pattern of regular large fields,	Localised moderate impact of Rawnsley	Moderate	A planned farming landscape where any new

LDU Ref.	Ecological integrity	Land use	Field pattern	Impact of built development	Overall Condition	Notes
Farm (was CF21d)			narrow shelterbelts and fences	and Wimblebury in long views		development would be highly visible. Heathland restoration would be appropriate on this site
CP21h Cuckoo Bank (was CP21e,f)	Heathland and open water. Secondary woodland	Restored heathland and plantation woodland. Birch woodland over colliery tip	No field pattern	No impact of built development. Pylons visible	Poor	Established vegetation on the former tip is in contrast to the open recently restored adjacent landscape. Heathland restoration could be extended to other areas
CP21i Wimblebury Road	Plantation woodlands and secondary woodland	Mixed arable land, pasture and woodland. Amenity land and allotments	Regular large scale fields bounded by thorn hedges and woodland edges	Localised low impact of development west of Wimblebury Road. Pylons	Good	Woodland belts already screen the edge of Heath Hayes in this area, providing the opportunity for well sited development with links to surrounding open space and access network.
CP21j Coppice Colliery	Developing woodland on former mining sites	Rough land and secondary woodland	No field pattern. Birch secondary woodland	Localised low impact of built development. Pylons	Poor	A disturbed former industrial landscape, with regenerated secondary birch woodland. Provides a valuable buffer to development between Heath Hayes and Norton Canes.
CP21k No Man's Bank (was CP21h)	Heathy vegetation character in rough grassland	Rough pasture and secondary woodland	A regular pattern of large fields bounded by thorn hedges. Secondary birch woodland	Localised low impact of the built edge to Norton Canes. View of pylons	Good	A neglected landscape with a degraded appearance exacerbated by the presence of pylons. A valuable buffer to the edge of Norton Canes
CP22a Southacres Farm	Trees along stream corridor	Pasture (horse grazing)	Mainly wire fences. Scattered mixed age trees along stream corridor	Localised impact of development. Views of pylons, horse paddock sheds and sheds	Good	A degraded urban fringe landscape that could accommodate some development provided a new landscape framework is established along the stream corridor.

