

Newcastle-under-Lyme Borough  
Council and Stoke-on-Trent City  
Council

**Green Belt Assessment**

**Final Report**

Issue | 21 November 2017

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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**ARUP**

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## Executive Summary

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In January 2017, Ove Arup and Partners (“Arup”) was appointed by Newcastle-under-Lyme Borough Council and Stoke-on-Trent City Council (“the Councils”) to undertake a Green Belt Assessment for the local authority areas of Newcastle-under-Lyme and Stoke-on-Trent designated by Green Belt.

The Green Belt Assessment will form part of the evidence base for the emerging Joint Local Plan currently being prepared by the Councils. The purpose of the Green Belt Assessment is to provide the Councils with an objective, evidence-based and independent assessment of how the Green Belt contributes to the five purposes of Green Belt set out in the National Planning Policy Framework (NPPF). Should the Councils consider that the release of sites is necessary, separate site specific work will need to be undertaken as part of the Joint Local Plan preparation process. This assessment does not consider whether ‘exceptional circumstances’ exist or make any recommendations relating to the alteration or review of Green Belt boundaries.

The assessment considers the history and origins of the Newcastle-under-Lyme and Stoke-on-Trent Green Belt and how it has evolved since its inception. It provides a review of current national policy in relation to Green Belt and reviews the latest guidance on Green Belt Assessments, including the approach taken by the neighbouring authorities. This feeds into the methodology for the Green Belt Assessment which consists of two main stages.

Stage 1 involves dividing the whole Green Belt in Newcastle-under-Lyme and Stoke-on-Trent into General Areas. These areas are assessed against the five Green Belt purposes set out in the NPPF and assists in identifying areas for further assessment under Stage 2. Stage 2 involves defining smaller Green Belt parcels adjacent to the urban areas and inset settlements, as well as in General Areas assessed as making a ‘weak’ contribution to the Green Belt. These parcels were assessed against the five Green Belt purposes applying the same methodology as for Stage 1. This two stage approach enables the whole extent of the Green Belt to be assessed and also enables the Councils to consider weak performing General Areas in more detail, if required.

### Stage 1: General Area Assessments

In dividing up the whole Green Belt using the durable boundaries of motorways, ‘A’ roads, railway lines, and watercourses, 46 General Areas were defined. However a number of these General Areas were merged due to boundary strength or the relative character and function of the area. This resulted in 38 General Areas requiring assessment. A number of these either directly equated to parcels or could be completely divided into a number of parcels. These General Areas would therefore be assessed as parcels through the Stage 2 parcel assessment. This process resulted in a total of 15 General Areas requiring assessment as part of Stage 1.

Each General Area was assessed against the five purpose of Green Belt, as set out in paragraph 80 of the NPPF:

1. *“to check the unrestricted sprawl of large built-up areas;*
2. *to prevent neighbouring towns merging into one another’*
3. *to assist in safeguarding the countryside from encroachment;*
4. *to preserve the setting and special character of historic towns; and*
5. *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”*

Detailed criteria for assessing each purpose was set out in the assessment framework methodology in order to ensure a consistent approach was taken. A qualitative scoring system was applied. For each of the Green Belt purposes, the level of contribution to the purpose was assessed as either being ‘strong contribution’, ‘moderate contribution’, ‘weak contribution’ or ‘no contribution’. Utilising a number of defined rules set out in the methodology, a judgement was then made on the overall contribution the General Area made to Green Belt. This considered the extent to which the General Area fulfilled each of the five purposes as well as the fundamental aim of Green Belt, as defined in the NPPF paragraph 79:

*“The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, the essential characteristics of Green Belts are their openness and permanence”.*

Of the 15 General Areas assessed, 5 General Areas made a strong overall contribution to the Green Belt, 8 General Areas made a moderate overall contribution to the Green Belt, 2 General Areas made a weak overall contribution to the Green Belt, and no General Areas made ‘no’ overall contribution to the Green Belt.

## Stage 2: Green Belt Parcel Assessment

For Stage 2, Green Belt parcels were defined using physical features which are readily recognisable. A classification of durable and less durable features was produced and applied to undertake the boundary definition. One width of parcels outwards was defined around the Newcastle-under-Lyme and Stoke-on-Trent urban areas and around all inset settlements, as well as adjacent to settlements in neighbouring authorities. National and international designations were screened out. The outcomes of the Stage 1 General Area Assessment was taken into account and a second width of parcels was defined within the two ‘weak’ performing General Areas.

In total, 186 parcels were defined. Each parcel was assessed against the five purposes of Green Belt and given an overall assessment, using the same assessment framework methodology as applied to the General Areas.

Of the 186 Green Belt parcels assessed, 62 parcels made a strong overall contribution to the Green Belt, 85 parcels made a moderate overall contribution to the Green Belt, 38 parcels made a weak overall contribution to the Green Belt, and no parcels make 'no' overall contribution to the Green Belt.

## Next Steps

The Green Belt Assessment only considers the purposes of Green Belt. It does not consider any other planning factors, such as sustainable development, landscape, ecology, or infrastructure etc. As such, it does not make any recommendations as to which areas of land should or should not be released from the Green Belt. The results of the Green Belt Assessment should be used to inform decision making regarding land to be released for potential development, alongside other evidence.

Decisions regarding release will also need to consider all the other evidence but in Green Belt terms, the lower performing Green Belt parcels have the greatest potential to be considered for release. Higher performing parcels can also be considered for release albeit a greater case will need to be made for 'exceptional circumstances' which outweigh the benefits of a potential site remaining in the Green Belt. Therefore the outcomes from the assessment do not rule out the possibility of certain parcels being released, the justification and accompanying evidence required would be greater in such circumstances.

# 1 Introduction

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## 1.1 Overview

In January 2017, Ove Arup and Partners (“Arup”) was appointed by Newcastle-under-Lyme Borough Council and Stoke-on-Trent City Council (“the Councils”) to undertake a Green Belt Assessment for the local authority areas of Newcastle-under-Lyme and Stoke-on-Trent designated by Green Belt.

The Councils are working to prepare a Joint Local Plan which will replace the current adopted Newcastle-under-Lyme and Stoke-on-Trent Joint Core Spatial Strategy (2009) and the saved policies from the Newcastle-under-Lyme Local Plan 2011 (adopted 2003) and the Stoke-on-Trent City Plan (adopted 1993). The plan aims to ensure that the City and the Borough take shape in a way that meets the needs of residents and businesses, and also attracts new investment into the area. The plan will cover the period from when it is adopted up to 2033.

The evidence base for the Local Plan is currently being prepared, and the Preferred Options document is intended to be published in December 2017/January 2018. The Publication version of the Local Plan is due to be published in October/November 2019 with submission to the Secretary of State provisionally timetabled for April 2020.

The aim of this Green Belt Assessment is therefore to provide the Councils with an objective, evidence-based and independent assessment of how the Green Belt contributes to the five purposes of Green Belt set out in national policy. Should the Councils consider that the release of sites is necessary, separate site specific work will need to be undertaken as part of the Joint Local Plan preparation process. This assessment does not consider whether ‘exceptional circumstances’ exist or make any recommendations relating to the alteration or review of Green Belt boundaries.

## 1.2 Study Area

The Councils’ Green Belt forms part of the wider North Staffordshire Green Belt and is contiguous with the Green Belt in Cheshire East, Staffordshire Moorlands and Stafford.

The Green Belt in both authorities is very different in form and scale. Around Stoke-on-Trent the Green Belt is tight and narrow from the urban area up to the authority boundary creating green wedges between the urban area. The Green Belt in Stoke-on-Trent is therefore contiguous with Staffordshire Moorlands Council to the east and Stafford Council to the south, with the role and function of these authorities’ Green Belts therefore being particularly relevant to Stoke-on-Trent. To the north and west of Stoke-on-Trent, the Green Belt is contiguous with Newcastle-under-Lyme. The Newcastle-under-Lyme Green Belt covers the entire northern half of the authority area and is contiguous with the Green Belt in Cheshire East Council to the north and Stafford Council to the south. The Green Belt in Newcastle-under-Lyme therefore performs a different function compared to the Stoke-on-Trent Green Belt.

Figure 1 below shows the Green Belt as currently designated within the local authority boundaries and this forms the study area for the Green Belt Assessment. Throughout this report reference is made to ‘settlements’ or ‘inset settlements’ – this refers to any town, village, or settlement which is not within the Green Belt. It does not therefore include any settlements or villages which are washed over by the Green Belt. Reference to the Stoke-on-Trent urban area and the Newcastle-under-Lyme urban area refers to the contiguous urban areas which in Stoke-on-Trent includes Burslem, Fenton, Hanley, Longton, Meir, Stoke, Tunstall, and in Newcastle-under-Lyme includes Chesterton, Wolstanton, Newcastle and Silverdale. Kidsgrove is not defined as being within the Newcastle-under-Lyme urban area for the purposes of this study given that it is clearly separated by the Green Belt (as shown in the Joint Core Strategy Key Spatial Diagram). This does not impact upon other evidence base documents which may define it as being within the urban area.

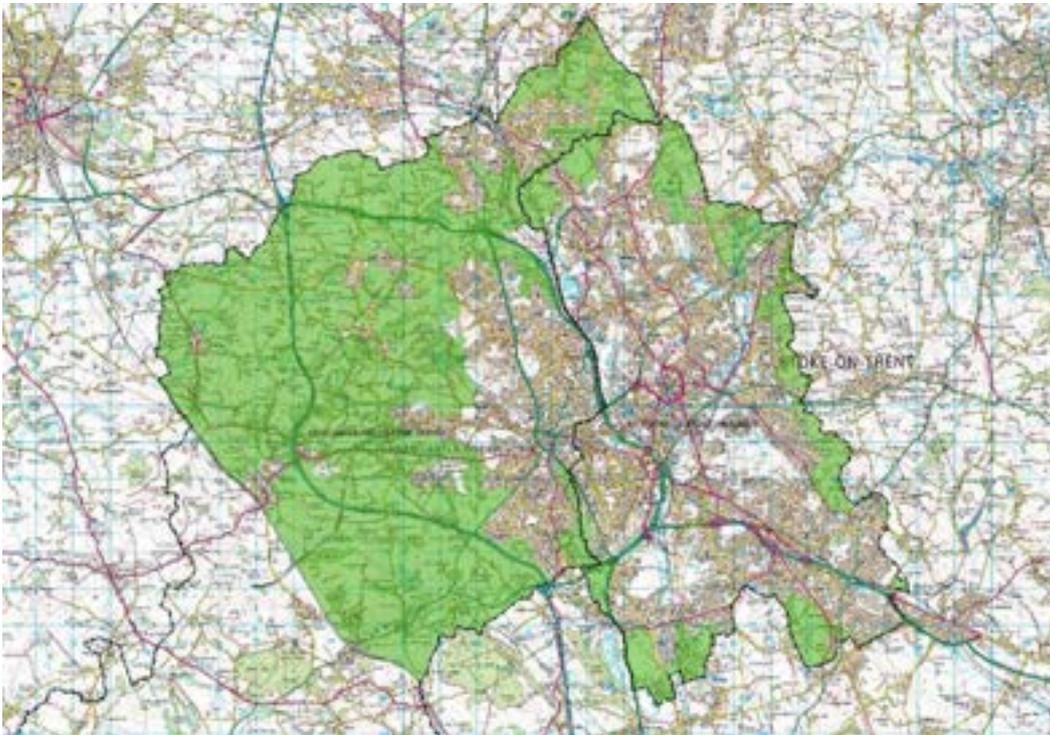


Figure 1. Newcastle-under-Lyme and Stoke-on-Trent Green Belt

### 1.3 Structure

This report is structured as follows:

- Section 1 introduces the study setting out the purposes of the study, the structure of the report and details the study area.
- Section 2 sets out the history and origins of the Newcastle-under-Lyme and Stoke-on-Trent Green Belt and how it has evolved since its inception.
- Section 3 reviews current national policy in relation to Green Belt and reviews the latest guidance on Green Belt Assessments, including the approach taken by the neighbouring authorities.

- Section 4 sets out the methodology for the Green Belt Assessment taking into account the findings from the review of policy, guidance and good practice.
- Section 5 sets out the outcomes of the Stage 1 General Area Assessment including the General Area definition process and a summary of the General Area assessment outcomes. The General Area map is provided at Appendix D and the detailed General Area assessment table is provided at Appendix E.
- Section 6 provides a summary of the outcomes from the Stage 2 Green Belt parcel assessments. The Green Belt parcel maps are provided at Appendix F and the detailed parcel assessment table is provided at Appendix G.
- Section 7 provides recommendations on next steps.

## 2 History of the Newcastle-under-Lyme and Stoke-on-Trent Green Belt

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### 2.1 Context

The Green Belt in Newcastle-under-Lyme and Stoke-on-Trent forms part of the wider North Staffordshire Green Belt. This was originally defined in 1967 and was then reassessed through the County Structure Plan however no alterations were made to the boundaries. The North Staffordshire Green Belt Local Plan was adopted in 1983 and included a reassessment of the Green Belt boundary which did result in some boundary changes and outlined new policies for the protection of the Green Belt. The Stoke-on-Trent City Plan was adopted in 1993 and the Newcastle-under-Lyme Local Plan was adopted in 2003. Both of these plans set out new policies for the Green Belt and made a number of alterations to the Green Belt boundary. The Joint Core Strategy was adopted in 2009. It did not alter the Green Belt boundary and the City Plan policies remained as saved policies.

### 2.2 Evolution of the Green Belt Designation

The North Staffordshire Green Belt boundary was originally defined in 1967. The Staffordshire Structure Plan 1986-2001 made no alterations to the Green Belt boundary. The North Staffordshire Green Belt Local Plan adopted in 1983 broadly maintained the originally defined 1967 boundary, with the exception of detailed changes to the inner boundary in order to correctly reflect the limits of the built up area.

The North Staffordshire Green Belt Local Plan in the ‘Summary of Survey and Issues Section’ notes the function of North Staffordshire Green Belt in directing the continuing pressure for development in rural areas to the regeneration of the older parts of the urban areas and maintaining the valuable tracts of open countryside near the built up area (para 1.02).

At paragraph 2.03, it sets out the established aims of the Green Belt in North Staffordshire, as originally approved by the County Council in 1967. This is as follows:

- a) *“To limit the expansion into adjoining open country of the urban areas of North Staffordshire forming part of the Potteries Conurbation.*
- b) *To prevent the following towns and settlements in the adjoining open area from merging with the Potteries Conurbation and with other settlements;*
  - a) *The built up areas of Kidsgrove and Biddulph;*
  - b) *The settlements of Brown Edge, Endon, Stanley, Bagnall, Stanley Moor, Norton Green, Baddeley Green, Baddeley Edge, Light Oaks, Werrington, Cellarhead, Caverswall, Cookshill, Blythe Bridge, Forsbrook, Meir Heath, Barlaston, Alsagers Bank, Halmer End, Miles Green, Wood Lane, Bignall End and Audley.*

c) *To prevent the coalescence of the following towns and settlements around the Potteries Conurbation:*

*Leek with Longsdon;  
Leek with Cheddleton;  
Longsdon with Cheddleton;  
Longsdon with Endon;  
Cheddleton with Folly Lane;  
Folly Lane with Wetley Rocks;  
Wetley Rocks with Cellarhead;  
Cheadle with Kingsley Holt;  
Kingsley with Kingsley Holt;  
Cheadle with Dihorne;  
Cheadle with Forsbrook;  
Fulford with Meir Heath;  
Stone with Oulton;  
Stone with Yarfield;  
Tittensor with Barlaston;  
Barlaston with Stone;  
Madeley Heath with Madeley;  
Betley with Audley.*

d) *To maintain the present open character of the land within the North Staffordshire Green Belt and to prevent the coalescence of smaller settlements not mentioned above. “*

At paragraph 2.04, the Local Plan adds that “...a major aim of the Green Belt Local Plan is to promote positive policies for the use of land within the Green Belt.”

Paragraph 2.07 notes that the general policies of the North Staffordshire Green Belt are intended to ensure there is no unplanned expansion of the North Staffordshire conurbation; the expansion of built-up areas is limited so that towns and villages do not merge with each other or the conurbation; and an area of open country will be safeguarded in the interests of agriculture, forestry and nature conservation to provide a source of recreation and enjoyment.

The Newcastle-under-Lyme and Kidsgrove Local Plan (1987) also made edits to the Green Belt in Newcastle-under-Lyme. The plan committed to maintaining the Green Belt however also included proposals for land in the Green Belt, which required amendments to be made to the Green Belt boundary and include new areas of Green Belt. The changes were:

- Areas at Ravendale and Parkhouse North were removed in order to accommodate development for employment in accordance with the Local Plan
- An area at Chatterley was removed where there was a planning application for a disposal point
- An area was removed at Trubshaw due to planning permission being granted for housing

- Areas at Gorsty Bank / Great Row, Springwood, Dales Green and Bullocks House Road were included in the Green Belt as they are land in which no development is proposed in the foreseeable future
- Areas at Rowley Wood and Boat Horse Road were included in the Green Belt to emphasise the importance of these amenity area
- A number of other minor changes to take into account changes in circumstances, such as the realignment of roads in order to permit small scale development.

The changes to the Green Belt boundary increased the overall area of Green Belt by 440 acres.

The Newcastle-under-Lyme Local Plan (1995) also included some areas of change in the Green Belt. The changes occurred to the inner Green Belt boundary, however no single large sites were considered for release. These changes included:

- A new inset boundary was defined at Keele University to allow for long term expansion of the university.
- At Madeley Heath, the Green Belt inset boundary was amended in recognition of the predominantly industrial nature of the area to the south of the A525.
- No housing sites were proposed for release, however one small potential housing site at Halmerend was removed from the Green Belt as part of the modifications recommended by the Inspector at Public Inquiry.
- A large area of land was added to the Green Belt at Madeley as the previous boundary was considered to be vulnerable as it was ill-defined.

The Green Belt Local Plan was superseded by the Stoke-on-Trent City Plan (1993) and the Newcastle-under-Lyme Local Plan (2003).

The Stoke-on-Trent City Plan 1990-2001 was adopted in 1993, this set out new policies for the Green Belt and made a change to the Green Belt boundary at Ravensdale. This was necessary to meet the need for high quality development land. Paragraph 27 of the Summary Section of City Plan states: *“The maintenance of the North Staffordshire Green Belt will prevent the uncontrolled growth of the City, safeguard surrounding countryside and assist urban regeneration by encouraging the development of inner-city sites. It is protected by strong development control policies; these are especially important in safeguarding areas on the fringe, where development pressures are greatest.”* Paragraph 5.5 of the Plan reiterates the Structure Plans emphasis on the role of the Green Belt *“...in checking the otherwise unrestricted sprawl of built-up areas and assisting in urban regeneration. It also seeks to retain as much land as possible in the green wedges that penetrate built-up areas along major river valleys in order to maintain the open character and to link open spaces in the urban area with the open countryside.”*

The Newcastle-under-Lyme Local Plan 2011 was adopted in 2003. Changes were made to the Green Belt boundary at Chatterley where 15 hectares of land was removed from the Green Belt to accommodate major employment development. This change was specifically proposed in the Structure Plan. A further change was made around Keele University in accordance with Policy E8. In addition to this, a very small amendment was made affecting land at Harriseahead to address an anomaly in the previous Plan and a minor change was made at Talke in accordance with the recommendations of the Inspector. Paragraph 1.8 of the Newcastle Local Plan notes that: *“The purpose of the North Staffordshire Green Belt is to prevent unplanned expansion of the conurbation, to prevent the merging of the surrounding towns and villages, to safeguard the countryside from encroachment and to assist in urban regeneration.”* Paragraph 1.10 reiterates the regeneration benefits of the Green Belt, stating: *“The Green Belt policy, in preserving the open character of the land surrounding the conurbation, helps to direct development, where possible, to the urban areas. This is an essential element of the regeneration strategy.”*

The Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026 (“Joint Core Strategy”) was adopted in 2009. This did not include any alterations to the Green Belt boundary. The Key Spatial Diagram illustrates the extent of the Green Belt, as shown below.

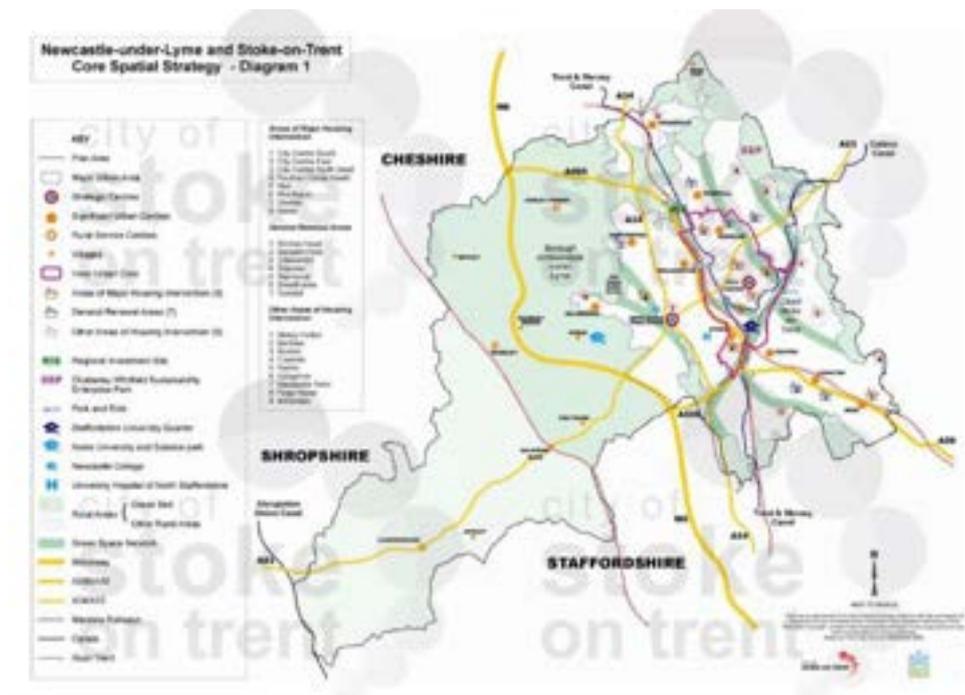


Figure 2. Joint Core Strategy, Key Spatial Diagram (2009)

## 3 Planning Policy Context

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### 3.1 Overview

The following section sets out the policy context and practice guidance which has shaped the overall approach to the assessment. National policies which define the role and principles of the Green Belt are set out within the NPPF.