Wimblebury Road, Cannock

Baseline Landscape and Visual Appraisal

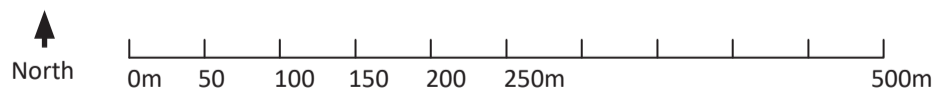
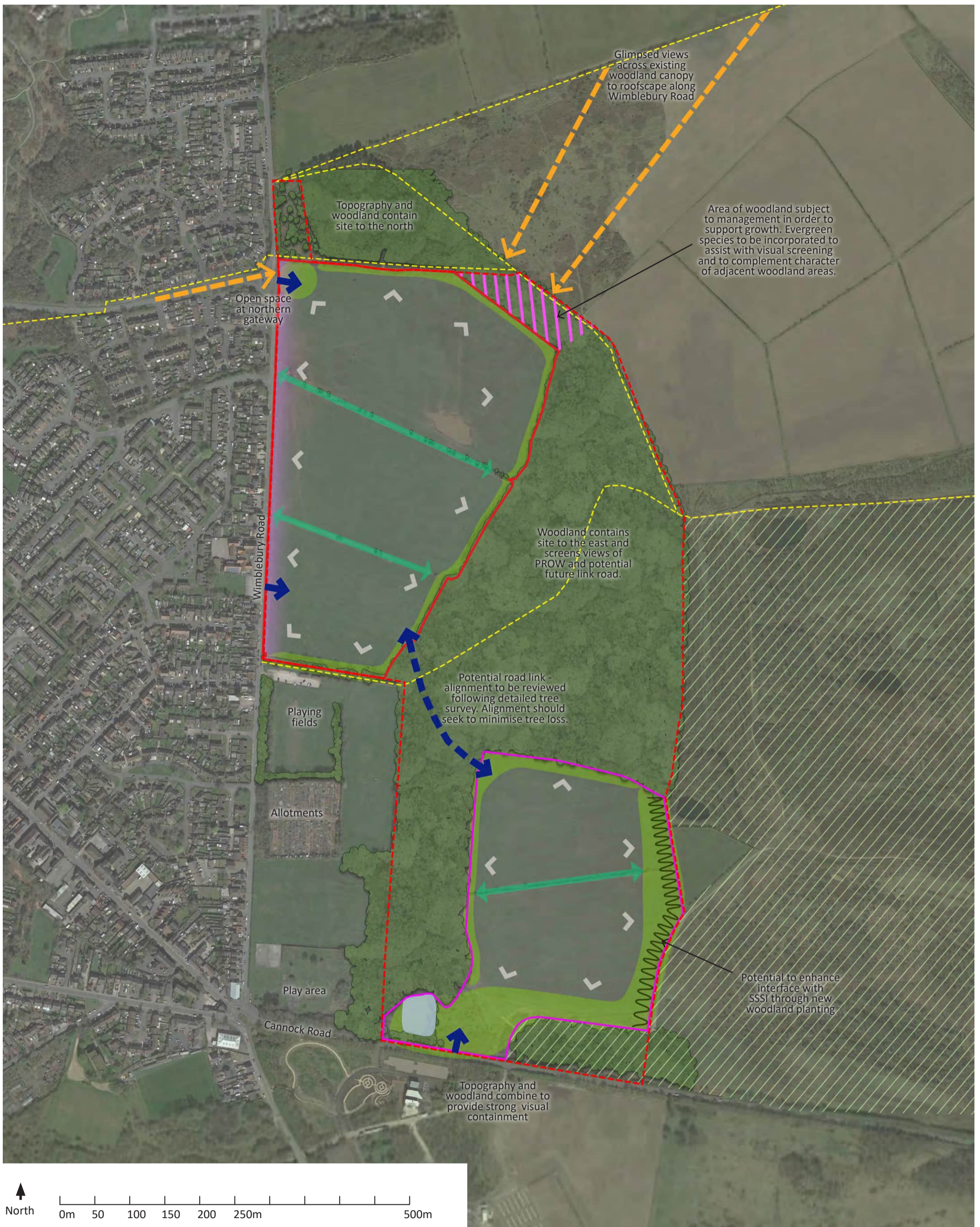
Appendix F: Landscape Recommendations Plan

October 2021

Prepared for:

**Taylor
Wimpey**





RANDALL THORP

LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
MASTERPLANNING
URBAN DESIGN

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KEY:

- | | | |
|------------------------------------------------------|--------------------------------------|---------------------------------------|
| Land within TW control | Existing pond | Woodland screen planting |
| Proposed Site Allocation SH2 East of Wimblebury Road | SSSI | Active frontage to Wimblebury Road |
| Land available for future development | Vehicular access points | Outward-facing development edge |
| Existing trees and woodland | Views towards site | Existing hedge / ditch to be retained |
| Existing public rights of way | Landscape buffer / public open space | Woodland management area |

Date: 19.10.21

Drawn by: SB

Checker: JF

Rev by: NJ

Rev checker: NJ

QM Status: Checked

Product Status:

Issue

Taylor Wimpey

**Wimblebury Road,
Cannock**

Landscape Recommendations Plan

Drwg No: 643A-19B

Scale: 1: 5,000 @ A3

LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
MASTERPLANNING
URBAN DESIGN

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CHARTERED LANDSCAPE ARCHITECTS

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ASSESS

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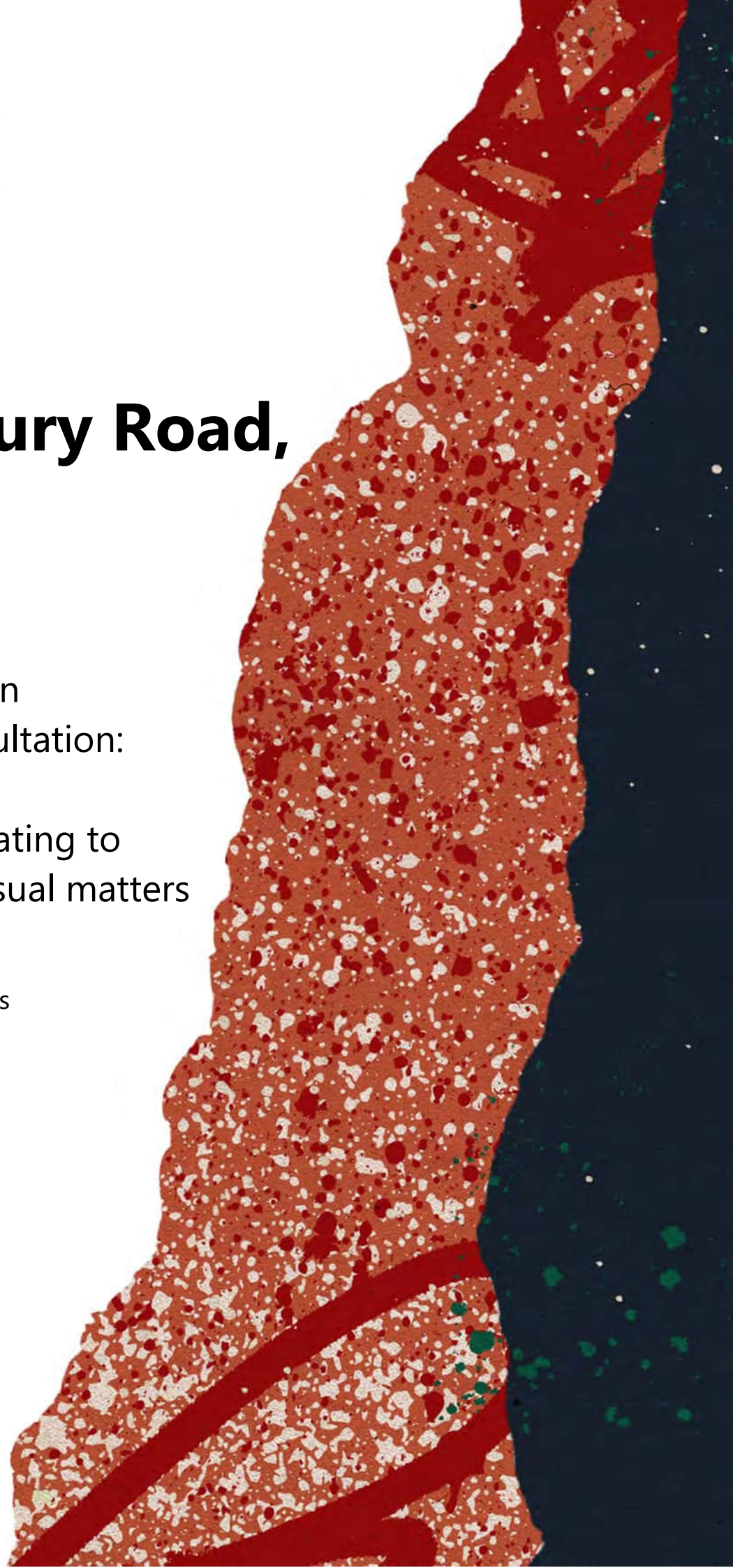
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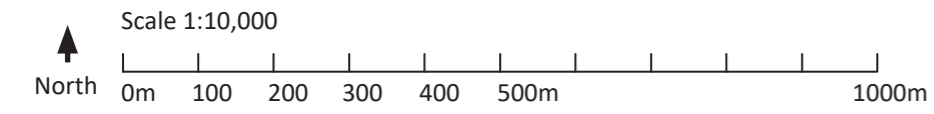
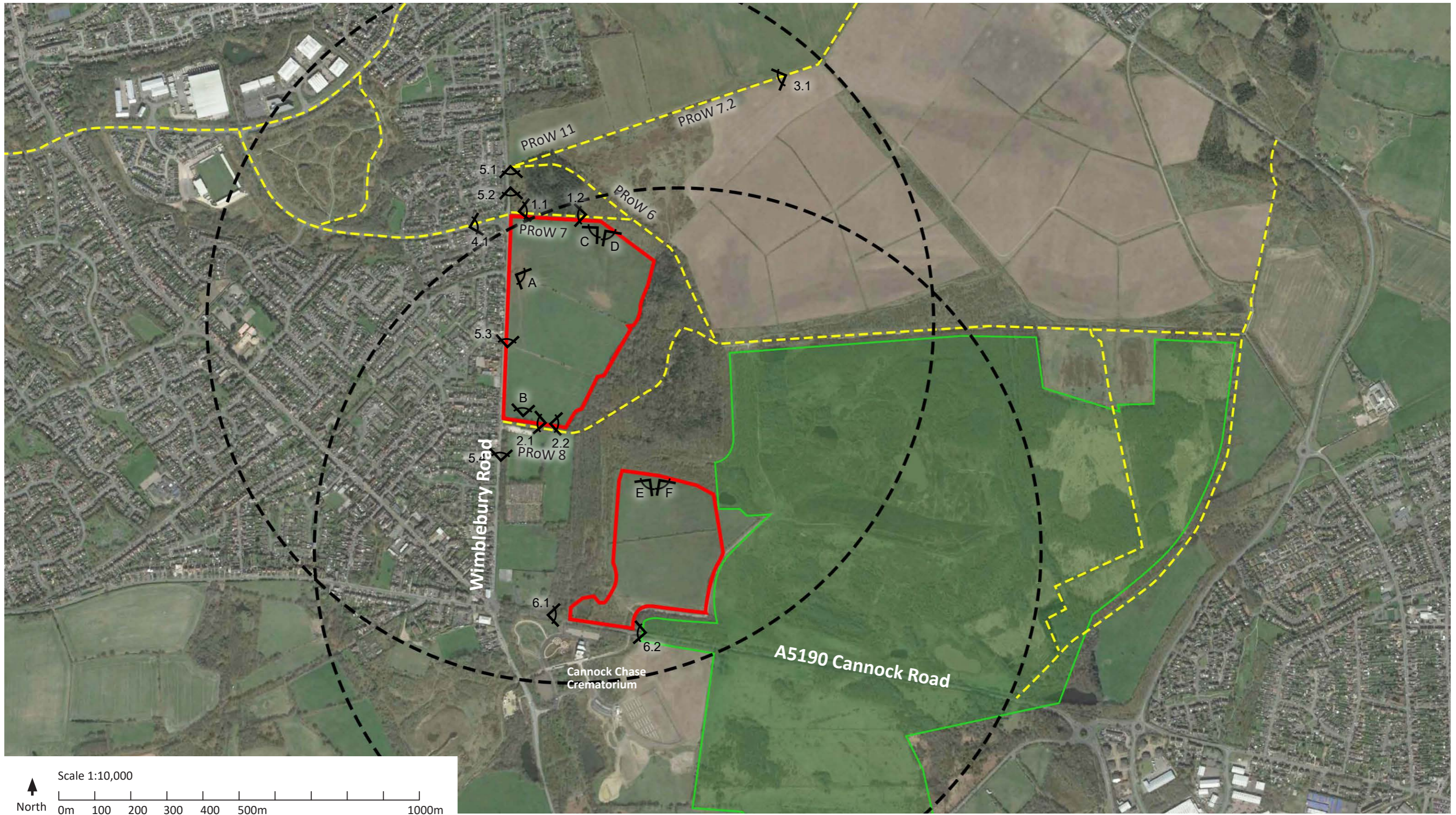
Wimblebury Road, Cannock