At a local level, the Joint Core Spatial Strategy (2009) and the saved policies from the Newcastle-under-Lyme Local Plan (2003) and the Stoke-on-Trent City Plan (1993) comprise the local planning policy context. The role of these documents in the evolution of the Green Belt designation has been considered above in the preceding section thus this section briefly provides context on the way in which these documents preserve the Green Belt through their restrictive policies on development in the Green Belt

### 3.2 National Policy

#### 3.2.1 National Planning Policy Framework

Paragraphs 79 and 80 of the NPPF sets out the role and purpose of the Green Belt in England, as follows:

*“79. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence.*

*80 Green Belt serves five purposes:*

- 1. To check the unrestricted sprawl of large built-up areas;*
- 2. To prevent neighbouring towns merging into one another*
- 3. To assist in safeguarding the countryside from encroachment*
- 4. To preserve the setting and specialist character of historic towns; and*
- 5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land.”*

The NPPF endorses the permanence of Green Belts as an essential characteristic (paragraph 79) and stipulates that: *“Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan”* (paragraph 83). The NPPF makes it clear that in revising Green Belt boundaries local planning authorities should seek to ensure that the boundaries defined will endure over the longer term and that there may be a need to consider whether land should be safeguarded for development beyond the plan period.

Paragraph 84 of the NPPF seeks to align a review of Green Belt boundaries with sustainable patterns of development and LPAs are encouraged to consider the consequences for sustainable development of channeling development towards

urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.

With regard to amending Green Belt boundaries, paragraph 85 states that LPAs should:

- *“Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;*
- *Not include land which it is unnecessary to keep permanently open;*
- *Where necessary, identify in their plans areas of ‘safeguarded land’ between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;*
- *Make clear that the safeguarded land is not allocated for development at the present time.*
- *Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;*
- *Satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and*
- *Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.”*

### 3.2.2 National Planning Practice Guidance

Adding further clarity to the guidance contained within the NPPF, the National Planning Practice Guidance (NPPG) offers clarification on the issue of Objectively Assessed Housing Need and Green Belt. Paragraph: 044 Reference ID: 3-044-20141006 states that:

*“The Framework is clear that local planning authorities should, through their Local Plans, meet objectively assessed needs unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, or specific policies in the Framework indicate development should be restricted. Such policies include...those relating...land designated as Green Belt...”*

*The Framework makes clear that, once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan”*

Therefore housing and economic needs do not generally override constraints on the use of Green Belt land. Adding to this, paragraph 045, reference ID: 3-045-20141006 states that a SHLAA should be prepared *“...to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period, and in so doing take account of any constraints such as Green Belt, which indicate that*

*development should be restricted and which may restrain the ability of an authority to meet its need.”*

To conclude, national planning policy and guidance clearly states that the permanence of the Green Belt is of imperative importance, as its legacy will last well beyond a plan period. This Green Belt Assessment must therefore ensure that the Councils Green Belt boundaries remain fit for purpose, and continue to perform well when assessed against the five purposes of Green Belt set out in national policy. The NPPF and NPPG do not provide any specific guidance, as such, on how Green Belt Assessments should be conducted and the methodology to be applied.

### 3.3 Local Policy

The development plan for Stoke-on-Trent comprises the Core Spatial Strategy (2009) and the saved policies of the Stoke-on-Trent City Plan – Revised City Plan 2001. The Greenscape Policies and Proposals in the City Plan include the aim to “...maintain the Green Belt around the City and protect and enhance open land elsewhere in the City.” Saved Policy GP1 sets out a general presumption against development in the Green Belt.

The development plan for Newcastle-under-Lyme comprises the Joint Core Spatial Strategy (2009) and the saved policies of the Newcastle-under-Lyme Local Plan 2011. Saved Policy S3 sets out a presumption against development in the Green Belt.

There are no specific policies provided in relation to Green Belt in the Joint Core Spatial Strategy (2009) given that the saved policies of the Local Plans apply.

### 3.4 Good Practice Guidance

Given that the NPPF and NPPG does not provide specific guidance on how Green Belt Assessments should be undertaken, the Planning Advisory Service (PAS) has released guidance on how to review Green Belts and this is supplemented by emerging Inspector’s decisions and emerging national policy. These provide additional context and guidance for undertaking a study of the Green Belt.

#### 3.4.1 ‘Planning on the Doorstep’: Green Belt (Planning Advisory Service, Updated February 2015)

The Planning Advisory Service (PAS) produced a guidance note “Planning on the Doorstep: The Big Issues – Green Belt” in February 2015. This provides information on Green Belts, with one section focusing on Green Belt reviews. The updated guidance reflects the most recent Inspector’s Reports as well as the updated NPPG. The Guidance states that the “...purpose of a review is for the identification of the most appropriate land to be used for development, through the local plan.”

The Guidance states that the big issue relating to Green Belt is the “...maintenance of the purposes of the Green Belt set against the under-provision of housing across many parts of the country, where the capacity to accommodate

*sustainable development in urban areas is often insufficient to meet the housing requirement.*” The assessment of Green Belt must balance the differing perspectives of the role of Green Belt. The positive role of Green Belt is that it can and has prevented ‘ribbon’ or ‘strip’ development, maintained settlements as distinct and separate, and retained the openness of the landscape on the fringe of significant urban areas. However the Green Belt has also had a negative role in preventing the potentially arbitrary natural growth of settlements.

### **Definition of the Five Green Belt Purposes**

The Guidance considers some ways in which the five purposes of Green Belt can be addressed. It is important to note that at the outset, the guidance states that the five purposes of Green Belt can exclude ‘perfectly reasonable planning objectives’, for example, the strict application of these purposes would mean that the ‘quality of the landscape of an area should not be a consideration when assessing the contribution of the Green Belt to the fulfilment of the purposes.

The Guidance considers the following:

- Purpose 1: *To Check the Unrestricted Sprawl of large built up areas* – this should consider the meaning of the term ‘sprawl’ and how this has changed from the 1930s when Green Belt was conceived.
- Purpose 2: *To Prevent Neighbouring Towns from merging into one another* – Green Belt is frequently said to maintain the separation of small settlements near to towns, but this is not strictly what the purpose says. Assessment of this purpose will be different in each case and a ‘scale rule’ approach should be avoided. The identity of a settlement is not determined just by the distance to another settlement; instead the character of the place and the land between settlements must be acknowledged. A Landscape Character Assessment is therefore a useful analytical tool to use in undertaking this purpose.
- Purpose 3: *To assist in safeguarding the countryside from encroachment* - the most useful approach for this purpose is to look at the difference between the urban fringe and open countryside. As all Green Belt has a role in achieving this purpose, it is difficult to apply this purpose and distinguish the contribution of different areas.
- Purpose 4: *Preserving the Setting and Special Character of Historic Towns* – this applies to very few places within the country and very few settlements in practice. In most towns, there are already more recent development between the historic core and the countryside.
- Purpose 5: *To assist in urban regeneration by encouraging the recycling of derelict and other urban land* - the amount of land within urban areas that could be developed will already have been factored in before identifying Green Belt land. The value of various land parcels is unlikely to be distinguished by the application of this purpose.

The guidance further suggests that land which is assessed as making a relatively limited contribution to the Green Belt, or land that might be considered for development, would be where:

- It is effectively ‘infill’ development;
- It is well contained by the landscape;
- It would cause little harm to the qualities that contributed to the distinct identify of separate settlements;
- It could create a strong boundary with a clear distinction between ‘town’ and ‘country’.

### **Further Areas of Consideration**

According to the PAS Guidance, an assessment of Green Belt must also consider the following:

- Landscape should not be a consideration when assessing the contribution of Green Belt to the fulfilling of purposes. This could be a planning consideration in its own right when seeking a suitable location for development.
- A review of the Green Belt boundary could be justified through ‘exceptional circumstances’ of housing or employment land need.
- Sustainable development must be considered throughout the Review process. The Guidance stipulates that ‘based on what is now understood about accessibility, trip lengths and the use of appropriate travel modes for instance, the most sustainable locations for development may now be in Green Belts. Reviews of the Green Belt must take account of paragraph 84 of the NPPF which states that ‘when drawing up or reviewing Green Belt boundaries, local planning authorities should take account of the need to promote sustainable development’.

### **3.4.2 Plan Making Q & A (Planning Advisory Service 2014)**

The Planning Advisory Service continually update their ‘Plan Making Question and Answer’ advice with regard to the assessment of Green Belt within Local Plans. The service advises the following:

- Green Belt Reviews should be considered in the context of its strategic role. Meaning that Green Belts should not necessarily be just reviewed for each authority, and could include a joint methodology. Ideally, the Green Belt study should be comprehensive and strategic.
- Green Belt release must be based on robust evidence of need for a Review and a ‘gap’ in provision for which Green Belt release can resolve, must be demonstrated. This should ensure that consideration is offered to meeting housing needs across the housing market area.

- The guidance indicates that focusing on when the Green Belt meets one or more of the Purposes is likely to be a typical approach to a Green Belt review. The guidance suggests that Green Belt Reviews should be tailored to specific local need and are likely to be an iterative process.
- As changes to the Green Belt should be more permanent, it is therefore prudent to consider safeguarded land for two plan lifespans.

### 3.4.3 Recent Appeals and Inspector's Examination Reports

PAS has released further guidance in collaboration with No 5 Chambers which summarises how Green Belt issues are faring at appeal.

*Gallagher Estates Ltd v Solihull MBC (2014)*, established the following:

- Planning Guidance (NPPF and NPPG) is a material consideration for plan-making and decision-making.
- Exceptional Circumstances are required for the revision of any boundary regardless of whether the proposal is to extend or reduce the Green Belt.
- Once a Green Belt has been established and approved, it requires more than general planning concepts to justify an alteration. Green Belt boundaries are intended to be enduring and not to be altered because the current policy means that development of sites is unlikely or even impossible.
- There is no test that green belt land is to be released as a last resort. It is an exercise of planning judgement as to whether exceptional circumstances necessitating revision have been demonstrated.

*R(IM Properties) v Lichfield DC and others (2014)*, established the following:

- Plan-making and decision-taking should take into account the consequences for sustainable development of any review of Green Belt boundaries.
- As part of this, patterns of development and additional travel are clearly relevant.

### Cheshire East Council Local Plan Strategy Examination

Cheshire East Council provides a number of interesting lessons that are particularly relevant to the current Green Belt Assessment as it is a neighbouring authority. These lessons are provided by the Inspector's views at the different stages of the Local Plan Strategy Examination, as set out below.

#### Interim Views (October 2014)

CEC identified that the exceptional circumstances needed to justify altering Green Belt boundaries are essentially the need to allocate sufficient land for market and affordable housing and employment development.

The Inspector identified several flaws in the overall approach to the Green Belt Assessment, including:

- There were several cases where the Green Belt assessment does not support the release of specific sites from the Green Belt and the review appears to have given greater weight to other factors, such as land ownership, availability and deliverability when preparing and finalising the Plan.
- There is inconsistency in the scale of the parcels assessed, in that, very large tracts of land have been assessed against smaller sites and some very small areas of land have been omitted.
- The review does not consider all the purposes of the Green Belt, omitting the contribution to urban regeneration and preserving the setting and special character of historic towns. Although the latter purpose may apply only to historic towns like Chester, the impact on urban regeneration does not seem to have been assessed.

#### Further Interim Views (December 2015)

Following the Green Belt Assessment Update, the Inspector published his further interim views. Paragraphs 41-46 discuss the Green Belt Assessment Update. The Inspector noted that the independent two stage assessment of general areas followed by smaller parcels, assessing the relative significance of the contribution of each parcel against the five purposes of Green Belt followed by an overall assessment enabled a comprehensive, consistent and proportionate approach to be taken. He notes that only ‘Green Belt factors’ are assessed without potential areas for development thus providing a key input into the site selection process:

*“...the approach set out in the GBUA seems to reflect national policy and address most of the shortcomings of the previous Green Belt assessment. It provides a set of more comprehensive and proportionate evidence to inform, rather than determine, where the release of Green Belt land may be necessary at the site-selection stage.”* (paragraph 46)

The Inspector dismisses participants concerns relating to boundary definition noting that *“...in most cases, “strong” boundaries have been used, taking account of established physical features and committed new road schemes, where appropriate; the size of most of the larger land parcels has been reduced, with a 5ha indicative threshold for strategic sites, and detailed points about specific land parcels, including the identification of smaller and larger sites, can be reconsidered at the site-selection stage.”*

The Inspector acknowledges the complexity of the process and the involvement of professional judgements. He emphasises the needs for consistency and transparency using available and proportionate evidence:

*“This is a complex process, which needs to be undertaken in a consistent and transparent manner using available and proportionate evidence, involving professional judgements; it was not simply a desk-based study, but one which involved many site visits by CEC’s officers or consultants to confirm the*

*assessments and judgements. More particularly, the GBAU is the only comprehensive evidence which assesses all potential land parcels on an objective, consistent and comprehensive basis.” (paragraph 44)*

In relation to the inclusion of purpose 4, the Inspector comments: *“The assessment utilises a variety of historical evidence, which enables a full assessment of the smaller settlements; this could be criticised as being too detailed for a Green Belt assessment which focuses on the larger historic towns, but is not necessarily inappropriate or irrelevant”*,

He notes that the assessment of purpose 5 *“...largely focuses on brownfield sites within the nearest settlement, and enables a differentiation between settlements to be made and provides a consistent, transparent and proportionate approach to this element of the assessment; the focus on regeneration issues internal to Cheshire East reflects the views of the Greater Manchester authorities . The overall assessment involves matters of judgement, and confirms that each purpose was given equal weighting and provides the reasons for the overall assessment.”*

#### Interim Views on the Further Modifications (December 2016)

Following the final round of Examination Hearing Sessions in October 2016, the Inspector published his Interim Views on the Further Modifications required to make the Local Plan Strategy ‘sound’. The Inspector did not provide any further comments on the Green Belt methodology however reiterated his comments made in December 2015 supporting the approach and methodology taken. The Local Plan Strategy was successfully adopted on 27 July 2017.

#### **Bath and North East Somerset (BANES), Inspector’s Preliminary Conclusion (June 2012):**

Although the BANES Local Plan has now been adopted, the Inspector’s preliminary conclusions provided during the Examination in 2012 do provide a useful contextual guidance on the required scale of a Review. The Inspector stated that an ‘up-to-date and comprehensive review of the Green Belt in the district is necessary to see whether all the land so designated fulfils the Green Belt purposes’.

### **3.4.4 Emerging Policy**

#### **3.4.4.1 Housing White Paper (February 2017)**

The Government published its Housing White Paper: Fixing Our Broken Housing Market in February 2017 setting out proposals for a number of planning reforms. The White Paper emphasises that the existing protection for the Green Belt remains unchanged and clarifies that *“...authorities should amend Green Belt boundaries only when they can demonstrate that they have examined fully all other reasonable options for meeting their identified development requirements, including:*

- *making effective use of suitable brownfield sites and the opportunities offered by estate regeneration;*

- *the potential offered by land which is currently underused, including surplus public sector land where appropriate;*
- *optimising the proposed density of development; and*
- *exploring whether other authorities can help to meet some of the identified development requirement.*

The White Paper places increased emphasis on the use of brownfield land including brownfield land in the Green Belt for the use of Starter Homes. Paragraph 4.18 states:

*“Following our consultation in December 2015, we will also change the NPPF to allow more brownfield land to be released for developments with a higher proportion of starter homes by:*

*...c) allowing development on brownfield land in the Green Belt, but only where it contributes to the delivery of starter homes and there is no substantial harm to the openness of the Green Belt.”*

The consultation on the White Paper closed on 2 May 2017 thus the proposals are still at an early stage.

### 3.5 Neighbouring Authorities

In the interests of Duty-to-Cooperate it is important to understand the approach to the Green Belt taken by the neighbouring authorities of both Councils. The neighbouring authorities consist of Cheshire East Council, Stafford Council, Staffordshire Moorlands Council and Shropshire Council.

Stafford Council adopted its Part 2 Local Plan on 31 January 2017, this does not include a review of Green Belt boundaries. The Council intends to progress its Local Plan Review towards the end of 2017 and any decisions relating to a Green Belt Review will be made at this stage.

Shropshire Council is currently undertaking a partial review of the Local Plan and as part of this has commissioned a Green Belt Assessment. This assessment is in the early stages and is not yet published.

As set out in Section 3.4.3, Cheshire East Council submitted its Local Plan Strategy for Examination in May 2014. It has been through three rounds of hearing sessions and was successfully adopted on 27 July 2017. The Council's Green Belt Assessment Update which was undertaken by Arup was published in July 2015 and went through two rounds of Examination hearing sessions.

Staffordshire Moorlands is currently preparing its new Local Plan 2016 to 2031. As part of this it is collating the evidence base including the Green Belt Review Study undertaken by Amec Foster Wheeler which was published in November 2015. Following on from the Preferred Options Sites and Boundaries Consultation in Spring 2016, it has also published a Technical Note to the Green Belt Review – the Green Belt Review Additional Site Appraisals (September 2016) also prepared by Amec Foster Wheeler. This note considers a number of sites which have emerged from the consultation and require appraisal against Green Belt purposes.

The methodology of the above Green Belt Assessments will be taken into consideration in preparing the method for the current assessment, albeit it is recognised that only the Cheshire East approach has been tested at Examination. The following sections consider the overall approach to the assessment and the approach to boundary definition taken by Cheshire East Council and Staffordshire Moorlands Council.

### 3.5.1 Overall Approach Adopted by Neighbouring Authorities

Table 1 below provides an overview of the approach adopted by Cheshire East and Staffordshire Moorlands. Both assessments reviewed the whole extent of the Green Belt in their authority through the division of broad areas/parcels.

Table 1: Overall approach adopted by neighbouring authorities

LPA and Document Status	Approach Overview	Comments
<p>Cheshire East Local Plan (adopted 27 July 2017)</p> <p>Green Belt Assessment Update (July 2015)</p>	<p>Stage 1 involved the division of the whole of the Cheshire East Green Belt into General Areas. These were assessed against the five purposes. Stage 2 involved the definition of parcels around the Principal Towns, Key Service Centres, and Local Service Centres as well as any other settlements which were assessed as ‘contribution’ or ‘no contribution’ from the General Area Assessment. These parcels were all assessed against the five purposes.</p>	<p>As a result of the Inspector’s Interim Views (2014), the approach focused on ensuring that the whole of the Cheshire East Green Belt was considered and assessed. It also focused on ensuring that the assessment covered all five purposes of the Green Belt.</p>
<p>Staffordshire Moorlands Local Plan (not yet adopted)</p> <p>Green Belt Review Study (November 2015) and Green Belt Review Additional Site Appraisals (September 2016)</p>	<p>Part 1 of the study divides the whole of the Staffordshire Moorlands Green Belt into 61 land parcels which are assessed against the five purposes. The land parcels are of differing sizes given that a reasonable balance needs to be struck between their size and the conclusions reached on their Green Belt function. The study notes that further sub-division is possible to test whether parcels should be released. Part 2 of the study considers the potential to release sites which have been identified through the part 1 assessment and through the Site Options consultation. These sites are assessed against Green Belt</p>	<p>The Study covers the whole of the Staffordshire Moorlands Green Belt and Part 1 is strategic in nature and defines and assesses land parcels which are of varying sizes in order to strike a balance between their size and the conclusions reached on their function. Further parcels are then defined and assessed in the Part 2 Study as a result of the Part 1 outcomes and sites put forward through the Site Options Consultation. Part 2 considers the merits of releasing sites and sets out recommendations for Green Belt release.</p>

LPA and Document Status	Approach Overview	Comments
	<p>purposes. The Part 2 study also reviews the boundaries of the inset villages, and the role of washed over villages and their potential for inseting. It also reviews potential adjustments to the Green Belt boundary to reflect past development.</p>	

### 3.5.2 Approach to Boundary Definition Adopted by Neighbouring Authorities

Both assessments make reference to paragraph 85 of the NPPF and emphasise the importance of using physical features that are recognisable and permanent in defining boundaries.

Table 2: Approach to boundary definition adopted by neighbouring authorities

LPA and Document Status	Boundary Definition Overview
<p>Cheshire East Local Plan (adopted 27 July 2017)</p> <p>Green Belt Assessment Update (July 2015)</p>	<p>Section 4.3 of the Assessment considers parcel definition. The Assessment categorises boundaries as strong, moderate and weak and provides a grading priority within each of these categories. Table 4-1, 4-2 and 4-3 list the features which are considered under each of these categories. Strong boundaries are defined as: Motorways, main road, operational railway lines, existing development with established boundaries; reservoirs, lakes or meres; rivers, streams and canals; protected woodland or ancient woodland; protected hedges; and prominent topography.</p> <p>The Assessment notes that strong or moderate boundaries should be used in the first instance. The Assessment emphasises the need for an element of professional judgment given that a number of features together may constitute a strong boundary.</p>
<p>Staffordshire Moorlands Local Plan (not yet adopted)</p> <p>Green Belt Review Study (November 2015) and Green Belt Review Additional Site Appraisals (September 2016)</p>	<p>The Green Belt Assessment Proforma at Appendix A of the document includes the criteria ‘Defining Boundaries’ which considers ‘Does the current Green Belt boundary follow a defensible boundary?’. However the Study does not provide a definition of ‘defensible boundary’.</p>

## 4 Methodology

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### 4.1 Overview

As identified previously, there is no single ‘correct’ method for undertaking Green Belt Assessments and thus this methodology has been informed by national policy and guidance. Furthermore, a good practice review of other local planning authorities’ (LPA) Green Belt Assessments which have been tested at examination and adopted was undertaken focusing on the interpretation of the five purposes of Green Belt. This is provided at Appendix A. Included within this are the Green Belt Assessments of the neighbouring authorities of Cheshire East Council and Staffordshire Moorlands Council. Reference is made to these assessments in the methodology for each purpose. Given that these assessments have successfully been through examination (with the exception of Staffordshire Moorlands) this provides a greater degree of confidence in the approach.