Cannock Local Plan
Reg 19 Plan Consultation:

Technical note relating to
Landscape and Visual matters

Appendix 2:
Updated LVA Photographs
(February 2024)





RANDALL THORP
 Landscape Architecture
 Landscape Assessment
 Masterplanning
 Urban Design
 Expert Witness
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KEY:

- Site Boundary
- Study Area
- Viewpoint Locations
- Site of Special Scientific Interest (SSSI)

Visual receptors

1. Users of PROW Heath Hayes and Wimblebury 7
2. Users of PROW Heath Hayes and Wimblebury 8
3. Users of PROW Heath Hayes and Wimblebury 11/Cannock Town 72
4. Users of PROW Heath Hayes and Wimblebury 4/Brickworks Road
5. Motorists and pedestrians using Wimblebury Road
6. Motorists and pedestrians using the A5190 Cannock Road

Date: 19-10-2021
 Drawn by: DA
 Checker: JF
 Rev by:
 Rev checker:
 QM Status: Checked
 Product Status:
 Client Issue

Taylor Wimpey
Figure 1
Wimblebury Rd, Cannock
Visual Context and Viewpoint Locations
 Drwg No: 643A-26 Scale: 1: 10,000 @ A3



SITE PHOTOGRAPH A - northern part of the site - view from the Western boundary looking east



SITE PHOTOGRAPH B - northern part of the site - view from the Southern boundary looking north



Landscape Architecture
Landscape Assessment
Masterplanning
Urban Design
Expert Witness

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Date: 04.03.2024
Drawn by: DA
Checker: JF
Rev by:
Rev checker:
QM Status: Checked
Product Status:
Client Issue

**Taylor
Wimpey**

**Figure 2
Wimblebury Rd,
Cannock**

Site Photographs A - B

Drwg No: 643A-27

Water body within the site

Housing located on Wimblebury Road



SITE PHOTOGRAPH C - northern part of the site - view from the Northern boundary looking south-west

Woodland located to the east

ATS building at five-ways roundabout

Higher land to the south

Houses on Wimblebury Road with industrial building located on Hickling Road beyond



SITE PHOTOGRAPH D - northern part of the site - view from the Northern boundary looking south-east



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**Figure 3
Wimblebury Rd,
Cannock**

Site Photographs C & D

Drwg No: 643A-28



SITE PHOTOGRAPH E - southern part of the site - view from the Northern boundary looking south-west



SITE PHOTOGRAPH F - southern part of the site - view from the Northern boundary looking south-east



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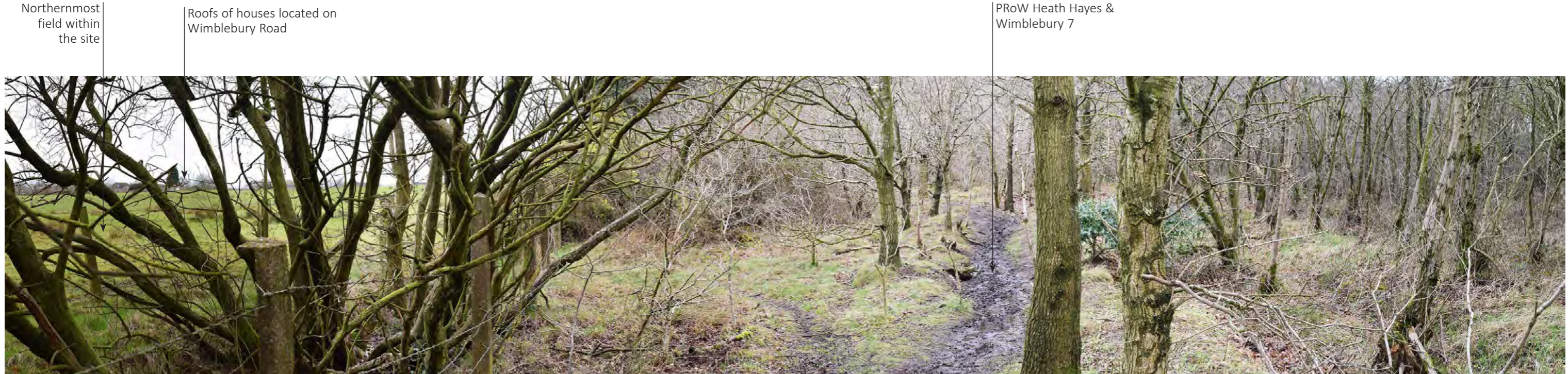
**Figure 4
Wimblebury Rd,
Cannock**

Site Photographs E & F

Drwg No: 643A-29



VIEWPOINT PHOTOGRAPH 1.1 - View from PRoW Heath Hayes & Wimblebury 7 looking east



VIEWPOINT PHOTOGRAPH 1.2 - View from PRoW Heath Hayes & Wimblebury 7 looking west



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Figure 5
Wimblebury Rd,
Cannock

Photographs 1.1 & 1.2

Drwg No: 643A-30

PRoW Heath Hayes & Wimblebury 8

Filtered views into the northern part of the site



VIEWPOINT PHOTOGRAPH 2.1 - View from PRoW Heath Hayes & Wimblebury 8 looking west

Filtered views into the northern part of the site

PRoW Heath Hayes & Wimblebury 8



VIEWPOINT PHOTOGRAPH 2.2 - View from PRoW Heath Hayes & Wimblebury 8 looking east



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**Figure 6
Wimblebury Rd,
Cannock**

Photographs 2.1 & 2.2

Drwg No: 643A-31



VIEWPOINT PHOTOGRAPH 3.1 - View from PRow Cannock Town 72 looking south-west



VIEWPOINT PHOTOGRAPH 4.1 - View from PRow Heath Hayes & Wimblebury 4/ Brickworks Road looking east