The methodology is considerably detailed in order to ensure transparency in approach and consistency in application. The inclusion of the rationale behind each element of the method is intended to provide clarity and aid consistent application.

### 4.2 Summary of Approach

In order to cover the whole extent of the Green Belt, a two stage approach will be applied, this is summarised below and is illustrated in Figure 3.

#### **Stage 1 – General Area Assessment**

Stage 1 involves dividing the entire Green Belt into large parcels (‘General Areas’) which will then be assessed against the five purposes of Green Belt. The General Areas will be defined using recognisable and permanent boundaries. Further details on the approach to boundary definition are provided in Section 4.3.2.

#### **Stage 2 - Green Belt Parcel Assessment**

Stage 2 involves defining smaller Green Belt parcels around settlements on the edge or inset from the Green Belt and assessing these parcels for their contribution to the five purposes of Green Belt.

#### Stage 2A

In relation to those General Areas which perform poorly in Stage 1 (categorised as ‘no’ or ‘weak’ contribution), this stage provides the opportunity to consider whether a broader width of parcels (beyond the initial parcel width outwards from the settlement boundary) needs to be defined and assessed to provide a further layer of understanding of the General Areas’ contribution to Green Belt purposes.

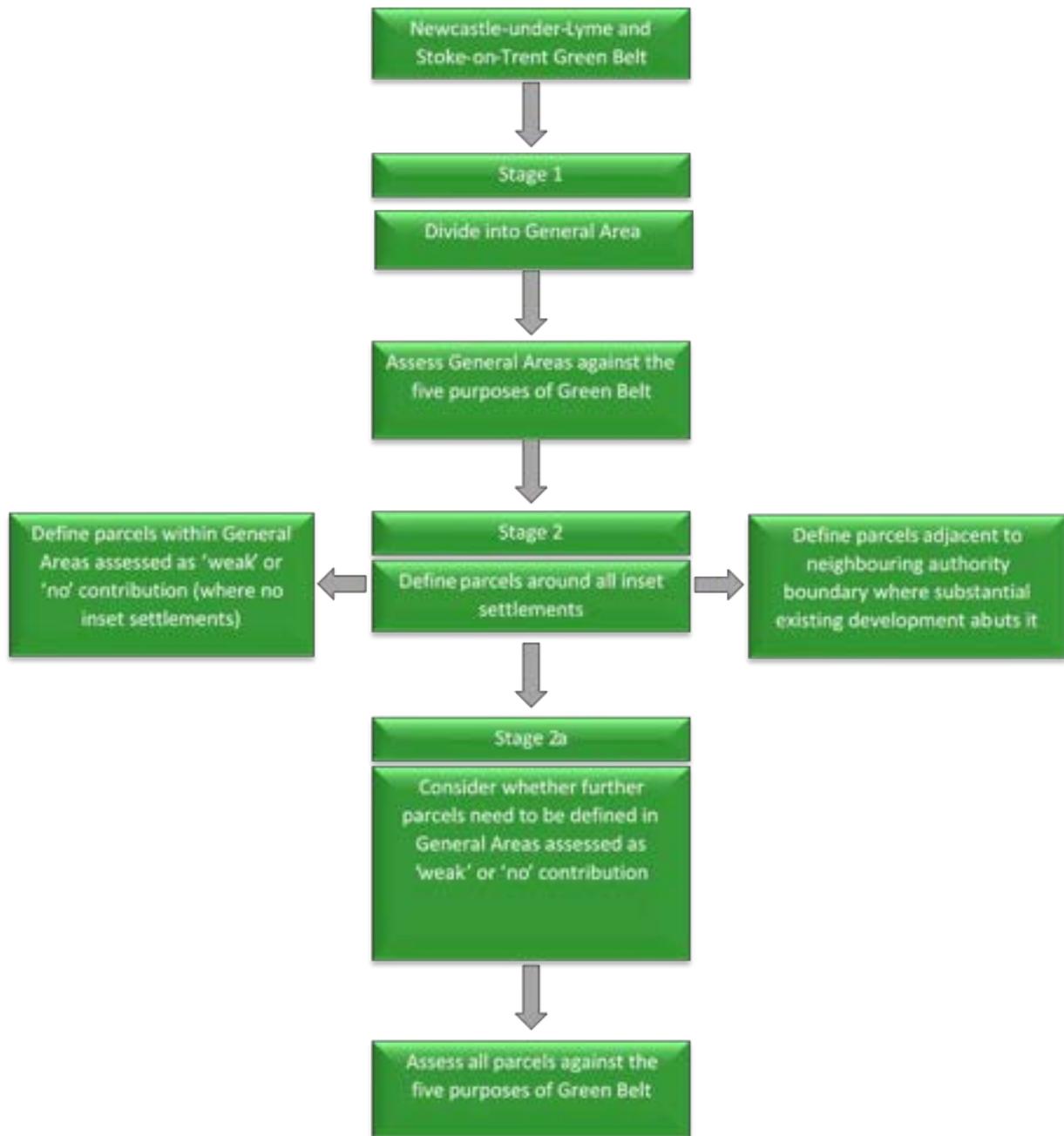


Figure 3: Overview of methodology

## 4.3 Stage 1 Methodology

### 4.3.1 General Area Overview

The PAS Guidance from February 2015 emphasises that Green Belt is a strategic issue. It notes that an assessment of the “...*whole of the Green Belt*” should be undertaken. The use of General Areas therefore represents a holistic approach which helps to take into account strategic thinking and acknowledges the cumulative effect of smaller parcels to Green Belt purposes. It also provides an

assessment for more rural areas including villages ‘washed over’ by the Green Belt.

### 4.3.2 General Area Boundary Definition

To ensure coverage of the whole of the Green Belt, the Green Belt will be divided into General Areas using the most recognisable boundaries with the most permanence in order to encompass large areas. In accordance with paragraph 85 of the NPPF, local planning authorities should define boundaries clearly, “...using physical features that are readily recognisable and likely to be permanent.” An element of professional judgement will be used to decide how boundaries should be defined linked to the purpose of identifying General Areas.

The neighbouring authority review set out in Section 3 demonstrates that the Cheshire East Green Belt Assessment uses a strong, moderate and weak categorisation of boundaries with the strongest boundaries being defined as motorways, main roads (A and B), and operational railway lines. Other natural and man-made elements can also create strong boundaries and these may be considered if they represent more logical boundaries. The settlement inset boundary will be used to define the inner extent of the Green Belt and the administrative boundary will be used to define the outer extent. The inner extent of the Green Belt will reflect the boundary defined in the adopted Core Spatial Strategy as the GIS layer for this has been provided by the Councils. The General Areas will be defined via a desk based approach using Ordnance Survey Maps. Once defined, these will be sent to both Councils for review and sign off.

### 4.3.3 General Area Assessment

A desk based assessment of these General Areas will then be undertaken to determine the contribution each area makes to the five purposes of Green Belt, as set out in the NPPF. This will utilise the GIS datasets provided by the Councils and the methodology that will be agreed with the Councils. The Green Belt Purpose Assessment Framework sets out the methodology for applying the five purposes of Green Belt. This will be applied in assessing the Stage 1 General Areas and the Stage 2 Parcels to ensure a consistent approach was taken. The Assessment Framework is set out in Section 4.4.3 below.

## 4.4 Stage 2 Methodology

### 4.4.1 Parcel Boundary Definition

Following the Stage 1 Assessment, all areas of the Green Belt adjacent to the Council’s inset settlements will be divided into smaller Green Belt parcels. The settlement inset boundary will be used to define the inner extent of the Green Belt and parcels will be drawn from the settlement boundary outwards. Only one width of parcels will be defined outwards. Stage 2A provides the opportunity for a further width of parcels to be defined in certain circumstances (see below).

Stage 2 involves the definition of Green Belt parcels around the ‘development limits’ of all settlements inset and adjoining the Green Belt. National and

international designations (Sites of Special Scientific Interest, Ramsar, Special Areas of Conservation, and Special Protection Areas) will be screened out and no parcels will be defined in these areas.

A desk based analysis will be applied in the first instance using Ordnance Survey maps, with site visits used as a sense check in order to confirm these boundaries. Only existing boundaries will be used. Boundaries relating to proposed development or infrastructure will not be included with the exception of HS2. The route for HS2 Phase 2a (West Midlands to Crewe) which passes through the southern section of Newcastle-under-Lyme’s Green Belt has been safeguarded by the Government’s Safeguarding Direction issued in November 2015. This means that this land is protected from other development albeit the route is not finalised and is being refined in response to the consultation and parliamentary process however there are unlikely to be major changes to the route.

Table 3 shows how parcel boundaries will be defined and reflects Paragraph 85 NPPF requiring the use of “...*physical features which are readily recognisable and likely to be permanent.*” Durable features will be used in the first instance with parcels drawn from the settlement outwards to the nearest durable feature. Where this results in large expanses of countryside which are more akin to General Areas, less durable features will be utilised in order to enable division of the Green Belt into manageable parcels. This requires an element of professional judgement as where features occur together, they may constitute a more durable boundary than they would alone. For example, a private road (unmade), a non-protected hedge or a brook (non-wooded and level with surroundings) are all less durable boundaries. However a private road (unmade) with a brook running along one side and a significant hedgerow beyond that could be considered a durable boundary when all features are considered together.

Table 3: Boundary Definition

<p><b>Durable Features</b></p> <p><b>(Readily recognisable and likely to be permanent)</b></p>	<p>Infrastructure:</p> <ul style="list-style-type: none"> <li>• Motorway</li> <li>• Roads (A roads, B roads and unclassified ‘made’ roads)</li> <li>• Railway line (in use or safeguarded)</li> <li>• Existing development with clear established boundaries (e.g. a hard or contiguous building line)</li> </ul> <p>Natural:</p> <ul style="list-style-type: none"> <li>• Water bodies and water courses (reservoirs, lakes, meres, rivers, streams and canals)</li> <li>• Protected woodland (TPO) or hedges or ancient woodland</li> <li>• Prominent landform (e.g. ridgeline)</li> </ul> <p>Combination of a number of boundaries below</p>
<p><b>Less durable features</b></p>	<p>Infrastructure:</p>

<p><b>(Soft boundaries which are recognisable but have lesser permanence)</b></p>	<ul style="list-style-type: none"> <li>• Private/unmade roads or tracks</li> <li>• Existing development with irregular boundaries</li> <li>• Disused railway line</li> <li>• Footpath accompanied by other physical features (e.g. wall, fence, hedge)</li> </ul> <p>Natural:</p> <ul style="list-style-type: none"> <li>• Watercourses (brook, drainage ditch, culverted watercourse) accompanied by other physical features</li> <li>• Field boundary accompanied by other natural features (e.g. tree line, hedge line)</li> </ul>
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In relation to parcels which extend up to the administrative boundary and the administrative boundary is not marked by durable features, parcels will be drawn beyond the boundary to the nearest durable feature in the neighbouring authority.

Where settlements of neighbouring authorities abut the Green Belt and there is substantial existing development immediately adjacent to the Green Belt, parcels will be drawn from the outer Green Belt boundary inwards to the nearest durable feature. This is undertaken in the interests of Duty to Co-operate and due to the risk of cross boundary sprawl and encroachment from the neighbouring authority into the Green Belt.

#### 4.4.2 Stage 2A Further Division of General Areas

The outcome from the Stage 1 General Area Assessment will feed directly into this stage. Following the completion of the General Area Assessment, discussions will be held with both Councils to review the results of the assessment and decide whether the lower performing General Areas should be reviewed in further detail by defining and assessing a second width of parcels (beyond the initial parcel width outwards). The approach will be agreed prior to any further assessments being undertaken.

#### 4.4.3 Parcel Assessment

##### Overview

In undertaking the parcel assessment it is necessary to interpret the five purposes of Green Belt as set out in paragraph 80 of the NPPF given that there is no single ‘correct’ method as to how they should be applied.

- *“to check the unrestricted sprawl of large built-up areas;*
- *to prevent neighbouring towns merging into one another’*
- *to assist in safeguarding the countryside from encroachment;*
- *to preserve the setting and special character of historic towns; and*
- *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”*

For each purpose a number of criteria have been developed requiring quantitative and qualitative responses and an element of professional judgement. Methods of data collection (e.g. desk based analysis or site based analysis) will be documented against each purpose. A qualitative scoring system was developed for each purpose and for the overall assessment, consisting of a scale of the parcel’s contribution to the Green Belt purpose, these are shown and defined in Table 4 below:

Table 4: Qualitative scoring system to be applied against each purpose and overall

<b>Level of Contribution to Green Belt Purposes</b>
<b>No Contribution</b> – the parcel makes no contribution to the Green Belt purpose
<b>Weak Contribution</b> – on the whole the parcel makes a limited contribution to an element of the Green Belt purpose
<b>Moderate Contribution</b> – on the whole the parcel contributes to a few of the elements of the Green Belt purpose however does not fulfil all elements
<b>Strong Contribution</b> – on the whole the parcel contributes to the purpose in a strong and undeniable way, whereby removal of the parcel from the Green Belt would detrimentally undermine this purpose

As each of the five purposes set out in the NPPF is considered to be equally important, no weighting or aggregation of scores across the purposes will be undertaken. An element of professional judgement will be utilised in applying the scoring system however the ‘Key Questions to Consider’ for each purpose is intended to break down the purpose in the interests of ensuring a transparent and consistent approach. This is set out in detail below including definitions applying to the purpose and to the approach. Furthermore the rationale for the score applied and the justification against the criteria will be recorded as part of the assessment.

Prior to undertaking any parcel assessments, all assessors will be fully briefed on the methodology in order to ensure comprehensive understanding of the approach and consistency in assessments.

### **Purpose 1: To check the unrestricted sprawl of large built up areas**

<b>Definitions for Purpose 1</b>
Sprawl – “ <i>spreading out of building form over a large area in an untidy or irregular way</i> ” (Oxford English Dictionary)

Large built-up areas – this has been defined as the Newcastle-under-Lyme urban area and the Stoke-on-Trent urban area<sup>1</sup>, as set out in the Core Spatial Strategy Key Diagram. This does not include any inset settlement or settlements within other neighbouring authorities.

**Definitions for this Approach**

Well connected (or highly contained) – well connected to the built up area, i.e. to be surrounded by high levels of built development.

Open land – land which is lacking of development.

Round-off – where the existing urban area is an irregular shape, will the parcel fill in a gap and / or complete the shape

Ribbon development – a line of buildings extending along a road, footpath or private land generally without accompanying development of the land to the rear. A “ribbon” does not necessarily have to be served by individual accesses nor have a continuous or uniform building line. Buildings sited back, staggered or at angles and with gaps between them can still represent ribbon development, if they have a common frontage or they are visually linked.

**Approach to the Assessment**

A desk and field based assessment will be applied to this purpose.

As this purpose only applies to the Newcastle-under-Lyme urban area and the Stoke-on-Trent urban area, if the General Area / parcel is not adjacent to either of these it will be assessed as ‘no contribution.’

Key Questions to Consider	Recommended Approach
<p>1. Is the General Area / parcel adjacent to the large built up area?</p>	<p>If yes, proceed to Stage 2...</p> <p>If no, conclude General Area / parcel makes no contribution to purpose 1</p>
<p>2. Existing boundary with built up area: Is there an existing durable boundary between the built up area and the General Area / parcel which could prevent sprawl?</p>	<p>a. Describe existing boundary between built up area and General Area / parcel.</p> <p>b. If a durable boundary between the General Area / parcel and built up area exists, conclude General Area / parcels makes a weaker contribution to checking unrestricted sprawl.</p>
<p>3. Connection to built up area:</p> <p>a. Is the General Area / parcel well connected to the built up area along a number of boundaries?</p>	<p>a. Describe degree of connection to the built up area. If General Area / parcel is well connected (highly contained), conclude makes a stronger contribution</p>

<sup>1</sup> Reference to the Stoke-on-Trent urban area and the Newcastle-under-Lyme urban area refers to the contiguous urban areas which in Stoke-on-Trent includes Burslem, Fenton, Hanley, Longton, Meir, Stoke, Tunstall, and in Newcastle-under-Lyme includes Chesterton, Wolstanton, Newcastle and Silverdale.

Key Questions to Consider	Recommended Approach
<p>b. Would development of the General Area / parcel help ‘round off’ the built up area, taking into account the historic context of the Green Belt?</p>	<p>to checking unrestricted sprawl (unless part (b) applies).</p> <p>b. Identify potential for ‘rounding off’. If development of the General Area / parcel would ‘round off’ the built up area, conclude General Area / parcel makes a weaker contribution to checking unrestricted sprawl.</p>
<p>4. Ribbon development: What role does the General Area / parcel play in preventing ribbon development? (may not be relevant in all circumstances)</p>	<p>Describe whether there is existing ribbon development or potential for ribbon development.</p> <p>If existing ribbon development within General Area / parcel and potential for further ribbon development, conclude General Area / parcel makes a stronger contribution to checking unrestricted sprawl.</p>
<p>Overall assessment: What level of contribution does the General Area / parcel make to purpose 1?</p>	<p>Bring together all conclusions from above to determine overall assessment (taking balanced view)</p> <p>Apply scoring system:</p> <p>No / Weak / Moderate / Strong</p>

### Justification for the Approach

Given that the terminology of the purpose specifically refers to the ‘large built-up area’ it is important to define this. It is notable that none of the other purposes include such terminology and instead make reference to ‘towns’ (see purpose 2 and 4). For the current assessment the ‘large built up area’ has therefore been defined as the contiguous urban area of Stoke-on-Trent and Newcastle-under-Lyme. Reference has been taken from the Joint Core Spatial Strategy (2009) Key Diagram which shows three ‘Major Urban Areas’: Newcastle-under-Lyme, Stoke-on-Trent and Kidsgrove. As Newcastle-under-Lyme and Stoke-on-Trent form a contiguous urban area with Kidsgrove separated by the Green Belt, Kidsgrove has not been defined as the ‘large built up area’. No settlements within neighbouring authorities have been defined as ‘large built up areas’.

As the good practice review at Appendix A demonstrates, Bath and North East Somerset also adopted this approach only regarding Bristol and Bath as ‘large built-up areas’. As Rotherham acknowledge in the good practice review, there is an overlap between purposes 1 and 3, thus this approach does not risk any factors being overlooked for the Council’s other settlements and instead it better reflects the terminology and intention of the purpose. Whilst the Cheshire East Green Belt Assessment took a different approach of considering all inset settlements within this purpose, the size and scale of the settlements in Cheshire East was such that this approach was best placed to uphold purpose 1. The Staffordshire Moorlands

Green Belt Review defines ‘large built up area’ as “...*Stoke-on-Trent and to a lesser extent Leek, Biddulph and Cheadle.*” No justification is provided for this.

The good practice review at Appendix A demonstrates that the focus of this purpose has been on the level of connection of the parcel with the urban area and also the boundary treatment of the parcel in order to understand its vulnerability to the risk of development.

The approach takes the position that parcels which are well connected to the built up area along a number of boundaries make a higher contribution to preventing sprawl given there is more of a risk that development may sprawl out from the area into the parcel. The exception to this is where development of the parcel could be considered to ‘round off’ the built up area.

In considering the boundary treatment of the parcel, only the boundary with the built up area is considered within this purpose given that this will indicate the parcel’s vulnerability to sprawl occurring within it. The boundaries adjacent to the open countryside are considered as part of Purpose 3.

Given that the PAS Green Belt Guidance from February 2015 identifies the restriction of ribbon development as a benefit of the Green Belt, the approach incorporates the identification of existing ribbon development within it. The position is taken that the presence of existing ribbon development means that there has already been sprawl into the Green Belt and dependent on the level and potential for further ribbon development, the parcel is likely to make a strong contribution to preventing further ribbon development and thus to this purpose.

## Purpose 2: Prevent neighbouring towns merging into one another

<b>Definitions for Purpose 2</b>			
<p>Neighbouring towns – this has been defined with reference to the North Staffordshire Green Belt Local Plan and therefore the ‘neighbouring towns’ are defined as follows (it is acknowledged that this includes towns, villages and settlements and not all of these places would properly be defined as ‘towns’ under normal circumstances):</p> <ul style="list-style-type: none"> <li>• The Newcastle-under-Lyme urban area (the ‘large built up area’);</li> <li>• The Stoke-on-Trent urban area (the ‘large built up area’)<sup>2</sup>, and the following:</li> </ul>			
<p><b>Newcastle-under-Lyme:</b></p> <ul style="list-style-type: none"> <li>• Alsagers Bank</li> <li>• Audley</li> <li>• Betley</li> <li>• Bignall End</li> <li>• Halmerend</li> <li>• Kidsgrove</li> <li>• Madeley</li> <li>• Madeley Heath</li> <li>• Miles Green</li> <li>• Wood Lane</li> </ul>	<p><b>Stoke-on-Trent:</b></p> <ul style="list-style-type: none"> <li>• Baddeley Edge/Light Oaks</li> <li>• Norton Green</li> </ul>	<p><b>Staffordshire Moorlands:</b></p> <ul style="list-style-type: none"> <li>• Bagnall</li> <li>• Biddulph</li> <li>• Blythe Bridge</li> <li>• Brown Edge</li> <li>• Caverswall</li> <li>• Cellarhead</li> <li>• Cheadle</li> <li>• Cheddleton</li> <li>• Cookshill</li> <li>• Dihorne</li> </ul>	<p><b>Stafford Council:</b></p> <ul style="list-style-type: none"> <li>• Barlaston</li> <li>• Fulford</li> <li>• Meir Heath</li> <li>• Oulton</li> <li>• Stone</li> <li>• Tittensor</li> </ul>

<sup>2</sup> Including Burslem, Fenton, Hanley, Longton, Meir, Stoke, Tunstall.