Wimblebury mound

Site location behind vegetation



VIEWPOINT PHOTOGRAPH 5.1 - View from Wimblebury Road looking south

Site location behind hedgerow

Houses facing Wimblebury Road

Brickworks Road



VIEWPOINT PHOTOGRAPH 5.2 - View from Wimblebury Road looking south



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**Figure 8
Wimblebury Rd,
Cannock**

Photographs 5.1 & 5.2

Drwg No: 643A-33

Hedgerow along western boundary of the site

Glimpsed view of site



VIEWPOINT PHOTOGRAPH 5.3 - View from Wimblebury Road looking north

Site location behind vegetation

Entrance to car park & sports field



VIEWPOINT PHOTOGRAPH 5.4 - View from Wimblebury Road looking north



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**Figure 9
Wimblebury Rd,
Cannock**

Photographs 5.3 & 5.4

Drwg No: 643A-34

Site location behind
vegetation

Cannock Chase
crematorium



VIEWPOINT PHOTOGRAPH 6.1 - View from the A5190 Cannock Road looking east

Site location behind
vegetation

Bridge over haul road



VIEWPOINT PHOTOGRAPH 6.2 - View from the A5190 Cannock Road looking west



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**Figure 10
Wimblebury Rd,
Cannock**

Photographs 6.1 & 6.2

Drwg No: 643A-35



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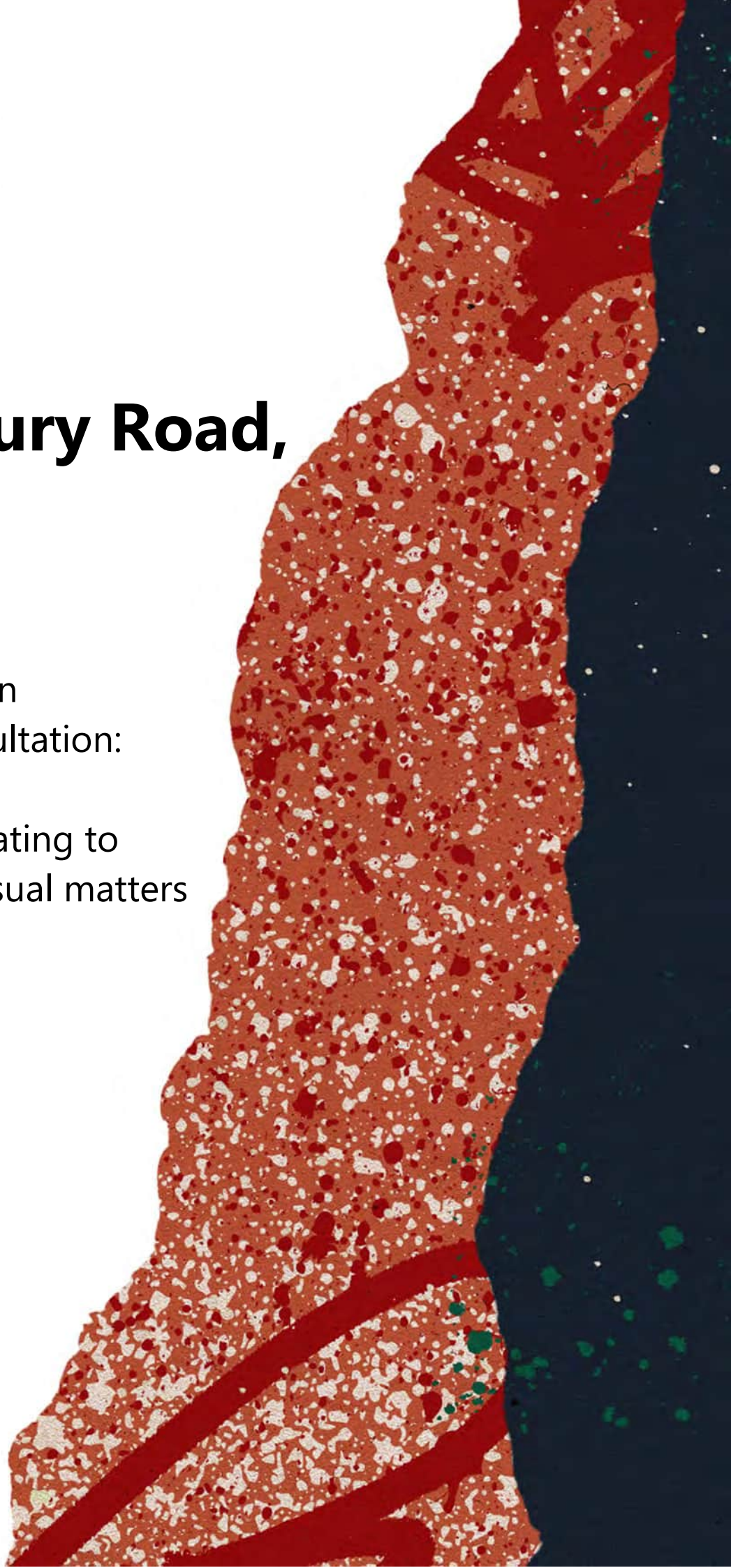
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Wimblebury Road, Cannock