		<ul style="list-style-type: none"> <li>• Endon</li> <li>• Folly Lane Forsbrook</li> <li>• Kingsley</li> <li>• Kingsley Holt</li> <li>• Longsdon</li> <li>• Stanley</li> <li>• Stanley Moor</li> <li>• Werrington</li> <li>• Wetley Rocks</li> </ul>	
<p>Outside the North Staffordshire Green Belt, the following towns in the neighbouring authority of Cheshire East have been defined with reference to the Cheshire East Green Belt Assessment Update:</p> <ul style="list-style-type: none"> <li>• Alsager</li> <li>• Scholar Green / Hall Green</li> <li>• Mount Pleasant</li> <li>• Mow Cop</li> </ul> <p>Merging – combining to form a single entity (Oxford English Dictionary)</p>			
<p><b>Definitions for the Approach</b></p> <p>Openness – the visible openness of the Green Belt in terms of the absence of built development, a topography which supports long line views and low levels of substantial vegetation. Consider both actual distance (the distance between settlement and countryside) and perceived distance (e.g. a wooded area located between a new development and the settlement would not impact the perception of openness from the settlement). Openness should be assessed from the edge of the settlement / inset boundary outwards.</p> <p>Essential gap – a land gap between two or more towns where development would significantly reduce the perceived or actual distance between towns resulting in the actual merging of the towns or the perceived merging</p> <p>Largely essential gap – a land gap between two or more towns where limited development may be possible without the perceived or actual merging of the towns.</p> <p>Less essential gap – a land gap between towns where development may be possible without any risk of the towns merging.</p>			

## Approach to the Assessment

A desk and field based assessment will be applied to this purpose.

Key Questions to Consider	Recommended Approach
<p>1. Would a reduction in the gap between ‘neighbouring towns’ compromise the openness of the Green Belt?</p>	<p>Describe existing gap between the defined ‘neighbouring towns’ and compare to resultant gap if development of General Area / parcel were to take place.</p> <p>Existing gap should be described using the following terminology:</p> <ul style="list-style-type: none"> <li>a. Essential gap</li> <li>b. Largely essential gap</li> <li>c. Less essential gap</li> </ul> <p>Comparison should consider if a reduction in the gap would lead to the actual or perceived merging of towns. (This is on a case by case basis and not set by distance measurements).</p>
<p>Overall assessment: What level of contribution does the General Area / parcel make to purpose 2?</p>	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system:</p> <p>No / Weak / Moderate / Strong</p>

### Justification for the Approach

The good practice review at Appendix A demonstrates that different authorities take varying approaches to the definition of ‘neighbouring towns’, with some Councils applying purpose 2 to all inset settlements, or applying their settlement hierarchy, whilst others take into account factors such as population or the presence of town councils, amongst other factors. As set out in Section 2.2, the North Staffordshire Green Belt Local Plans set out the established aims of the North Staffordshire Green Belt and lists a number of towns and settlements which it aims to prevent merging. This has been used to define ‘neighbouring towns’ for the purposes of this assessment, alongside the ‘large built up areas’ defined for purpose 1: the Newcastle-under-Lyme urban area and the Stoke-on-Trent urban area. It is acknowledged that the list of ‘neighbouring towns’ includes various towns, villages and settlements and not all of these places would properly be defined as ‘towns’ under normal circumstances, however for the assessment of purpose 2 these are deemed to be relevant.

It is acknowledged that the neighbouring authorities of Cheshire East and Staffordshire Moorlands have taken a different approach in their Green Belt Assessments. Cheshire East have considered all inset settlements to be ‘neighbouring towns’ for the purposes of their assessment whilst Staffordshire Moorlands have defined ‘neighbouring towns’ as “...*Stoke-on-Trent, Biddulph, Congleton and Cheadle*”. Whilst this assessment takes a different approach it is

considered that this accords with the original aims of the North Staffordshire Green Belt. In defining the ‘neighbouring towns’ in the adjoining authorities of Stafford and Staffordshire Moorlands, the Green Belt Local Plan has been used. However in defining the ‘neighbouring towns’ in the adjoining authority of Cheshire East, the Green Belt Assessment Update has been used and all inset settlements have been included, as listed above.

The PAS Green Belt guidance from February 2015 states that a ‘scale rule’ approach of distance between neighbouring towns for purpose 2 is not appropriate given that identity is not always determined by distance. The guidance does however state that a ‘Landscape Character Assessment’ is a useful analytical tool for use in undertaking this type of assessment. Whilst the approach will not include any landscape character considerations, the consideration of openness includes the perceived openness taking into account land form, topography and vegetation.

The good practice review demonstrates that the approaches adopted by the authorities take into account the sensitivity and integrity of the gap if development of the parcel were to take place. Rotherham and Rushcliffe both categorise the gap in terms of size (e.g. essential, narrow, and wide) whilst Cheshire West and Chester uses a distance categorisation. In light of the PAS February 2015 guidance, the size categorisation is preferred and therefore has been adopted in this approach.

### Purpose 3: To assist in safeguarding the countryside from encroachment

#### Definitions for Purpose 3

Safeguarding - Protect from harm or damage with an appropriate measure (Oxford English Dictionary).

Countryside – The land and scenery of a rural area that is either used for farming or left in its natural condition (Oxford English Dictionary and Cambridge Dictionary).

Encroachment - a gradual advance beyond usual or acceptable limits (Oxford English Dictionary).

#### Definitions for the Approach

Durable boundaries – refer to boundary definition in Table 3 above.

Built form – any form of built development excluding buildings for agriculture and forestry (e.g. residential properties, warehouses, schools, sports facilities).

Settlement – all settlements that are inset from the Green Belt and the large built up-areas

Openness – the visible openness of the Green Belt in terms of the absence of built development, a topography which supports long line views and low levels of substantial vegetation. Consider both actual distance (the distance between settlement and countryside) and perceived distance (e.g. a wooded area located between a new development and the settlement would not impact upon the perception of openness from the settlement). Openness should be assessed from the edge of the settlement/inset boundary outwards, with reference to the matrix set out in Table 5 below.

<p>Strong degree of openness – contributes to openness in a strong and undeniable way, where removal of the parcel from the Green Belt would detrimentally undermine the openness of this part of the Green Belt.</p> <p>Moderate degree of openness – contributes to openness in a moderate way, whereby removal of part of the parcel would not have a major impact upon the overall openness of this part of the Green Belt.</p> <p>Weak degree of openness – makes a weak contribution to openness, whereby the removal of the parcel would not impact upon the openness of this part of the Green Belt.</p> <p>No degree of openness – makes no contribution to the openness of the Green Belt.</p> <p>Beneficial uses – as set out in paragraph 81 of the NPPF, these include: identifying opportunities to provide access to the countryside; to provide opportunities for outdoor sport and recreation; and to retain and enhance landscapes, visual amenity and biodiversity.</p>
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### Approach to the Assessment

A desk and field based assessment will be applied to this purpose.

Key Questions to Consider	Recommended Approach
<p>1. Future encroachment: Are there existing durable boundaries which would contain any future development and prevent encroachment in the long term?</p>	<p>Identify any durable boundaries <i>between the General Area / parcel and settlement</i> which would prevent future encroachment <i>into</i> the parcel. If there are durable boundaries between the General Area / parcel and settlement, conclude that General Area / parcel makes a weaker contribution to safeguarding from encroachment given that development would be contained by the durable boundary and thus the General Area / parcel itself plays a lesser role.</p> <p>Identify any durable boundaries <i>between the General Area / parcel and countryside</i> which would <i>contain encroachment</i> in the long term if the General Area / parcel were developed. If there are durable boundaries between the General Area / parcel and countryside, conclude that General Area / parcel makes a weaker contribution to safeguarding from encroachment.</p>
<p>2. Existing encroachment:</p> <p>What is the existing land use/uses?</p> <p>Is there any existing built form within or adjacent to the General Area / parcel?</p>	<ul style="list-style-type: none"> <li>Describe existing land use/uses (e.g. open countryside, agricultural land, residential, mix of uses).</li> <li>Describe any existing built form. If considerable amount of built form within the General Area / parcel, conclude that General Area / parcel makes a weaker contribution to safeguarding from encroachment.</li> </ul>
<p>3. Connection to the countryside:</p>	<ul style="list-style-type: none"> <li>Describe degree of connection to the countryside (e.g. along a number of</li> </ul>

<p>Is the General Area / parcel well connected to the countryside?</p> <p>Does the General Area / parcel protect the openness of the countryside?</p>	<p>boundaries). If General Area / parcel is well connected to the countryside, conclude General Area / parcel makes a stronger contribution to safeguarding from encroachment.</p> <ul style="list-style-type: none"> <li>Describe degree of openness taking into account built form, vegetation and topography using matrix below in Table 5.</li> </ul>
<p>4. Does the parcel serve a beneficial use of the Green Belt (NPPF para 81) which should be safeguarded? [This will not be as relevant to the assessment of General Areas given the scale of these].</p>	<p>Identify any beneficial Green Belt uses served by parcel, as per NPPF para 81, on a high level basis. If parcel serves 2 or more beneficial uses, conclude parcel makes a stronger contribution to safeguarding from encroachment. Note: if parcel serves 1 or no beneficial uses this does not weaken its contribution to purpose 3</p>
<p>Overall assessment: What level of contribution does the General Area / parcel make to purpose ?</p>	<p>Bring together all conclusions from above to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>

Table 5. Degree of Openness Matrix

Built Form	Long-line views	Vegetation	Degree of Openness
Less than 10%	Open long line views	Low vegetation	Strong degree of openness
		Dense vegetation	Strong-moderate degree of openness
	No long line views	Low vegetation	Strong-moderate degree of openness
		Dense vegetation	Moderate degree of openness
Less than 20%	Open long line views	Low vegetation	Strong-Moderate degree of openness
		Dense vegetation	Moderate-Weak degree of openness
	No long line views	Low vegetation	Moderate degree of openness
		Dense vegetation	Weak degree of openness
Between 20 and 30%	Open long line views	Low vegetation	Moderate-Weak degree of openness
		Dense vegetation	Weak degree of openness
	No long line views	Low vegetation	Weak degree of openness
		Dense vegetation	No degree of openness
More than 30%		Low vegetation	Weak degree of openness

	Open long line views	Dense vegetation	No degree of openness
	No long line views	Low vegetation	No degree of openness
		Dense vegetation	No degree of openness

### Justification for the Approach

The good practice review at Appendix A demonstrates that the focus of this purpose has been on the relationship and connection of the parcel with the open countryside. As a result this purpose will apply to the large built-up areas, all inset settlements and settlements within neighbouring authorities given that these are all connected to the open countryside.

Given the focus on the open countryside, the ‘degree of openness’ of the parcel is a key factor to consider within the approach, albeit it is one of a number of factors. The matrix above therefore enables an assessment of this to be carried out. The matrix is intended to guide this assessment and it may not strictly apply to all parcels, thus a level of professional judgement must be applied.

Both the matrix and the definition of openness set out in the definition box captures the consideration of both visual openness and spatial openness. Visual openness refers to the perception of openness which may be impacted by topography, views and vegetation. Spatial openness relates to the level of built form and the type of built form (for example agricultural or forestry uses). The recent case of *Turner* [2016] EWCA Civ 466 confirms that both factors are relevant to the concept of openness. At paragraph 25, Sales LJ states: “*The openness of the Green Belt has a spatial aspect as well as a visual aspect, and the absence of visual intrusion does not in itself mean that there is no impact on the openness of the Green Belt...*”

The recommended approach set out above takes the position that parcels which are well connected to the open countryside along a number of boundaries make a higher contribution to safeguarding the countryside from encroachment given the relationship to the countryside. However the presence of existing built form within the parcel can alter this level of contribution. The definition of built form set out above does not include buildings for agriculture and forestry given that these are considered to be appropriate Green Belt uses which do not require their impact upon openness to be considered, according to paragraph 89 of the NPPF.

With regards to the beneficial Green Belt uses set out in paragraph 81 of the NPPF, the position is taken that their presence adds to the contribution of the parcel to this purpose however the lack of such uses does not weaken its contribution to this purpose.

Boundary treatment is considered within the approach given that this indicates the parcel’s vulnerability to encroachment within it and also for development encroaching beyond the parcel boundary into the open countryside should the parcel be developed.

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

### Definitions for Purpose 4

Historic Town– for the purposes of this assessment these have been identified using the ‘neighbouring towns’ defined in purpose 2 cross referenced to the Councils’ Conservation Area Appraisals. Following review by the Councils’ Conservation Officers, Keele was also deemed to be a ‘historic town’. The ‘historic towns’ are defined as:

Newcastle-under-Lyme	Stoke-on-Trent
<ul style="list-style-type: none"> <li>The Newcastle-under-Lyme Urban Area</li> <li>Audley</li> <li>Betley</li> <li>Keele</li> <li>Kidsgrove</li> <li>Madeley</li> </ul>	<ul style="list-style-type: none"> <li>The Stoke-on-Trent Urban Area</li> </ul>

Within the neighbouring authorities of Cheshire East and Staffordshire Moorlands, the historic towns have been defined with reference to their existing Green Belt Assessments and are as follows:

Cheshire East	Staffordshire Moorlands
<ul style="list-style-type: none"> <li>Alsager</li> </ul>	<ul style="list-style-type: none"> <li>Biddulph</li> </ul>

### Definitions for the Approach

Relevant Conservation Areas – these are defined as the Newcastle Town Centre Conservation Area, Audley Conservation Area, Betley Conservation Area, Keele Conservation Area, Kidsgrove Conservation Area, Madeley Conservation Area, Talke Conservation Area, Stoke Town Centre Conservation Area, Hanley Conservation Area and Burslem Conservation Area. Within Cheshire East, this is defined as: Alsager Conservation Area. Within Staffordshire Moorlands, this is defined as Biddulph Conservation Area.

Important Views – these are defined as those ‘important views’ shown in the Councils Conservation Area Appraisals on the Townscape Appraisal Maps (for Stoke-on-Trent and Newcastle-under-Lyme).

Designated heritage assets – a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation (National Planning Policy Framework, p51).

Buffer area – for the purposes of this assessment this has been drawn from the historic towns’ relevant Conservation Area boundaries outwards by 250m.

Built development – buildings of any type or use.

## Approach to the Assessment

A desk based assessment only will be applied to this purpose.

Key Questions to Consider	Recommended Approach
<p><b>Stage 1</b></p> <p>Is the General Area / parcel adjacent to a 'historic town'?</p>	<p>Identify whether the General Area / parcel is located adjacent to a historic town?</p> <p>If the General Area / parcel is adjacent to a historic town, continue to Stage 2.</p> <p>If the General Area / parcel is not adjacent to a historic town, conclude the General Area / parcel makes no contribution to this purpose.</p>
<p><b>If not adjacent to historic town, conclude 'no contribution.'</b></p> <p><b>If yes, undertake Stage 2...</b></p>	
<p><b>Stage 2</b></p> <p>Assess the proximity of the town's relevant Conservation Areas to the Green Belt</p>	<p>Identify whether there are any relevant Conservation Areas within 250m of the Green Belt General Area / parcel...</p> <p>...and/or whether there are any important views into or out of the Conservation Area (with reference to the Conservation Area Appraisals).</p> <p>If there are no Conservation Areas within 250m of the Green Belt, conclude that the General Area / parcel makes no contribution to the purpose unless there are important views.</p>
<p><b>If Conservation Area within 250m buffer, undertake Stage 3... If outside 250m buffer, conclude 'no contribution'.</b></p>	
<p><b>Stage 3</b></p> <p>Is there modern built development which reduces the role of the Green Belt in preserving the setting and special character?</p>	<p>Describe the built development separation between the Green Belt and the Conservation Area. For example: two rows of residential streets separate the Conservation Area from the Green Belt boundary.</p> <p>If the Conservation Area is located adjacent to or within the Green Belt boundary, conclude that General Area / parcel makes a strong contribution to purpose 4.</p>
<p><b>Stage 3A</b></p> <p>Are there any other designated heritage assets within the 250m buffer which add to the setting and special character?</p>	<p>Identify whether there are any other designated heritage assets within the 250m buffer and their proximity to the Green Belt.</p> <p>If there are listed buildings located adjacent to the Green Belt boundary, conclude that General Area / parcel makes a stronger contribution to purpose 4.</p> <p>If the General Area / parcel cross an important viewpoint, conclude that General Area / parcel makes a stronger contribution to purpose 4.</p>

Overall assessment: What level of contribution does the General Area / parcel make to purpose 4?	Stage 3 will determine the level of contribution: No / Weak / Moderate / Strong
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### Justification for the Approach

The approach to assessing this purpose differs between LPAs. A number of LPAs have chosen to follow the PAS Green Belt guidance from February 2015 which states that the assessment of this purpose relates to very few settlements in reality, due largely to the pattern of modern development that often envelopes historic towns. In practice, this has resulted in LPAs removing this purpose from the assessment.

Unlike cities such as Chester and York, Newcastle-under-Lyme and Stoke-on-Trent are not commonly thought of as ‘historic towns’ however given that the interim conclusions drawn by the Inspector regarding the Cheshire East Local Plan Strategy (December 2014) stated that there were “...several shortcomings with the evidence itself”, as the Green Belt Assessment 2013 “...does not consider all the purpose of the Green Belt, omitting the contribution to urban regeneration and preserving the setting and special character of historic towns” (para 85), this differs from the advice offered by PAS.

The methodologies in the good practice review in Appendix A which did assess purpose 4 seek to assess the role which the Green Belt plays in preserving the historic core of settlements and the setting of key historic features (such as Conservation Areas, Listed Assets and Key Views).

The proposed approach for assessing this purpose will therefore be based on a review of background documents to define ‘historic towns’ and an assessment of the contribution the Green Belt makes to these ‘historic towns’ with reference to the proximity and separation from the Green Belt of the Conservation Areas. Assessment of this purpose will therefore adopt a three step process which represents a high level approach to assess purpose 4, it does not provide an in-depth site analysis of the historic environment which would form part of any site appraisal.

#### Stage 1

In defining ‘historic town’, the ‘neighbouring towns’ defined for purpose 2 have been cross referenced to the Conservation Areas within both authorities. The full sifting process for this is detailed in Appendix B. Following this, the Conservation Area Appraisals for all Conservation Areas within ‘neighbouring towns’ were reviewed in order to determine whether they should be included within the assessment for purpose 4. This process concluded that the following should be defined as ‘historic towns’ for the purposes of this assessment:

Newcastle-under-Lyme	Stoke-on-Trent
<ul style="list-style-type: none"> <li>• The Newcastle-under-Lyme Urban Area</li> <li>• Audley</li> <li>• Betley</li> <li>• Keele</li> <li>• Kidsgrove</li> <li>• Madeley</li> </ul>	<ul style="list-style-type: none"> <li>• The Stoke-on-Trent Urban Area</li> </ul>

Where available, Table 6 provides a review of the Conservation Area Appraisals for these ‘historic towns’. In some cases, the Appraisals identify important viewpoints which may be relevant to the Green Belt. In this regard, the Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document (SPD) (November 2010) has also been referred to as it identifies key views around the historic environment at Figure 2.29.

Table 6. Relevant Conservation Areas for the assessment of Purpose 4

Name	Date of Designation	Notes from Conservation Area Appraisal
Newcastle-under-Lyme		
Newcastle Town Centre Conservation Area	1973 (extended 2000 and 2008)	The 2008 Appraisal notes that the settlement developed from the 12 <sup>th</sup> century onwards. The dense urban development which now surrounds the Conservation Area means that there are no views out of the town.
Audley Conservation Area	1976 (extended 2013)	The 2013 Appraisal notes that Audley was first documented in the Domesday Survey of 1086. The village developed around the church and castle. The castle site is now a Scheduled Ancient Monument and protect site. The Appraisal notes that the key long distance views out of the Conservation Area are from the top of the Castle Motte and the fields to the west and north. The accompanying Townscape Appraisal Map identifies these views which are clustered to the north east of the Conservation Area.
Betley Conservation Area	1970 (extended 2008)	The 2008 Appraisal notes that Betley is mentioned in the Domesday Survey of 1086. The character of the Betley changed in the 1950s. The first parts of the East Lawns Estate was built in the 1950s, with further residential development taking place between the 1960-1990s. The introduction of the North Staffordshire Green Belt around Betley ensured the protection of the fields and woodlands from further development. The accompanying Townscape Appraisal Map identifies important views into and out of the Conservation Area. This shows that there are important views clustered to the north, with some views also the south east of the Conservation Area.
Keele Conservation Area	1989	The 2014 Appraisal notes that Keele has a population of 3,500 however these are mostly students who do not live there full time so it is primarily a residential village surrounded by agricultural land and farms. The University Campus has a significant presence in the east of the village which lies within an agricultural landscape to the north, west and south. The slightly elevated location provides some expansive views out from some locations, especially the western edge of the Hawthorns Development, outside the Conservation Area. The plot sizes within the Conservation Area are varied, however the open churchyard and open parkland at the entrance to Keele Hall (the University) highlights the tendency for more open character around the edges of the villages. The approach to Keele village from the north west along Station Road is through open countryside and up a shallow rise with boundaries marked by sandstone walls and hedges. The feeling of openness in the north is maintained by the deep building lines of the student accommodation which enable vegetation to dominate the view. The open fields around the village are crucial to creating the agricultural setting which the

		village is within, and the views into and out of the village. The open parkland to the east of Keele Hall provides views both into and out of the village and creates the impression of a settlement within an unbuilt environment.
Kidsgrove Conservation Area	1997	There is no Conservation Area Appraisal available for Kidsgrove.
Madeley Conservation Area	1972 (extended 2012)	The 2012 Appraisal notes that Madeley is first mentioned in an Anglo-Saxon document of 975 AD. There are prehistoric and Roman finds in the vicinity and the village is mentioned in the Domesday Book. The Appraisal notes that the surrounding open farmland and woodland is essential as the background to the area. Over the centuries this has dictated the shape of the boundaries of the settlement and this open countryside forms an integral feature of the Conservation Area. The accompanying Townscape Appraisal Map shows the most important views. This shows that the views south into the Green Belt are particularly important.
Talke Conservation Area	2000	There is no Conservation Area Appraisal available for Talke.
<b>Stoke-on-Trent</b>		
Stoke Town Centre Conservation Area	1972 (extended 2010)	This incorporates the former St Peters Churchyard Conservation Area. The 2014 Appraisal notes that Stoke lies at the point where a Roman road crosses the confluence of the River Trent and Fowlea Brook. Throughout the Medieval period the settlement consisted only of the church and rectory. The church itself is first mentioned in the Domesday Book of 1086. The dense urban development which now surrounds the Conservation Area means that there are no views out of the town from the Green Belt.
City Centre Conservation Area, Hanley	1993	The 2010 Appraisal states that the earliest written record of Hanley dates from 1212 however urban development did not take place in Hanley until the later 18th century. Medieval occupation was centred on Shelton along Broad Street and Marsh Street to the west of the Conservation Area and around the Old Hall manor house to the east, joined by Old Hall Street and Albion Street which runs through the conservation area. There is, however, no excavated evidence of these medieval origins within the Conservation Area. Most of the archaeology within the conservation area is related to the pottery industry which developed in Hanley from the end of the 17th century. The Appraisal notes the long distance views to the surrounding rural topography such as from Parliament Square out towards Werrington, which relates to the Green Belt.
Burslem Town Centre Conservation Area	1972 (extended 1986, 2004, 2005)	The 2011 Appraisal states Burslem is located on natural deposits – ironstone, clay and coal – which provided the raw materials for pottery making. The Conservation Area is rich in archaeological sites relating to the town’s past as a centre of pottery production. Archaeological evidence indicates that this industry flourished from at least the 15th century. The Appraisal highlights the notable long views and vistas from the West making parts of the Conservation Area and landmarks visible from key distant vantage points including the A500 which includes the Green Belt.