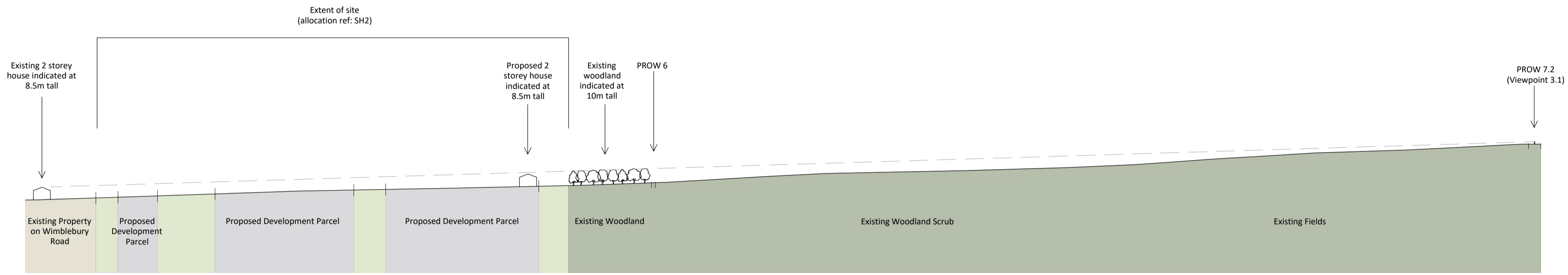
Cannock Local Plan
Reg 19 Plan Consultation:

Technical note relating to
Landscape and Visual matters

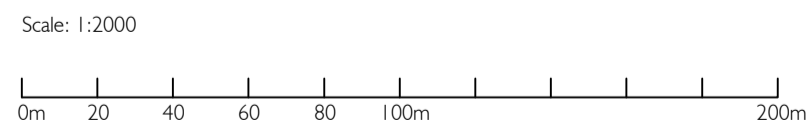
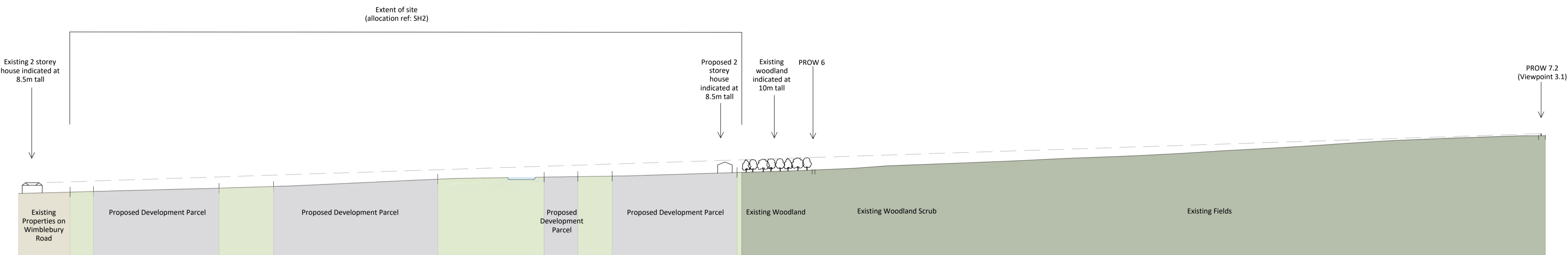
Appendix 3:
Long Cross Sections
through SH2 Allocation



Section A
1:2000



Section B
1:2000



Section Location Plan
1:5000





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