In terms of neighbouring authorities, the Cheshire East Council Green Belt Assessment identifies Alsager as a historic town with reference to the Cheshire Historic Towns Survey (2003) thus it has also been deemed to be a 'historic town' for this assessment. No equivalent document is available for North Staffordshire.

The Staffordshire Moorlands Green Belt Review defines the 'historic towns' as Leek, Biddulph and Cheadle thus for the purposes of this assessment Biddulph is also defined as a 'historic town'. Leek and Cheadle are not relevant for this assessment. No historic towns are defined in the neighbouring authority of Stafford.

The proceeding stages are only undertaken if the nearest settlement to the parcel is one of the defined historic towns. If the nearest settlement is not a historic town, the conclusion should be 'no contribution' to purpose 4.

### *Stage 2*

This stage is intended to capture whether the Green Belt parcel in question has a role in preserving the setting of the setting and special character of the historic town by reference to the Conservation Areas.

A buffer was applied from the historic towns' Conservation Areas outwards by 250m. The use of this 250m buffer provides a spatial container to assess the relationship between the Conservation Area and the Green Belt. 250m is based on consideration of the overall scale of the settlements and utilises an element of professional judgement given the lack of formal guidance on this matter. Without the buffer, the relationship between the Conservation Area and Green Belt would not be brought into focus.

Important views are also considered where they are relevant to the Green Belt and these are identified in the Townscape Appraisal Maps accompanying the Conservation Area Appraisals for Newcastle-under-Lyme and Stoke-on-Trent.

The justification for focusing on relevant Conservation Areas is to provide a high level approach to provide consistency and clarity and to ensure that the focus is on the setting and character of these 'historic' assets which are given significant protection both through legislation and policy. This sieves out parcels which are adjacent to Conservation Areas which are of local heritage value and individual listed buildings given that this would provide too much of a fine grain assessment which would be less focused on the 'historic town' as a whole.

Where the Green Belt parcel is not directly aligned with the 250m buffer of the Conservation Area, it is not necessary to undertake Stage 3 and the conclusion should be 'no contribution' to purpose 4, unless the parcel includes or crosses an important view identified in the Conservation Area Appraisal.

### *Stage 3*

The final stage captures whether the role of the Green Belt in preserving the setting and character of the Conservation Area has been diluted through modern in-fill development within the development limits.

Stage 3A also includes the consideration of other ‘designated heritage assets’ and important views given that these may add to the setting and special character of the Conservation Area.

## **Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land**

### **Approach to the Assessment**

Apply ‘moderate contribution’ to all General Areas and parcels.

### **Justification for the Approach**

A number of authorities have chosen to follow the PAS Green Belt guidance from February 2015 which states that the value of various land parcels is unlikely to be distinguished by the application of this purpose and have therefore screened out purpose 5 from the assessment.

In light of the Cheshire East Inspectors’ Interim and Further Views, purpose 5 has been included within the methodology, taking a pragmatic approach. This ensures that each of the purposes is considered and given equal weighting in the overall assessment of Green Belt purposes. The approach taken in the Cheshire East Council Green Belt Assessment was to consider the potential for regeneration by looking at the undeveloped brownfield supply set out in the Urban Potential Study, and then comparing this to the total settlement size in order to get a percentage of brownfield urban potential.

The Newcastle-under-Lyme and Stoke-on-Trent SHMA (June 2017) recognises that both authorities function as a single housing market area for the purposes of assessing housing need in line with the PPG. As this housing market area functions as one unit, it is not possible to assess whether one General Area or parcel makes a greater or lesser contribution to encouraging the development of previously developed land. On this basis, all General Areas and parcels make an equal contribution to this purpose.

The full explanation on the evolution of the approach to purpose 5 is provided in Appendix C. This involved a review of the available SHLAA data from both Councils and a calculation of the deliverable and developable brownfield land housing capacity as a percentage of the existing number of dwellings in the SHMA sub-areas. Following this, the same contribution thresholds as applied in the Cheshire East Council Green Belt Assessment were applied. The approach created a number of difficulties given that the data from both Councils was in the process of being updated and was not at the same stage at that moment in time. Furthermore, the SHLAA data relates to the SHMA sub-areas (as shown in Appendix C). These SHMA sub-areas do not easily translate to the assessment of General Areas or parcels given that a number of the sub-areas are not adjacent to the Green Belt, for example the inner urban core and Zone 7.

Furthermore, the contribution thresholds (as applied in the Cheshire East Council Green Belt Assessment) do not translate in the same way to the current assessment. This is due to the external factors at play in Stoke-on-Trent and Newcastle-under-Lyme including the viability and developability of brownfield

sites and other barriers to development. The scale and complexity of the urban form and Green Belt both in Stoke-on-Trent and Newcastle-under-Lyme means that a spatial analysis based on the supply of brownfield land relative to the locations of individual Green Belt parcels or General Areas would be unrealistic and based on significant assumptions.

In light of the available data and the division of the SHMA sub-areas, it was decided by officers at both Councils that a blanket assessment of purpose 5 should be applied. The level of contribution was deemed to be ‘moderate’ given that the percentage of brownfield urban potential for the combined Stoke-on-Trent SHMA sub-areas was moderate, and for the combined Newcastle-under-Lyme SHMA sub-areas was moderate. It is recognised that this does not account for variations in the sub-areas, for example, Audley and Rural North making a weak contribution, however this represents a proportionate approach.

## Overall Assessment

The purpose of the overall assessment is to consider the outcomes of each of the five purposes and then make a judgement on the overall contribution the parcel makes to the Green Belt.

The same qualitative scoring system as applied to each of the five purposes was also applied to the overall assessment, as set out below:

Table 7: Qualitative scoring system to be applied to overall assessment

Level of Contribution to Green Belt Purposes Overall
<b>No</b> – the parcel makes no contribution to Green Belt purposes
<b>Weak</b> – on the whole the parcel makes a limited contribution to Green Belt purposes
<b>Moderate</b> – on the whole the parcel contributes to a few of the Green Belt purposes however does not fulfil all purposes
<b>Strong</b> – on the whole the parcel contributes to Green Belt purpose in a strong and undeniable way, whereby removal of the parcel from the Green Belt would detrimentally undermine the overall aim of the Green Belt

In order to ensure a consistent and transparent approach, the following guidance was used in determining the overall assessment:

- No parcels should be assessed as ‘no contribution’ overall unless each of the five purposes is assessed as a ‘no contribution’.
- Where there was a 4 / 1 split – the majority contribution should always be applied, unless the majority is ‘no contribution’ in which case, the overall should be ‘weak’.

Example:

Moderate	Moderate	Moderate	Moderate	No	<b>Moderate</b>
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Exception:

No	No	No	No	Moderate	<b>Weak</b>
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Where there was a 3 / 2 split – the majority contribution should always be applied unless the ‘2’ contributions are ‘strong’. In this case, the overall would be ‘strong’. The exception to this would be if the majority was ‘no’, in this case the overall would be the minority, unless the ‘2’ was moderate, then the contribution would be weak given that this is between the two levels.

Example:

Moderate	Moderate	Moderate	Weak	Weak	<b>Moderate</b>
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Exception:

Moderate	Moderate	Moderate	Strong	Strong	<b>Strong</b>
No	No	No	Weak	Weak	<b>Weak</b>
No	No	No	Moderate	Moderate	<b>Weak</b>

Where there was a 3 / 1 / 1 split – the majority contribution should always be applied unless one of the minority contributions is ‘strong’ and one is ‘moderate’. In this case, professional judgement should be applied (see below). Where the majority is ‘no’, the middle category from the split should be the overall.

Example:

Moderate	Moderate	Moderate	Strong	Weak	<b>Moderate</b>
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Exception:

Weak	Weak	Weak	Strong	Moderate	<b>Apply professional judgement</b>
No	No	No	Moderate	Weak	<b>Weak</b>

Where there was a 2 / 2 / 1 split – the contribution to be applied depends on what the split and the minority leans towards. For example where the minority contribution is ‘no’, the lower contribution of the split should be applied. The exception to this is where the minority contribution is ‘strong’, in which case professional judgement should be applied.

Example:

Weak	Weak	No	Moderate	No	<b>Weak</b>
Moderate	Moderate	Weak	Weak	No	<b>Weak</b>
Moderate	Moderate	No	No	Weak	<b>Weak</b>

Exception:

Moderate	Strong	Moderate	No	No	<b>Apply professional judgement</b>
----------	--------	----------	----	----	-------------------------------------

Where 2 purposes are the same and the remaining 3 are all different application of professional judgement would be required.

Example:

Weak	Weak	No	Moderate	Strong	<b>Apply professional judgement</b>
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### Applying Professional Judgement

Whilst all five Green Belt purposes should be given equal weighting, the overall assessment is not intended to be a numbers balancing exercise and a certain level of professional judgement must be applied to all of the above rules and particularly where one of the purposes is assessed as ‘strong’. In order to do this, it is necessary to refer back to the overall aim and purpose of Green Belt as set out in paragraph 79 of the NPPF:

*“The fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open, the essential characteristics of Green Belt are their openness and permanence.”*

Paragraph 79 refers to the prevention of ‘urban sprawl’ and keeping land permanently open. These aims are fundamentally subsumed within Purposes 1, 2 and 3 and thus where the development of a parcel would particularly threaten these purposes additional weight should be applied to its contribution to Green Belt purposes. This is matter for the professional judgement of the assessor however the justification for the assessment should provide a transparent explanation behind their reasoning.

## 4.5 Duty to Cooperate

The Duty to Cooperate was a principle originally established within the Localism Act 2011 and further detailed within the NPPF and NPPG. Paragraph 178 of the NPPF requires joint working to be diligently undertaken by LPAs on planning issues that cross administrative boundaries in the interests of mutual benefit.

Following sign off on the methodology by both Councils, the methodology was shared with the following neighbouring authorities:

- Shropshire Council
- Stafford Council
- Staffordshire Moorlands Council
- Cheshire East Council
- Staffordshire County Council

The comments received from these authorities were reviewed and where appropriate were fed into the methodology. The responses and amendments made as a result of these comments were logged in a Duty to Cooperate log of amendments.

## 5 Stage 1: General Area Assessment

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### 5.1 Overview

As set out in Section 4.3 of the methodology, the General Areas were defined and assessed against the five Green Belt purposes set out in paragraph 80 of the NPPF:

1. *“to check the unrestricted sprawl of large built-up areas;*
2. *to prevent neighbouring towns merging into one another’*
3. *to assist in safeguarding the countryside from encroachment;*
4. *to preserve the setting and special character of historic towns; and*
5. *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”*

The General Area assessment against these five purposes was carried out using the assessment framework detailed in Section 4.4.3 above.

### 5.2 Definition of General Areas

Section 4.3.2 of the methodology sets out the approach to General Area boundary definition. As per the methodology, the entire Green Belt was divided into General Areas across the following boundaries: motorways, ‘A’ roads, railway lines, and watercourses. This created 46 General Areas (as shown below in Figure 4 – General Area Map 1). In the interests of proportionality and due to the size of some of the General Areas, a number of these were merged due to either the strength of the boundary or the relative character and function of the area. These are shown in Figure 5 – General Area Map 2 below which represents the final General Area map (this is provided at Appendix D). This resulted in 38 General Areas. The merging of these General Areas was agreed with officers at both Councils prior to the commencement of the General Area Assessment.



Figure 4. General Area Map 1

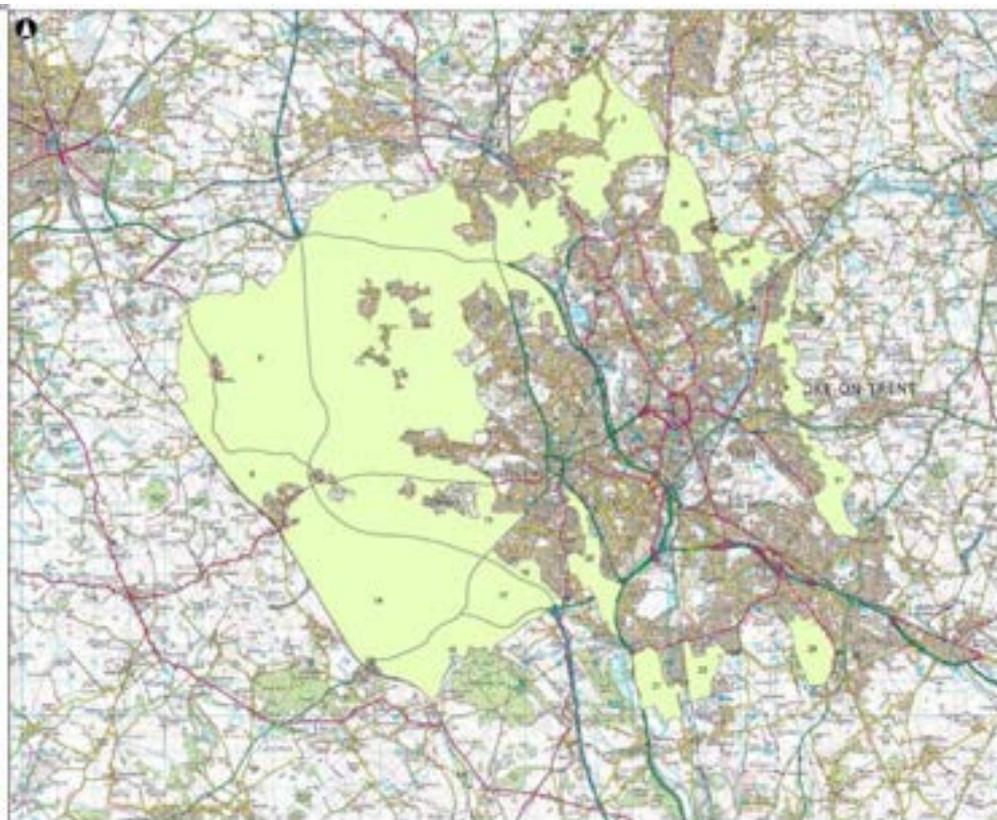


Figure 5. General Area Map 2

The General Areas in Map 1 were merged for the following reasons:

- General Areas 20-25 were merged to create General Area 20 on Map 2 due to the following:
  - The Lyme Brook separating General Areas 20-22 was not deemed to be a strong enough boundary for a General Area.
  - Whilst the River Trent separating General Area 23-25 is a stronger watercourse boundary, the character of this area is such that General Areas 20-25 all perform a similar function and are therefore more appropriately assessed as a single General Area.
- General Areas 40-42 were merged to create General Area 35 on Map 2 due to the following:
  - The boundary separating General Area 40-41 is a disused railway line and is not a strong enough boundary for a General Area.
  - The Caldon Canal separating General Area 41-42 is a strong watercourse boundary however the character and function of this area is similar and it is therefore more appropriately assessed as a single General Area.
- General Areas 5 and 43 were merged to create General Area 5 on Map 2 due to the following:
  - Whilst the operational railway line separating General Area 5 and 46 represents a strong boundary, the character and function of this area is such that it could be appropriately assessed as a single General Area.

### 5.3 Approach to General Area Assessment

There were 38 General Areas which required assessment. A number of General Areas either directly equated to parcels or encompassed a small number of parcels due to their size. In order to avoid the duplication of work it was agreed with both Councils that a number of General Areas would be assessed at the Stage 2 parcel stage instead of Stage 1. This will mean that a site visit will be undertaken of these parcels. No site visits are undertaken as part of the General Area Assessment and thus this approach provides a more thorough assessment.

The following 15 General Areas shown on Map 2 above directly equate to parcels and were therefore assessed as parcels at Stage 2 of the Assessment: GA4, GA6, GA12, GA18, GA19, GA22, GA24, GA26, GA27, GA29, GA30, GA33, GA34, GA36, and GA37.

The following 8 General Areas shown on Map 2 can be completely divided into two or more parcels and there is therefore no need to undertake a General Area Assessment of these areas as they will be covered by the Stage 2 parcel assessment: GA1, GA3, GA11, GA20, GA28, GA31, GA32, and GA35.

As a result, only the following 15 General Areas were assessed as part of the Stage 1 General Area Assessment: GA2, GA5, GA7, GA8, GA9, GA10, GA13, GA14, GA15, GA16, GA17, GA21, GA23, GA25, and GA38.

## 5.4 General Area Assessment Findings

The detailed General Area Assessment table can be found at Appendix E. A summary of the assessment findings are detailed in Table 8 below. These findings represent the overall level of contribution of each of the parcels. Some General Areas may indeed make no contribution to one or a number of the five purposes however in applying the rules set out at the end of Section 4.4.3, the overall assessments are as follows:

Table 8. General Area Assessment Findings – Overall Assessment

Overall Assessment Level of Contribution	General Area Reference
Strong contribution	GA7, GA8, GA9, GA15, GA16
Moderate contribution	GA2, GA5, GA10, GA13, GA14, GA17, GA23, GA25
Weak contribution	GA21, GA38
No contribution	-

In total, 15 General Areas were assessed against the five purposes of Green Belt. The findings of the assessments are:

- 5 General Areas make a strong overall contribution to the Green Belt;
- 8 General Areas make a moderate overall contribution to the Green Belt;
- 2 General Areas make a weak overall contribution to the Green Belt; and
- No General Areas make ‘no’ overall contribution to the Green Belt.

Figure 6 below provides a map of the overall assessment findings. A larger version of this is also provided in Appendix H.

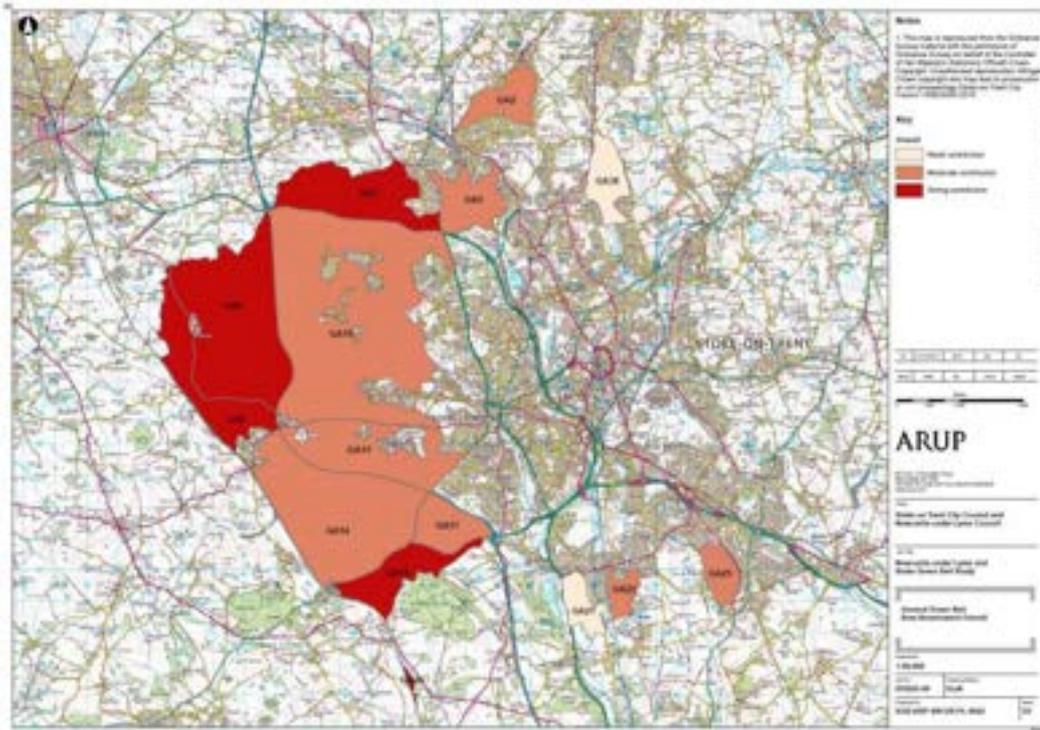


Figure 6. Chloropleth map of General Area Assessment findings – Overall Assessment

## 6 Stage 2: Green Belt Parcel Assessment

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### 6.1 Overview

As set out in Section 4.4 of the methodology, the Green Belt parcels were defined and assessed against the five Green Belt purposes set out in paragraph 80 of the NPPF:

1. *“to check the unrestricted sprawl of large built-up areas;*
2. *to prevent neighbouring towns merging into one another’*
3. *to assist in safeguarding the countryside from encroachment;*
4. *to preserve the setting and special character of historic towns; and*
5. *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”*

The Green Belt parcel assessment against these five purposes was carried out using the assessment framework detailed in Section 4.4.3 above.

### 6.2 Definition of Green Belt Parcels

Section 4.4.1 of the methodology sets out the approach to Green Belt parcel boundary definition. One width of Green Belt parcels was defined around the Newcastle-under-Lyme and Stoke-on-Trent urban areas and around all inset settlements, as well as adjacent to settlements in neighbouring authorities. National and international designations (Sites of Special Scientific Interest, Ramsar, Special Areas of Conservation, and Special Protection Areas) were screened out.

As set out in Section 4.4.2, Stage 2A provides the opportunity to define a second width of parcels taking into account the outcomes from the Stage 1 General Area Assessment. Following the completion of the Stage 1 General Area Assessment, Arup discussed the findings with both Councils in order to confirm whether the ‘weak’ performing General Areas (GA21 and GA38) should be reviewed in further detail by defining and assessing a further width of parcels. Both Councils confirmed that a second width of parcels (beyond the first parcel width outwards) should be defined in both GA21 and GA38.

The Green Belt parcel maps are provided in Appendix F.

### 6.3 Green Belt Parcel Assessment Findings

The detailed Green Belt parcel assessment table can be found at Appendix G. A summary of the assessment findings are detailed in Table 9 below. These findings represent the overall level of contribution of each of the parcels. Some parcels may indeed make no contribution to one or a number of the five purposes however in applying the rules set out at the end of Section 4.4.3, the overall assessments are as follows:

Table 9. Green Belt Parcel Assessment Findings – Overall Assessment

Overall Assessment Level of Contribution	Green Belt Parcel Reference	Total
Strong contribution	4, 5, 6, 7, 8, 15, 16, 17, 19, 20, 22, 23, 27, 30, 35, 37, 38, 39, 42, 46, 54, 55, 56, 57, 58, 65, 66, 67, 68, 69, 70, 71, 72, 73, 76, 77, 78, 81, 82, 83, 86, 88, 89, 90, 103, 104, 105, 106, 144, 145, 146, 147, 149, 150, 151, 166, 167, 168, 171, 172, 175, 185	62
Moderate contribution	1, 2, 3, 10, 11, 12, 13, 14, 18, 21, 24, 28, 29, 31, 36, 40, 43, 45, 47, 49, 50, 51, 52, 53, 59, 60, 63, 64, 74, 80, 84, 85, 87, 91, 92, 93, 94, 95, 96, 97, 99, 100, 101, 108, 109, 110, 111, 112, 115, 116, 119, 120, 121, 122, 123, 124, 125, 127, 131, 132, 133, 134, 136, 137, 142, 143, 148, 152, 153, 155, 159, 163, 164, 165, 169, 170, 173, 177, 178, 179, 180, 181, 182, 183, 184	85
Weak contribution	9, 25, 26, 32, 33, 34, 41, 44, 48, 61, 62, 75, 79, 98, 102, 107, 113, 114, 117, 118, 126, 128, 129, 130, 135, 138, 139, 140, 141, 154, 156, 157, 158, 160, 161, 162, 174, 176	38
No contribution	-	0

In total, 186 Green Belt parcels were assessed against the five purposes of Green Belt. The findings of the assessments are:

- 62 Green Belt parcels make a strong overall contribution to the Green Belt;
- 85 Green Belt parcels make a moderate overall contribution to the Green Belt;
- 38 Green Belt parcels make a weak overall contribution to the Green Belt; and
- No Green Belt parcels make ‘no’ overall contribution to the Green Belt.

Figure 7 below provides a map of the overall assessment findings. A larger version of this is also provided in Appendix I.

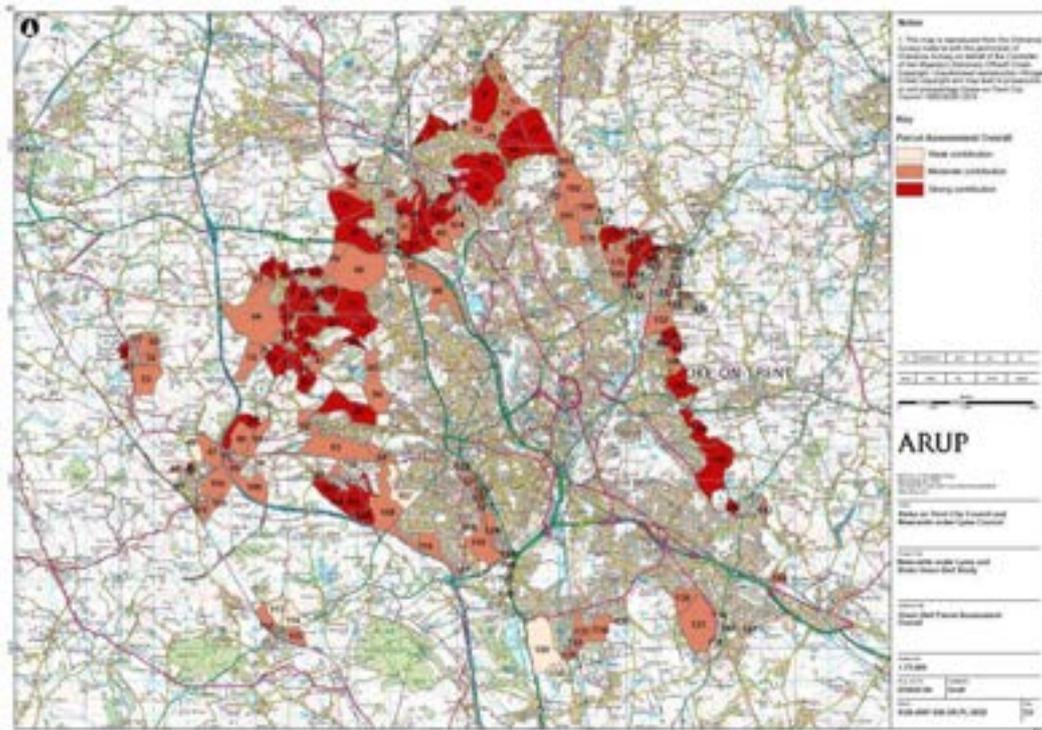


Figure 7. Chloropleth map of Green Belt parcel assessment findings

## 7 Next Steps

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Should the Councils consider the release of sites in the Green Belt to be necessary, then the Green Belt Assessment should be used to inform decision making on the selection of the most suitable sites. It should be considered alongside other evidence before any potential sites are identified.

In the first instance it will be necessary for the Councils to ascertain their housing and employment land requirements. If it is shown that additional housing and employment land is required beyond the existing supply, the Councils could opt to develop a site selection methodology that will enable the Green Belt sites to be fed into it and assist in delivering the housing and employment land supply.

In identifying Green Belt sites for release the Councils will need to develop an 'exceptional circumstances' case to justify altering Green Belt boundaries. In developing the 'exceptional circumstances' case it will be necessary to look at the need for development and consider whether these needs can be accommodated without incursions into the Green Belt. The exceptional circumstances case should also consider the impact on sustainable patterns of development if Green Belt boundaries were not altered, as required by NPPF paragraph 84.

The Green Belt Assessment can assist as part of a site selection process and in developing the exceptional circumstances case. The lower performing parcels will have the greatest potential (in purely Green Belt terms) to form part of the supply of sites where exceptional circumstances exist.

Higher performing Green Belt parcels can also be considered for release. A greater case will need to be made for 'exceptional circumstances' which outweigh the benefits of a potential site remaining in the Green Belt. Therefore the outcomes from the assessment do not rule out the possibility of certain parcels being released, the justification and accompanying evidence required would be greater in such circumstances. If sites for release are different to the Green Belt parcels assessed, for example due to land ownership boundaries, then separate Green Belt Assessments of these sites are advised as part of the exceptional circumstances evidence.

## **Appendix A**

### **Good Practice Review of Methodologies Adopted Elsewhere**

## A1 Purpose 1

LPA and Document Status	Purpose 1 Overview
<p>Cheshire East Local Plan (adopted 27 July 201)</p> <p>Green Belt Assessment Update (July 2015)</p>	<p>Purpose 1: The urban area referred to the settlements within the settlement hierarchy which were inset from the Green Belt .</p> <p>The purpose included consideration of the following key questions:</p> <ol style="list-style-type: none"> <li>1. Boundary Definition: Would future development be firmly contained by strong or physical features?</li> <li>2. Level of Containment: <ol style="list-style-type: none"> <li>A. Does the parcel protect open land that is well connected or contained by the urban area?</li> <li>B. Would development help “round off” the settlement pattern?</li> </ol> </li> <li>3. Ribbon Development: What role does the parcel play in preventing ribbon development?</li> </ol>
<p>Staffordshire Moorlands Local Plan (not yet adopted)</p> <p>Green Belt Review Study (November 2015) and Green Belt Review Additional Site Appraisals (September 2016)</p>	<p>Purpose 1: The large built up area is defined as Stoke-on-Trent and to a lesser extent Leek, Biddulph and Cheadle.</p> <p>The Green Belt Assessment Proforma at Appendix A lists the following criteria:</p> <ul style="list-style-type: none"> <li>• What is the relationship of this land with the existing built-up area?</li> <li>• Is there evidence of ribbon development along transport corridors?</li> <li>• Does the parcel sensibly round-off the existing urban area to help create good urban form?</li> <li>• Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>• Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> <li>• What is the physical gap between the settlement edge of the parcel and the urban edge (i.e. is there a broad gap or is it narrow at this point?)</li> <li>• Would development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements?</li> <li>• If released from GB could enduring long-term settlement boundaries be established?</li> </ul>
<p>Bath and North East Somerset Council Core Strategy (adopted in July 2014)</p> <p>Green Belt Assessment Stage 1 (April 2013), Stage 2 (September 2013)</p>	<p>Purpose 1: It is the view of B&amp;NES Council that Bristol and Bath should be regarded as “large built-up areas” when appraising land parcels. The considerations applied are outlined below. The Green Belt designation in this land parcel:</p> <ul style="list-style-type: none"> <li>• protects open land contiguous to or within close proximity of Bristol or Bath;</li> <li>• prevents development that would result in another settlement being absorbed into the large built up area; and</li> <li>• prevents sprawl where development would not otherwise be restricted by a barrier (e.g. road, railway, large watercourse).</li> </ul>

<p>Rushcliffe Core Strategy (adopted December 2014)</p> <p>Green Belt Review (June 2013)</p>	<p>Purpose 1: Consider whether development would:</p> <ul style="list-style-type: none"><li>- Take place outside urban areas</li><li>- Take place in area that cannot be easily linked to existing town centres by public transport; and</li><li>- Impact on accessibility to the open countryside for urban residents</li></ul> <p>A higher score for areas of Green Belt that stop the coalescence of large build up areas on the edge of the district. A lower score for areas that have a wide expanse.</p>
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<p>Rotherham Core Strategy (adopted September 2014)</p> <p>Green Belt Review (April 2012)</p>	<p>Purpose 1 and 3 have been combined as they are considered to be very similar in nature and repetitive.</p> <p>Each parcel was assigned to one of 3 categories:</p> <p>Well contained (WC) / High Urban Influence (HUI):</p> <ul style="list-style-type: none"> <li>• A parcel must be adjacent to an urban area and bounded by strong physical features such as main roads, railways or tree belts. This would prevent any development within the parcel from encroaching beyond the parcel boundary into the open countryside in neighbouring parcels, and hence if developed would be likely to have a minimal impact on the overall openness of the Green Belt.</li> <li>• Land possesses a semi-urban to urban character and is no longer perceived to be part of the open countryside. Impact upon openness is significant to total.</li> <li>• Land may contain degraded land that provides opportunities for enhancement.</li> </ul> <p>Partly contained (PC) / Medium Urban Influence (MUI)</p> <ul style="list-style-type: none"> <li>• Where only a small part of the parcel is ‘contained’ by the urban area. This category includes parcels that abut an urban area for any part of their boundary, as these parcels may be a suitable location for development, even if the area is currently not physically well-contained by the urban area. Furthermore, the relationship with the urban area may change if an adjoining parcel were to be developed.</li> <li>• Land possesses a semi-rural character and there is already a perception of significant encroachment with significant impact upon openness.</li> <li>• There may be other constraints to further encroachment.</li> </ul> <p>Not contained (NC) / Low Urban Influence (LUI) :</p> <ul style="list-style-type: none"> <li>• Parcels that are ‘not contained’ by an urban area, and are therefore areas where development would lead to urban sprawl, includes parcels that are not adjacent to an urban area. Such parcels are not, by definition, ‘contained’ by an urban area. In the case of parcels that are physically separated from an urban area e.g. by a main road (dual carriageway or motorway) or railway, these are also considered to be ‘not contained’.</li> <li>• Parcel possesses a predominantly open rural character.</li> <li>• There may be limited or no other fundamental constraints to encroachment (such as a strong landscape feature that could assist in fulfilling this purpose by containing development from outlying countryside).</li> </ul> <p>Reference is made to paragraph 81 – beneficial uses of the Green Belt. It is noted that the extent to which land in the Green Belt fulfils these objectives is not a material factor to be taken into account when considering its continued protection as the use of land is not as important as the purposes of including land in the Green Belt.</p>
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<p>Cheshire West and Chester Local Plan (adopted January 2015)</p> <p>Green Belt Review Stage 1 (2011) and Stage 2 (July 2013)</p>	<p>How well contained by the urban area is the parcel?</p> <ul style="list-style-type: none"> <li>• Not contained - the majority of the parcel is detached from the urban area -</li> <li>• development of parcel would be independent of existing built-up area</li> <li>• Partly contained - between 25-50% of the parcel is adjacent to the urban area</li> <li>• Well contained - over 50% of the parcel is adjacent to the urban area</li> <li>-</li> <li>• development would be an extension of existing built-up area</li> </ul> <p>How strong is the boundary of the defined parcel of land?</p> <ul style="list-style-type: none"> <li>• Weak boundary; one or more features lacking in durability, may have large gaps between features, in poor condition, or have no prominent features.</li> <li>• Development could lead to future sprawl.</li> <li>• Moderate boundary; some durable boundary features, may have some gaps /</li> <li>• condition issues and few prominent features</li> <li>• Strong boundary; one or more durable boundary feature that is intact and well developed. Prominent features in the landscape. Development would be well contained.</li> </ul>
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## A2 Purpose 2

LPA and Document Status	Purpose 2 Overview
<p>Cheshire East Local Plan (adopted 27 July 2017)</p> <p>Green Belt Assessment Update (July 2015)</p>	<p>Neighbouring towns included all settlements within the settlement hierarchy which are inset from the Green Belt.</p> <p>The purpose included consideration of the following key questions:</p> <ol style="list-style-type: none"> <li>1. Would a reduction in the gap between the settlements compromise the openness of the Green Belt land?</li> <li>2. Do natural features or infrastructure provide a strong physical barrier or boundary which maintains the presence of the gap between settlements?</li> </ol>
<p>Staffordshire Moorlands Local Plan (not yet adopted)</p> <p>Green Belt Review Study (November 2015) and Green Belt Review Additional Site Appraisals (September 2016)</p>	<p>Purpose 2: Neighbouring towns are defined as: Stoke-on-Trent, Biddulph, Congleton and Cheadle.</p> <p>The Green Belt Assessment Proforma at Appendix A lists the following criteria:</p> <ul style="list-style-type: none"> <li>• Does the parcel lie directly between two towns and form all or part of a gap between them?</li> <li>• What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>• Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> <li>• Would development in the parcel appear to result in the merging of towns or compromise the separation of towns physically?</li> <li>• Would the development of the parcel be a significant step leading towards coalescence of two settlements?</li> </ul>
<p>Bath and North East Somerset Council Core Strategy</p>	<p>The towns that were assessed for purpose 2 were directed by BANES council. Bristol and Bath were defined as towns, as were the other towns that had a town council.</p>

<p>(adopted in July 2014)</p> <p>Green Belt Assessment Stage 1 (April 2013), Stage 2 (September 2013)</p>	<p>The considerations applied are outlined below. The Green Belt designation in this land parcel:</p> <ul style="list-style-type: none"> <li>• prevents the merger of towns or prevents development that would result in a comparatively significant reduction in the distance between towns; and</li> <li>• prevents continuous “ribbon development” along transport routes that link towns.</li> </ul>
<p>Rotherham Core Strategy (adopted September 2014)</p> <p>Green Belt Review (April 2012)</p>	<p>The definition of a town for purpose 2 in the Rotherham Green Belt assessment was broadly aligned with the settlement hierarchy. This used the three highest categories – Rotherham urban area, Principle Settlements for Growth and Principle Settlements however one local centre was also used. This assumption implies that the assessment of purpose 2 relates more to land at the higher or broader level between towns rather than to more localised wedges or tongues of Green Belt that lie within the ‘towns.’</p> <p>Each parcel was assigned to one of 4 categories:</p> <ul style="list-style-type: none"> <li>• EG : The parcel is within an essential gap, where any further development would reduce the gap between settlements to an unacceptable width</li> <li>• EG (part) : Although these parcels are situated within an essential gap that must be kept open, there may be scope for some development e.g. ‘rounding off’ on one or both edges of the gap without adversely harming its overall openness and the broad extent of the gap.</li> <li>• NG : Narrow gaps were defined as being wider than essential gaps but are still sensitive to development. Potentially more development could be accommodated on the edge of an urban area without leading to neighbouring settlements merging</li> <li>• WG : Wide gaps where development on the urban edge is not likely to impact on the integrity of the gap. Wide gaps are also likely to contain a series of narrower gaps between smaller settlements within them.</li> </ul>
<p>Cheshire West and Chester Local Plan (adopted January 2015)</p>	<p>The purpose of the Green Belt was to maintain the strategic gap around Chester and Ellesmere Port and therefore villages were considered alongside neighbouring towns within the Green Belt assessment.</p> <p>Would the loss of the area of land from the Green Belt result in a decrease in the strategic gap between Chester urban area and neighbouring towns / villages?</p> <ul style="list-style-type: none"> <li>• Removal of the parcel of land from the Green Belt would leave a gap of less than 1 mile between built-up areas which could result in cohesion of settlements</li> <li>• Removal of the parcel of land from the Green Belt would leave a gap of between 1 and 2 miles between built-up areas, cohesion is a possibility</li> <li>• Removal of the parcel of land from the Green Belt would leave a gap of more than 2 miles between built-up areas, cohesion unlikely.</li> </ul>

## A3 Purpose 3

LPA and Document Status	Purpose 3 Overview
<p>Cheshire East Local Plan (adopted 27 July 2017)</p> <p>Green Belt Assessment Update (July 2015)</p>	<p>The purpose included consideration of the following key questions:</p> <ol style="list-style-type: none"> <li>1. Are there strong and robust boundaries to contain development and prevent encroachment in the long term?</li> <li>2. Existing urbanising influences:               <ol style="list-style-type: none"> <li>A. What is the existing land use / uses?</li> <li>B. What is the proximity and relationship to the settlement?</li> <li>C. What is the relationship to the countryside?</li> </ol> </li> <li>3. Does the parcel protect the openness of the countryside?</li> <li>4. Does the parcel serve a beneficial use of the Green Belt which should be safeguarded?</li> </ol>
<p>Staffordshire Moorlands Local Plan (not yet adopted)</p> <p>Green Belt Review Study (November 2015) and Green Belt Review Additional Site Appraisals (September 2016)</p>	<p>Openness is defined as “...<i>absence of built development or other urbanising elements (i.e. not openness in a landscape character sense which concerns topography and woodland/hedgerow cover).</i>”</p> <p>The Green Belt Assessment Proforma at Appendix A lists the following criteria:</p> <ul style="list-style-type: none"> <li>• Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term?</li> <li>• Does the parcel have the character of open countryside? What is the nature of the land use in the parcel? Is any of the land previously developed?</li> <li>• Is the parcel partially enclosed by a town or village built up area?</li> <li>• Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>• Is there any evidence of significant containment by urbanising built form?</li> <li>• Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> <li>• Is there evidence of severance from the adjacent Green Belt?</li> </ul>
<p>Rushcliffe Core Strategy (adopted December 2014)</p> <p>Green Belt Review (June 2013)</p>	<p>Consider if development would impact on the surrounding rural areas outside of the contained urban areas.</p> <p>Whilst landscape quality is not in itself a Green Belt issue, the impact development would have on the role of smaller scale ridges and key landscape features in providing a backcloth to urban areas could be considered as these features are fundamental to appreciation of the open countryside.</p> <p>A higher score for areas of Green Belt that border an existing settlement on one side; and a lower score for areas that border the</p>

<p>Bath and North East Somerset Council Core Strategy (adopted in July 2014)</p> <p>Green Belt Assessment Stage 1 (April 2013), Stage 2 (September 2013)</p>	<p>For the purpose of this assessment, countryside is taken to mean open land. It is acknowledged that villages are part of the ‘countryside’, but the focus of appraisal under this purpose is on identifying whether the appearance of generally open land in the countryside has been compromised by previous development. The considerations applied are outlined below. The Green Belt designation in this land parcel:</p> <ul style="list-style-type: none"> <li>• protects countryside that is in use for agriculture, forestry, outdoor sport and recreation, cemeteries and local transport infrastructure (appropriate uses based on NPPF paragraph 89, bullets 1 and 2, and paragraph 90, bullet 3);</li> <li>• protects countryside that is compromised as it contains existing uses that would not now constitute appropriate development (i.e. assumes re-use of brownfield land and existing buildings under NPPF paragraphs 89 &amp; 90 does not apply) or there is damaged or derelict land. For instance, existing employment or utilities development close to an urban area means land could be described as ‘peri-urban’ rather than countryside;</li> <li>• is important to prevent encroachment on the countryside with regard to the topography of land and location relative to existing development.</li> </ul> <p>A. Landscape value and enhancement and visual amenity</p> <p>The considerations applied are outlined below:</p> <ul style="list-style-type: none"> <li>• part or all of the land parcel is within or forms the setting of an Area of Outstanding Natural Beauty; and/or</li> <li>• part or all of the land parcel provides the setting for a World Heritage Site, Conservation Area, Scheduled Ancient Monument or listed buildings.</li> </ul> <p>B. Biodiversity value and enhancement. The considerations applied are outlined below:</p> <ul style="list-style-type: none"> <li>• part or all of the land parcel has a national or local ecology designation.</li> </ul> <p>C. Access and opportunities for outdoor sport and recreation</p>
<p>Rotherham Core Strategy (adopted September 2014)</p> <p>Green Belt Review (April 2012)</p>	<p>See Purpose 1 above – purpose 1 and purpose 3 have been combined</p>

<p>Cheshire West and Chester Local Plan (adopted January 2015)</p> <p>Green Belt Review Stage 1 (2011) and Stage 2 (July 2013)</p>	<p>The focus for this purpose will be on the land uses and opportunities that "positively enhance the beneficial use of the Green Belt".</p> <p>(i) Positive opportunities are:</p> <ul style="list-style-type: none"> <li>• Providing access (to open space / countryside);</li> <li>• Provide opportunities for outdoor sport and recreation;</li> <li>• Retain, and enhance landscapes;</li> <li>• Improve damaged and derelict land; and</li> <li>• Visual amenity and biodiversity</li> </ul> <p>Are Green Belt opportunities being achieved in the defined area?</p> <ul style="list-style-type: none"> <li>• 5 opportunities are being achieved</li> <li>• 3 or 4 opportunities are being achieved</li> <li>• 2 or less opportunities are being achieved</li> </ul> <p>What percentage of the parcel is covered by development?</p> <ul style="list-style-type: none"> <li>• Less than 25% of the parcel is developed</li> <li>• Between 25 - 50% of the parcel is developed</li> <li>• Greater than 50% of the parcel is developed</li> </ul>
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## A4 Purpose 4

LPA and Document Status	Purpose 4 Overview
<p>Cheshire East Local Plan (adopted 27 July 2017)</p> <p>Green Belt Assessment Update (July 2015)</p>	<p>Stage 1: Is the settlement a historic town? With reference to the Domesday Book and to the CEC Historic evidence base in terms of the Cheshire Historic Towns Survey.</p> <p>Stage 2: Assess the proximity of the town's historic elements to the Green Belt by reference to conservation areas. Applying a buffer of 250-500m. If no conservation areas within the buffer the parcel makes no contribution to purpose 4.</p> <p>Stage 3: What role does the Green Belt play in preserving the setting and special character of the historic town? Consider settlement size/scale/form, historic elements, land form/land cover/landscape features, outward and inward views from the settlement and Green Belt.</p>

<p>Staffordshire Moorlands Local Plan (not yet adopted)</p> <p>Green Belt Review Study (November 2015) and Green Belt Review Additional Site Appraisals (September 2016)</p>	<p>Historic Town is defined as: “<i>settlement or place with historic features identified in local policy or through conservation area or other historic designation(s). In Staffordshire Moorlands this relates to the towns of Leek, Biddulph and Cheadle.</i>”</p> <p>The Green Belt Assessment Proforma at Appendix A lists the following criteria:</p> <p>Does the parcel make a positive contribution to the setting of the historic town? Measured by :-</p> <ul style="list-style-type: none"> <li>• Can features of the historic town be seen from within the parcel?</li> <li>• Is the parcel in the foreground of views towards the historic town from public places?</li> <li>• Is there public access within the parcel?</li> <li>• Does the parcel form part of an historic landscape that is related to an historic town?</li> </ul>
<p>Bath and North East Somerset Council Core Strategy (adopted in July 2014)</p> <p>Green Belt Assessment Stage 1 (April 2013), Stage 2 (September 2013)</p>	<p>It is the view of B&amp;NES Council that Bristol, Bath, Keynsham, Midsomer Norton and Radstock should be regarded as “towns” when appraising land parcels. Keynsham, Midsomer Norton and Radstock all have Town Councils. The consideration applied is outlined below:</p> <p>The Green Belt designation in this land parcel makes a positive contribution to the setting, or better reveals the significance of a World Heritage Site or Conservation Area where the designation covers all or part of a town.</p>
<p>Rushcliffe Core Strategy (adopted December 2014)</p> <p>Green Belt Review (June 2013)</p>	<p>Consider if the development would impact on:</p> <ul style="list-style-type: none"> <li>- Conservation Areas</li> <li>- Setting and character of highly valued historic assets (historic Parks and Gardens, Listed Buildings, scheduled ancient monuments.)</li> </ul> <p>A higher score for areas of Green Belt land that have a clear link with the settlement’s historic core; and a lower score for settlements without a clear historic core, or where the historic core has been subsumed by 20th Century development.</p>
<p>Rotherham Core Strategy (adopted September 2014)</p> <p>Green Belt Review (April 2012)</p>	<p>Rotherham does not contain any nationally recognised historic towns, the setting of which needs to be protected. However, whilst this may be the case, the presence of historic attributes, such as conservation areas or other historic designations, is something which can still be used in consideration of the identity of the settlements defined as “towns” and was therefore used to inform the assessment of Purpose 2 where relevant.</p>

<p>Cheshire West and Chester Local Plan (adopted January 2015)</p> <p>Green Belt Review Stage 1 (2011) and Stage 2 (July 2013)</p>	<p>Are there any key views into/out of the historic city core?</p> <ul style="list-style-type: none"> <li>• Clear sight of key landmarks / assets or features into and/or out of the historic core</li> <li>• Partial visibility of key landmarks / assets or features into and/or out of the historic core</li> <li>• No key landmarks / assets or features in the historic core are visible.</li> <li>• Area not visible from urban core</li> </ul> <p>Does the parcel of land contribute towards the openness of the land and its surroundings?</p> <ul style="list-style-type: none"> <li>• Area is open with vistas over the adjacent rural landscapes and countryside</li> <li>• Partial openness, some views of adjacent rural landscapes and countryside, some restriction</li> <li>• Area has limited / no openness, views over adjacent rural landscapes and countryside greatly restricted</li> </ul>
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## A5 Purpose 5

LPA and Document Status	Purpose 5 Overview
<p>Cheshire East Local Plan (adopted 27 July 2017)</p> <p>Green Belt Assessment Update (July 2015)</p>	<p>Assess the potential for urban regeneration within settlements in Cheshire East and neighbouring authorities by looking at undeveloped brownfield supply and urban potential figures compared to the total settlement size to assess the percentage brownfield development within urban areas. A threshold was then applied relating to the scale of potential urban regeneration.</p> <ul style="list-style-type: none"> <li>• No contribution: Zero urban potential</li> <li>• Contribution: &gt;0 - 1% urban potential</li> <li>• Significant contribution: &gt;1% - 5% urban potential</li> <li>• Major contribution: &gt;5% urban potential</li> </ul>
<p>Staffordshire Moorlands Local Plan (not yet adopted)</p> <p>Green Belt Review Study (November 2015) and Green Belt Review Additional Site Appraisals (September 2016)</p>	<p>The Green Belt Assessment Proforma at Appendix A lists the following criteria:</p> <ul style="list-style-type: none"> <li>• Would development in this area render previously developed land in the vicinity or further afield unattractive to develop?</li> <li>• Is there evidence of development pressure in this area (via SHLAA)?</li> </ul>
<p>Bath and North East Somerset Council Core</p>	<p>The Bristol and Bath Green Belt is considered to play an important</p>

LPA and Document Status	Purpose 5 Overview
<p>Strategy (adopted in July 2014)</p> <p>Green Belt Assessment Stage 1 (April 2013), Stage 2 (September 2013)</p>	<p>role in encouraging the recycling of derelict and other urban land, by restricting the availability of greenfield sites. The considerations applied are outlined below.</p> <ul style="list-style-type: none"> <li>• The land parcel adjoins the urban areas, defined as Bristol, Bath, Keynsham, Midsomer Norton or Radstock for the appraisal of this Green Belt purpose.</li> <li>• The land parcel contains land where B&amp;NES Council have experienced development pressure.</li> </ul>
<p>Rushcliffe Core Strategy adopted December 2014)</p> <p>Green Belt Review (June 2013)</p>	<p>Consider if development would impact upon the likelihood of sites within the existing urban area in coming forward, and whether development in the broad location would facilitate the possibility of reusing previously developed land.</p> <p>It is recognised this purpose could only be achieved in combination with the appropriate regeneration/development plan policies. For this purpose, an average value of 3 is used unless more local circumstances identify that the location it is also necessary to have an appreciation of the history of the Nottingham-Derby Green Belt, the original intentions of the designation when it was prepared at the local level and the extent of previous changes, and any specific regeneration issues.</p>
<p>Rotherham Core Strategy (adopted September 2014)</p> <p>Green Belt Review (April 2012)</p>	<p>It is the overall restrictive nature of Green Belt that, through its limitation of the supply of other development opportunities, encourages regeneration and re-use of land at a strategic level. It is considered impossible to judge how any given parcel of land within the Green Belt would contribute to the fulfilment of this purpose. This purpose has therefore not been assessed on an area by area basis.</p> <p>This relationship will be determined through the Core Strategy DPD, Sites and Policies DPD or individual planning applications.</p>
<p>Cheshire West and Chester Local Plan (adopted January 2015)</p> <p>Green Belt Review Stage 1 (2011) and Stage 2 (July 2013)</p>	<p>At this stage in the study it has been decided that the assessment of this purpose will be deferred. The reason for this decision is the difficulty of being able to measure whether development outside of the urban core, i.e. any remaining brownfield regeneration sites; was likely to have a positive or negative impact on regeneration priorities and subsequently on the success of the Green Belt to fulfil this purpose</p>

## **Appendix B**

Definition of 'Historic Town' for  
Purpose 4

## B1 Definition of ‘Historic Town’ for Purpose 4

This Appendix sets out the sifting process applied to reach the definition of ‘historic town’ for the assessment of purpose 4. This approach was reviewed and agreed by Conservation officers at both Councils.

In defining ‘historic town’, the ‘neighbouring towns’ defined for purpose 2 (as set out in Table B1 below) have been cross referenced with the Conservation Areas within both authorities, as shown in Table B2 below.

Table B1. List of ‘neighbouring towns’ as defined for purpose 2

<b>Newcastle-under-Lyme:</b>	<b>Stoke-on-Trent:</b>
<ul style="list-style-type: none"> <li>• The Newcastle-under-Lyme Urban Area</li> <li>• Alsagers Bank</li> <li>• Audley</li> <li>• Betley</li> <li>• Bignall End</li> <li>• Halmerend</li> <li>• Kidsgrove</li> <li>• Madeley</li> <li>• Madeley Heath</li> <li>• Miles Green</li> <li>• Wood Lane</li> </ul>	<ul style="list-style-type: none"> <li>• The Stoke-on-Trent Urban Area</li> <li>• Baddeley Edge/ Light Oaks</li> <li>• Norton Green</li> </ul>

Table B2. Conservation Areas cross referenced with the defined ‘neighbouring towns’

<b>Conservation Area</b>	<b>Is it within a ‘neighbouring town’ as defined for purpose 2?</b>
<b>Newcastle-under-Lyme</b>	
Newcastle Town Centre Conservation Area	Yes
Audley Conservation Area	Yes
Betley Conservation Area	Yes
Kidsgrove Conservation Area	Yes
Madeley Conservation Area	Yes
Talke Conservation Area	Yes (given it forms part of the contiguous urban area with Kidsgrove)
Clayton Conservation Area	No
Silverdale Conservation Area	No
Stubbs Walk Conservation Area	No
Basford Conservation Area	No
Brampton Conservation Area	No
Keele Hall Conservation Area	No
Mucklestone Conservation Area	No
Butterton Conservation Area	No
Shropshire Union Canal (Tyrley) Conservation Area	No
Maer Conservation Area	No
Keele Conservation Area	No
Whitmore Conservation Area	No
Wolstanton Conservation Area	No
<b>Stoke-on-Trent</b>	
Stoke Town Centre Conservation Area	Yes
City Centre Conservation Area, Hanley	Yes
Hanley Park Conservation Area	Yes

Victoria Park Conservation Area, Tunstall	Yes
Tower Square Conservation Area, Tunstall	Yes
Park Terrace Conservation Area, Tunstall	Yes
Burslem Town Centre Conservation Area	Yes
Hitchman Street Conservation Area, Fenton	Yes
Victoria Place Conservation Area, Fenton	Yes
Longton Conservation area	Yes
Trent and Mersey Canal Conservation Area	No
Caldon Canal Conservation Area	No
Newcastle Street Conservation Area, Middleport	No
Hartshill Conservation Area	No
St Christopher Avenue Conservation Area, Penkhull	No
Penkhull Village Conservation Area	No
The Villas Conservation Area, Stoke	No
Albert Square Conservation Area	No
Blurton Church Conservation Area, Blurton	No
Dresden Conservation Area	No
Ash Green Conservation Area, Trentham	No
Winton Square Conservation Area	No
Newcastle Street Conservation Area, Middleport	No

This list was reviewed by the Conservation officers at both Councils. The Newcastle-under-Lyme Conservation Officer requested that Keele should be regarded as a ‘historic town’ due to the important contribution of the surrounding Green Belt on the Conservation Area and vice versa.

Following this, the Conservation Area Appraisals for all Conservation Areas within ‘neighbouring towns’ (and Keele) were reviewed in order to determine whether they should be included within the assessment for purpose 4. This is shown in Table B3 below:

Table B3. Review of Conservation Area Appraisals

Name	Date of Designation	Notes from Conservation Area Appraisal	Include within Assessment of Purpose 4?
<b>Newcastle-under-Lyme</b>			
Newcastle Town Centre Conservation Area	1973 (extended 2000 and 2008)	The 2008 Appraisal notes that the settlement developed from the 12 <sup>th</sup> century onwards. The dense urban development which now surrounds the Conservation Area means that there are no views out of the town.	Yes - represents historic core of Newcastle.
Audley Conservation Area	1976 (extended 2013)	The 2013 Appraisal notes that Audley was first documented in the Domesday Survey of 1086. The village developed around the church and castle. The castle site is now a Scheduled Ancient Monument and protect site. The Appraisal notes that the key long distance views out of the Conservation Area are from the top of the Castle Motte and the fields to the west and north. The accompanying Townscape Appraisal Map	Yes - represents historic core of Audley.

		identifies these views which are clustered to the north east of the Conservation Area.	
Betley Conservation Area	1970 (extended 2008)	The 2008 Appraisal notes that Betley is mentioned in the Domesday Survey of 1086. The character of the Betley changed in the 1950s. The first parts of the East Lawns Estate was built in the 1950s, with further residential development taking place between the 1960-1990s. The introduction of the North Staffordshire Green Belt around Betley ensured the protection of the fields and woodlands from further development. The accompanying Townscape Appraisal Map identifies important views into and out of the Conservation Area. This shows that there are important views clustered to the north, with some views also the south east of the Conservation Area.	Yes - represents historic core of Betley.
Keele Conservation Area	1989	The 2014 Appraisal notes that Keele has a population of 3,500 however these are mostly students who do not live there full time so it is primarily a residential village surrounded by agricultural land and farms. The University Campus has a significant presence in the east of the village which lies within an agricultural landscape to the north, west and south. The slightly elevated location provides some expansive views out from some locations, especially the western edge of the Hawthorns Development, outside the Conservation Area. The plot sizes within the Conservation Area are varied, however the open churchyard and open parkland at the entrance to Keele Hall (the University) highlights the tendency for more open character around the edges of the villages. The approach to Keele village from the north west along Station Road is through open countryside and up a shallow rise with boundaries marked by sandstone walls and hedges. The feeling of openness in the north is maintained by the deep building lines of the student accommodation which enable vegetation to dominate the view. The open fields around the village are crucial to creating the agricultural setting which the village is within, and the views into and out of the village. The open parkland to the east of Keele Hall provides views both into and out of the village and creates the impression of a settlement within an unbuilt environment.	Yes – represents historic core with the Green Belt making an important contribution to it.
Kidsgrove Conservation Area	1997	There is no Conservation Area Appraisal available for Kidsgrove.	Yes - represents historic core of Kidsgrove.

Madeley Conservation Area	1972 (extended 2012)	The 2012 Appraisal notes that Madeley is first mentioned in an Anglo-Saxon document of 975 AD. There are prehistoric and Roman finds in the vicinity and the village is mentioned in the Domesday Book. The Appraisal notes that the surrounding open farmland and woodland is essential as the background to the area. Over the centuries this has dictated the shape of the boundaries of the settlement and this open countryside forms an integral feature of the Conservation Area. The accompanying Townscape Appraisal Map shows the most important views. This shows that the views south into the Green Belt are particularly important.	Yes - represents historic core of Madeley.
Talke Conservation Area	1990	There is no Conservation Area Appraisal available for Talke.	Yes – represents historic core of Talke
<b>Stoke-on-Trent</b>			
Stoke Town Centre Conservation Area	1972 (extended 2010)	This incorporates the former St Peters Churchyard Conservation Area. The 2014 Appraisal notes that Stoke lies at the point where a Roman road crosses the confluence of the River Trent and Fowlea Brook. Throughout the Medieval period the settlement consisted only of the church and rectory. The church itself is first mentioned in the Domesday Book of 1086. The dense urban development which now surrounds the Conservation Area means that there are no views out of the town from the Green Belt.	Yes - represents historic core of Stoke.
City Centre Conservation Area, Hanley	1993	The 2010 Appraisal states that the earliest written record of Hanley dates from 1212 however urban development did not take place in Hanley until the later 18th century. Medieval occupation was centred on Shelton along Broad Street and Marsh Street to the west of the Conservation Area and around the Old Hall manor house to the east, joined by Old Hall Street and Albion Street which runs through the conservation area. There is, however, no excavated evidence of these medieval origins within the Conservation Area. Most of the archaeology within the conservation area is related to the pottery industry which developed in Hanley from the end of the 17th century. The Appraisal notes the long distance views to the surrounding rural topography such as from Parliament Square out towards Werrington, which relates to the Green Belt.	Yes – due to views of Conservation Area from Green Belt
Burslem Town Centre Conservation Area	1972 (extended 1986, 2004, 2005)	The 2011 Appraisal states Burslem is located on natural deposits – ironstone, clay and coal – which provided the raw materials for pottery making. The Conservation Area is rich in archaeological sites relating to the	Yes – due to views of Conservation Area from Green Belt

		town's past as a centre of pottery production. Archaeological evidence indicates that this industry flourished from at least the 15th century. The Appraisal highlights the notable long views and vistas from the West making parts of the Conservation Area and landmarks visible from key distant vantage points including the A500 which includes the Green Belt.	
Hanley Park Conservation Area	1997	The 2013 Appraisal states the heritage value in Hanley Park is primarily in its value as a historic park listed Grade 2 on the English Heritage Register of Parks and Gardens. There are limited views outside of the park.	No – relates to Hanley Park only.
Victoria Park Conservation Area, Tunstall	2001	The 2007 Appraisal states that the Conservation Area is centred around the Victorian park of the same name and includes semi-detached residential properties of a similar age to the park. The whole of the park is designated an area of archaeological importance and the park is also on the historic parks register as a grade II park. The majority of houses adjacent to the park were built between 1900 and 1924 with the rest following quickly after. The Appraisal notes that there are significant internal views however views of quality out of the Conservation Area are limited.	No – relates to Victoria Park only.
Tower Square Conservation Area, Tunstall	1988	The 2007 Appraisal notes that Tower Square (formerly Market Square) is at the heart of Tunstall Town Centre and dates back to the early 1800's. Tower Square has been the centre of commerce for Tunstall since its inception. The Conservation Area is dominated by retail and commercial uses, with few residential properties. The Appraisal notes that there are significant internal views however views of quality out of the Conservation Area are limited.	No – relates to the commercial and retail core dating back to 1800.
Park Terrace Conservation Area, Tunstall	1988	The 2007 Appraisal states that the Conservation Area is predominantly residential in character, consisting of mostly terraced houses with a small number of detached properties. Originally a small settlement within the Manor of Tunstall, Tunstall town centre was planned and created during the early nineteenth century. The Conservation Area has had a majority of residential properties housing workers for the local industries of tile making, mining and potteries. The Appraisal notes that there are significant internal views however views of quality out of the Conservation Area are limited.	No – relates to area of residential properties near to town centre.
Hitchman Street Conservation Area, Fenton	1990	The 2008 Appraisal states that the Conservation Area is a group of thirteen houses and one shop, dating from 1889. These dwellings were completed in 1890 and this is recorded by a date stone in the	No – relates to area of residential properties.

		façade facing Victoria Road which also bears the monogram “WMB”. (William Meath Baker - the owner of an adjacent pottery). The Appraisal notes that views of quality out of the area are limited.	
Victoria Place Conservation Area, Fenton	1990	The 2008 Appraisal states that the Conservation Area is a group of fifteen houses and one restaurant/public house, dating from 1885. These dwellings are survivors from a larger group of thirty houses; a row of 14 houses facing City Road, were demolished in 1997 because they were in such a poor state of repair. The Appraisal notes that views of quality out of the area are limited.	No – relates to area of residential properties.
Longton Conservation area	2009	The 2009 Appraisal states that the Conservation Area combines the former Gladstone and Short Street Conservation Areas and extends them to encompass Longton Town Centre. Evidence for prehistoric activity in the Longton area is sparse, restricted to a few casual Neolithic and Bronze Age finds. Despite the presence of a Roman road, evidence for Roman settlement is equally sparse, although several thousand late Roman coins have been found in the region. The Conservation Area is urban in character and as Longton has a strong history of industrial and in particular pottery workings which still dominate the area. The Appraisal notes that there are significant internal views however views of quality out of the Conservation Area are mixed.	No – relates to development of pottery industry.

From this review it was concluded that the following should be defined as ‘historic towns’ for the purposes of this assessment:

Newcastle-under-Lyme	Stoke-on-Trent
<ul style="list-style-type: none"> <li>• The Newcastle-under-Lyme Urban Area</li> <li>• Audley</li> <li>• Betley</li> <li>• Keele</li> <li>• Kidsgrove</li> <li>• Madeley</li> </ul>	<ul style="list-style-type: none"> <li>• The Stoke-on-Trent Urban Area</li> </ul>

The relevant Conservation Areas are as follows:

- Newcastle Town Centre Conservation Area
- Audley Conservation Area
- Betley Conservation Area
- Keele Conservation Area
- Kidsgrove Conservation Area

- Madeley Conservation Area
- Talke Conservation Area
- Stoke Town Centre Conservation Area
- Hanley Conservation Area
- Burslem Conservation Area

## Appendix C

### Purpose 5 - Evolution of Approach

## C1 Evolution of Approach to Purpose 5

In order to assess purpose 5, updated data from the Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council SHLAA was used (see Table C1 below). The SHLAA sites fall into different sub-area geographies which are identified in the Stoke-on-Trent and Newcastle-under-Lyme SHMA (June 2017), as shown in Figure C1 below.

Figure C1. SHMA Sub-Area Geographies. Source: Stoke-on-Trent and Newcastle-under-Lyme SHMA (June 2017)

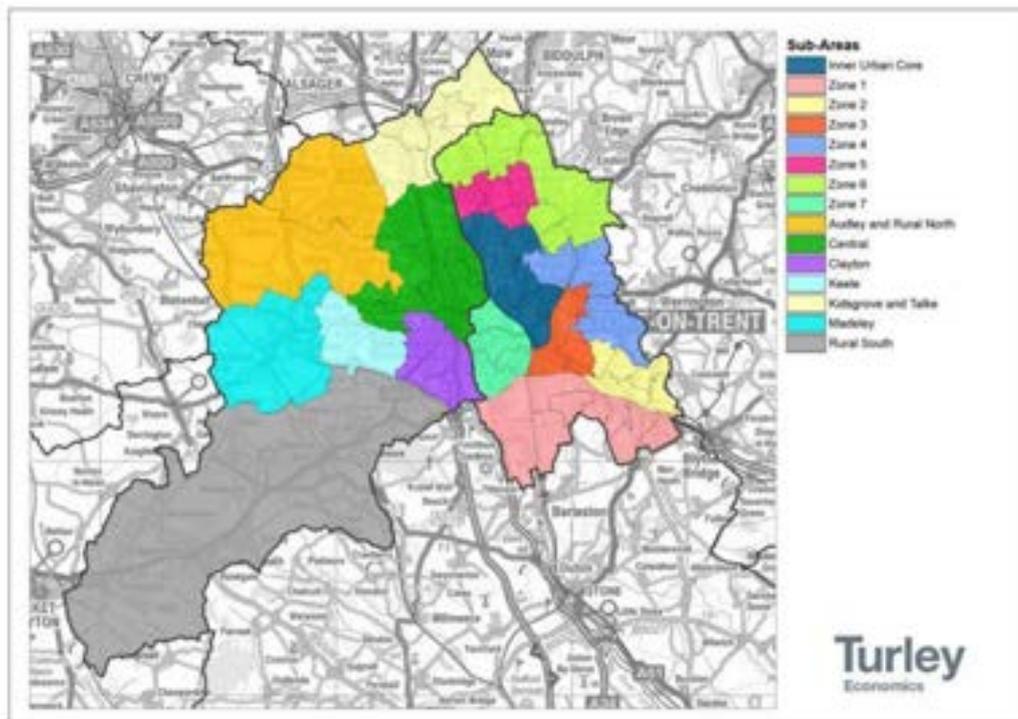


Table C1: Brownfield capacity

SHMA Sub-area	Existing Number of Dwellings <sup>3</sup>	Developable and Deliverable brownfield SHLAA Sites <sup>4</sup> (Number of Dwellings)	Developable and Deliverable brownfield land housing capacity as a % of the existing number of dwellings in the area	Purpose 5 Assessment
Stoke-on-Trent				
Inner Urban Core	13,338	2471	18.5%	Strong contribution
Zone 1	21,671	853	3.9%	Moderate contribution
Zone 2	12,024	403	3.4%	Moderate contribution
Zone 3	8,116	1009	12.4%	Strong contribution
Zone 4	14,399	510	3.5%	Moderate contribution
Zone 5	10,356	409	3.9%	Moderate contribution
Zone 6	19,840	167	0.8%	Weak contribution
Zone 7	12,121	2476	20.4%	Strong contribution
Newcastle-under-Lyme				
Audley and Rural North	4,377	36	0.8%	Weak contribution
Central	24,235	1273	5.2%	Moderate contribution
Clayton	9,903	157	1.6%	Moderate contribution
Keele	440	83	18.9%	Strong contribution <sup>5</sup>

<sup>3</sup> According to the Census 2011. Source: Stoke-on-Trent and Newcastle-under-Lyme SHMA 2015

<sup>4</sup> Taken from the updated SHLAA data as at June 2017 – this data is currently in draft and will be updated. This consists of developable and deliverable brownfield sites only. This consists of sites which are affected by constraints for which mitigation is considered possible.

<sup>5</sup> It is acknowledged that the assessment of this sub-area is affected by a unique set of circumstances compared to the other sub-areas (i.e. the low number of existing dwellings coupled with a single planning permission for 83 homes). These circumstances affect the confidence with which this particular sub-area can be described as making a strong contribution towards purpose 5 however it is to be recognised that this is a theoretical exercise.

SHMA Sub-area	Existing Number of Dwellings <sup>3</sup>	Developable and Deliverable brownfield SHLAA Sites <sup>4</sup> (Number of Dwellings)	Developable and Deliverable brownfield land housing capacity as a % of the existing number of dwellings in the area	Purpose 5 Assessment
Kidsgrove and Talke	10,383	238	2.3%	Moderate contribution
Madeley	1,939	19	1%	Weak contribution
Rural South	2,943	134	4.5%	Moderate contribution

Table C1 above provides the calculation of the developable and deliverable brownfield land as a percentage of the SHMA sub-area. In the Cheshire East Council Green Belt Assessment, thresholds were defined according to the range of the percentages which were calculated as brownfield urban potential across Cheshire East. There is no precedent from other authorities for how such thresholds should be set. In the case of Newcastle-under-Lyme and Stoke-on-Trent there are much higher levels of brownfield land across the authority areas compared to Cheshire East thus it is logical to define these thresholds accordingly (see Table C2 below setting out thresholds).

Table C2: Purpose 5 Assessment Thresholds

Brownfield Capacity Thresholds	Purpose 5 Level of Contribution
0%	No contribution
>0 – 1%	Weak contribution
>1– 10%	Moderate contribution
>10-20+%	Strong contribution

The approach created a number of difficulties given that the data from both Council's was not at the same stage at that moment in time. Furthermore, the SHLAA data relates to the SHMA sub-areas which do not easily translate to the assessment of General Areas or parcels given that a number of the sub-areas are not adjacent to the Green Belt, for example the inner urban core and Zone 7. Thus unless this is subsumed within the surrounding sub area zones, the developable and deliverable brownfield land within this zone is not being considered within the assessment.

The alternative of combining the sub-areas into the Stoke-on-Trent SHMA sub-areas and the Newcastle-under-Lyme SHMA sub-areas would give the following

assessment as shown in Table C3 below. This approach would provide a more logical means of assessing the General Areas and parcels as they would clearly align into one or the other.

Table C3. Brownfield capacity for combined Stoke-on-Trent SHMA sub-areas and combined Newcastle-under-Lyme SHMA sub-areas.

Existing number of dwellings	Developable and Deliverable brownfield SHLAA Sites (Number of Dwellings)	Developable and Deliverable brownfield land housing capacity as a % of the existing number of dwellings in the area	Purpose 5 Assessment
All of the combined Stoke-on-Trent SHMA sub-areas			
111,685	8,298	7.4%	Moderate contribution
All of the combined Newcastle-under-Lyme SHMA sub-areas			
54,220	1,940	3.6%	Moderate contribution

## C2 Assessment of Purpose 5 by Other Authorities

Given the difficulties with the above approach, a review of the approaches taken by other authorities from across the country to assess purpose 5 was undertaken. This included consideration of the justification for the approach. It is noted that these approaches have not been tested at Examination.

Local Authority	Approach to Purpose 5	Justification (text directly from assessments)
Warrington Borough Council Green Belt Assessment Arup (October 2016)	Blanket assessment of moderate contribution due to single HMA and thresholds from Cheshire East GBA applied.	<i>133. In light of the Cheshire East Inspectors' Interim and Further Views, purpose 5 has been included within the methodology, taking a pragmatic approach. This ensures that each of the purposes is considered and given equal weighting in the overall assessment of Green Belt purposes. The Mid Mersey Strategic Housing Market Assessment (January 2016) covering the boroughs of Halton, Warrington and St Helens defines these authorities as forming a single housing market area. This single housing market area has been applied in calculating the brownfield capacity. This therefore means that all parcels adjoining the</i>

		<p><i>Warrington urban area, the inset settlements and the neighbouring authorities of Halton and St Helens are assessed as having an equal role in assisting in urban regeneration across the borough.</i></p> <p><i>134. The proportion of unconstrained previously developed land for Warrington has been taken from the WBC SHLAA (January 2016). St Helens Council have provided information from their SHLAA (2012) (the updated SHLAA is to be completed in late 2016). Halton Borough Council's figures include all brownfield sites considered in the preparation of their Delivery and Allocations Local Plan or within their SHLAA (2012). The unconstrained previously developed land across all three boroughs has then been calculated as a percentage of the total area of all three boroughs' settlements. This provides the percentage of brownfield urban potential within the Mid Mersey Housing Market Area. This is shown in Table 6 above.</i></p> <p><i>135. In relation to the settlements of Irlam and Cadishead within the neighbouring authority of Salford City Council, figures were provided by Salford Council from their Housing and Economic Land Availability Assessment (base date 31 March 2015). Given the level of connection of these wards to the Warrington Green Belt it would be illogical to take a comparative approach and base these figures on the Greater Manchester Housing Market Area, thus applying these wards alone provides a more rational approach. A threshold was then applied relating to the scale of potential for urban regeneration. The threshold levels are set out in Table 7 above. These thresholds are comparative to those applied in the Cheshire East Council Green Belt Assessment Update (2015).</i></p>
<p>Durham City Council Green Belt Assessment Arup (November 2016)</p>	<p>Brownfield potential calculated and Cheshire East thresholds applied however concluded that due to historic purpose of the Durham Green Belt to support the regeneration of former mining settlement it was inappropriate to provide a range</p>	<p><i>The location of the Green Belt in relation to settlements is an important consideration for purpose five. It is recognised due to local market forces, it is unlikely the North East Green Belt will directly influence the recycling of derelict land within Durham City. Therefore, the analysis of brownfield land supply from the towns and larger villages has been divided into three areas to reflect the geography of the Durham County Green Belt, this is shown in the tables below.</i></p> <p><i>The extent of the County Durham Green Belt also needs to be taken into account when carrying out the Purpose 5 assessment. Not all settlements within County Durham have a direct relationship with the Green Belt and are less likely to be influenced by the function the Green Belt plays in encouraging recycling of urban land. As a result, the following assessment method focuses on</i></p>

	<p>of contributions. Blanket moderate contribution applied to all parcels.</p>	<p><i>settlements which are inset within the Green Belt or adjacent to Green Belt boundaries and have a supply of brownfield land for potential re-development.</i></p> <p><i>The approach for purpose five considers the potential for regeneration in each settlement by identifying the amount of undeveloped brownfield land or PDL (previously developed land) sourced from the most recent Durham SHLAA and the brownfield register (August 2016). Assuming all undeveloped brownfield land is developed at 30 dwellings per hectare gives the total number of dwellings which could be built on brownfield land in the settlement.</i></p> <p><i>Settlement size is calculated through the number of households sourced from the latest ONS database. Dividing the total brownfield potential by the number of households gives a percentage of brownfield land by which settlements can be assessed for their contribution to purpose 5. It is considered that Green Belt performs stronger when adjacent to those settlements with a higher percentage of brownfield land.</i></p> <p><i>Other Green Belt assessments have set thresholds for each category of contribution. This follows the same approach, proposing the same thresholds for each category used as in previous assessments. There is no exact measure for calculating thresholds and categories will therefore be to some extent subjective.</i></p> <p><i>Following the implementation of this method it was decided that given the historic purpose of the Durham Green Belt to support the regeneration of former mining settlements beyond the Green Belt it was inappropriate to provide a range of contributions.</i></p> <p><i>The focus of purpose 5 has shifted from pre PPG2 when it related to generally assisting with urban regeneration to the PPG 2 and NPPF criteria which is about assisting urban regeneration by encouraging the recycling of derelict and other urban land. At the time of the designation of the Durham Green Belt purpose 5 was referenced in the pre-PPG2 purpose 5 guidance which focused on assisting in urban regeneration.</i></p> <p><i>Therefore all Green Belt land can be considered to support urban regeneration of settlements beyond the County Durham Green Belt and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore in the final Stage 1 Green Belt Assessment all General Areas are considered to score moderately against purpose 5.</i></p>
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<p>Greater Manchester Green Belt Assessment LUC (July 2016)</p>	<p>Not assessed. Only assessed against 4 purposes.</p>	<p><i>The amount of land within urban areas that could be developed will already have been factored in before identifying Green Belt land. The value of various land parcels is unlikely to be distinguished by the application of this purpose.</i></p> <p><i>Purpose 5 focuses on assisting urban regeneration through the recycling of derelict and other urban land. This study does not include a parcel by parcel assessment of Purpose 5, as it was agreed with the Steering Group that it is not possible to distinguish the extent to which each Green Belt parcels delivers against this purpose. Discussions with the project Steering Group did not identify any evidence available that would enable such an assessment to be undertaken. Further commentary on the consideration of Purpose 5 is included in paragraphs 3.57-3.62 of this report.</i></p> <p><i>Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study does not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.</i></p> <p><i>3.57 Supporting urban regeneration has been a longstanding objective of Green Belt in the UK. By preventing development within areas designated as Green Belt, the aim is to steer development to urban locations. A constrained land supply should also help make the recycling of derelict and other urban land more viable.</i></p> <p><i>3.58 Measuring accurately the extent to which individual parcels contribute to this process of recycling of derelict and other urban land is problematic. While it would be possible to undertake a spatial analysis of the supply brownfield land relative Green Belt parcels (at conurbation, authority, settlement, Housing Market Area or Strategic Green Belt Areas scales), there are significant concerns about the validity of any judgements based on the results: • It is not possible to identify and measure a causal link between the policy restraint in a particular Green Belt parcel and the recycling of urban land elsewhere, in part reflecting the complexity of the development process, the locational requirements of different types of development and variations in the property market over time. • The scale and complexity of Greater Manchester’s urban form and Green Belt, and the relationship with neighbouring</i></p>
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<p><b>Pendle Borough Council</b></p>	<p>Not assessed. Draw broad conclusions on locations which may act as a</p>	<p><i>3.6 We do not propose to assess Green Belt Purpose 5 for each individual land parcel, as it is the overall restrictive nature of the Green Belt that encourages regeneration, not the restriction that it places on specific areas of land. We consider the appropriate</i></p>

<p>Green Belt Assessment  DLP Planning (May 2016)</p>	<p>catalyst for regeneration</p>	<p><i>basis for the consideration of this purpose is the wider purpose of the Green Belt as a whole and how it may undermine regeneration due to the oversupply of land</i></p> <p><i>3.30 It is the overall restrictive nature of Green Belt that, through its limitation of the supply of other development opportunities, encourages regeneration and the re-use of previously developed land within existing urban areas. It is therefore impossible to differentiate how any given parcel of land would contribute to the fulfilment of this purpose. However, it may be possible to draw broad conclusions about where the release of Green Belt land for development may assist with, or provide a catalyst to the regeneration of adjoining parts of the urban area (by improving access, or providing improved employment opportunities for example).</i></p>
<p>St Helens Council  Draft Green Belt Review 2016</p>	<p>Not assessed. Only three purposes assessed.</p>	<p><i>3.14 Consideration of Purpose 5 is a wider issue that cannot reasonably be assessed on a site-by-site basis. The Council, in meeting its Strategic Aim to “Regenerate St. Helens” has virtually exhausted, or has at least identified, all known suitable brownfield, derelict and other urban land for new development. However, not enough land from this source remains and further land within the Green Belt is required to meet the Borough’s needs.</i></p> <p><i>3.15 PAS guidance (see footnote 7) confirms that if the Green Belt has achieved the purpose of looking at land within the urban areas first, “then all Green Belt does so to the same extent and hence the value of various land parcels is unlikely to be distinguished by the application of this purpose.”</i></p> <p><i>3.16 Therefore each of the parcels will only be assessed against three of the five purposes of including land the Green Belt. The assessment criteria for these three purposes are outlined in below. [Purpose 4 was not proposed to be assessed].</i></p>
<p>Solihull Council  Strategic Green Belt Assessment  Atkins (July 2016)</p>	<p>Not assessed. Only four purposes assessed.</p>	<p><i>Refined Parcels and Broad Areas were not assessed against the fifth purpose of Green Belt ‘to assist in urban regeneration, by encouraging the recycling of derelict and other urban land’. By virtue of its designation, all Green Belt land makes an equal contribution to this purpose and therefore inclusion of this purpose would add no value to the Assessment.</i></p>
<p>Sevenoaks District Council</p>	<p>Not assessed.</p>	<p><i>Purpose 5 focuses on assisting urban regeneration through the recycling of derelict and other urban land. As outlined in chapter 3, the advice note issued by PAS</i></p>

<p>Green Belt Assessment</p> <p>Arup (January 2017)</p>		<p><i>suggests that the amount of land within urban areas that could be developed will already have been factored in before identifying Green Belt land. Therefore, assessment of Green Belt against this purpose will not enable a distinction between Green Belt Parcels as all Green Belt achieves the purpose to the same extent. It is noted that Swanley town is the key regeneration priority in the district and a draft vision document exists for the Swanley and Hextable area (July 2016)<sup>9</sup> which highlights the potential constraints to such regeneration created by current Green Belt designation. However, given this is a particularly unique issue relating to a single geographical area and not the wider district, it was considered that a district-wide assessment of Parcels against Purpose 5 would add little value to the Study.</i></p>
<p>West Midlands Joint Green Belt Study 2015 (Coventry, North Warwickshire, Nuneaton, Bedworth, Rugby, Stratford-on-Avon and Warwick)</p> <p>LUC (June 2015)</p>	<p>Blanket assessment at highest level of contribution based on area being a single HMA</p>	<p><i>In order to avoid unintentional ‘weighting’ of any single purpose, the minimum and maximum scores for any purpose are the same (i.e. between naught and four for purposes 1–4). All parcels score four for purpose 5 (to assist in urban regeneration by encouraging the recycling of derelict and other urban land). This is on the basis that all Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites.</i></p> <p><i>(Purposes 1 and 3 have two criteria; Purposes 2 and 4 have one criterion; all purposes (1-5) have the potential to score 4.) [The higher the score the stronger the level of contribution]</i></p> <p><i>The Local Authorities involved in this review are covered by the Coventry and Warwickshire Housing Market Area (HMA)<sup>13</sup>. Defining the area as an HMA reflects the key functional linkages that operate between where people live and work and the household demand and preferences that define the area. As the whole Housing Market Area functions as one unit, this makes it difficult to accurately 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.</i></p> <p>[Note: the assessment does include an overall assessment however this is based on a numerical total of all the scores for each purpose. The higher the total score, the greater the parcel’s overall contribution to the Green Belt. Thus the inclusion of a higher number for</p>

		purpose 5 does not impact upon the score in any way. It would be the same as having 'no contribution'.]
Tandridge District Council  Green Belt Assessment  June 2015	Not assessed	<p>3.35 <i>By its nature and designation, all Green Belt should contribute to the recycling of derelict and urban land as it is generally a prohibitive designation where development is rarely acceptable. However, in reality it is very difficult to consistently assess how Green Belt designation is directly responsible for brownfield development. This is because an assumption is being made about the viability and developability of brownfield sites, when in reality a site may not have come forward, irrespective of whether an alternative site was available and other barriers to development may exist such as land price or contamination.</i></p> <p>3.36 <i>For this reason, purpose 5 has always proved to be difficult to assess for particular areas, and can only be effectively considered on a case by case basis if and where a site is being considered for development. Therefore the GBA will not assess parcels against Purpose 5 as part of the Green Belt Assessment process. Such assessment will only be considered if and when necessary through the formal Local Plan process.</i></p>
Welwyn Hatfield (Dacorum, St Albans, and Hatfield Councils)  Green Belt Review  Sinclair Knight Merz (November 2013)	Not assessed	<p><i>The fifth national purpose has been screened out. Assisting urban regeneration, by encouraging the recycling of derelict and other urban land is considered to be more complex to assess than the other four purposes because the relationship between the Green Belt and recycling of urban land is influenced by a range of external factors including local plan policies, brownfield land availability and the land / development market. Due to the fact that the local policy review demonstrates that there is a limited supply of available or unallocated brownfield land in St Albans, Dacorum and Welwyn Hatfield it is considered that the Green Belt as a whole has successfully and uniformly fulfilled this purpose. Therefore all parcels would perform equally well and any attempt to differentiate would be meaningless.</i></p>
Oxford Council  Green Belt Study  LUC (October 2015)	Not assessed	<p><i>Purpose 5 focuses on assisting urban regeneration through the recycling of derelict and other urban land. This study does not include a parcel by parcel assessment of Purpose 5, as it is not possible to distinguish the extent to which each Green Belt parcels delivers against this purpose. Discussions with the project Steering Group did not identify any evidence available that would enable such an assessment to be undertaken.</i></p>

		<p><i>Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is considered that it is not possible to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore the parcels have not been individually assessed against Purpose 5.</i></p>
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The review of other authority approaches demonstrates that the majority of other authorities have excluded purpose 5 from their assessments. They have only based their assessment on four purposes. Arup would not recommend this approach given the Cheshire East Council Local Plan Inspector’s Interim Views and given Arup’s approach to the overall assessment.

The only non-Arup assessment which gives purpose 5 a ‘score’ is the West Midlands Green Belt Assessment produced by LUC. This is due to there being a single HMA. The score given is 4 which is the highest possible score however due to the different overall scoring system based on a numerical total, the score does not actually make any difference to the overall assessment.

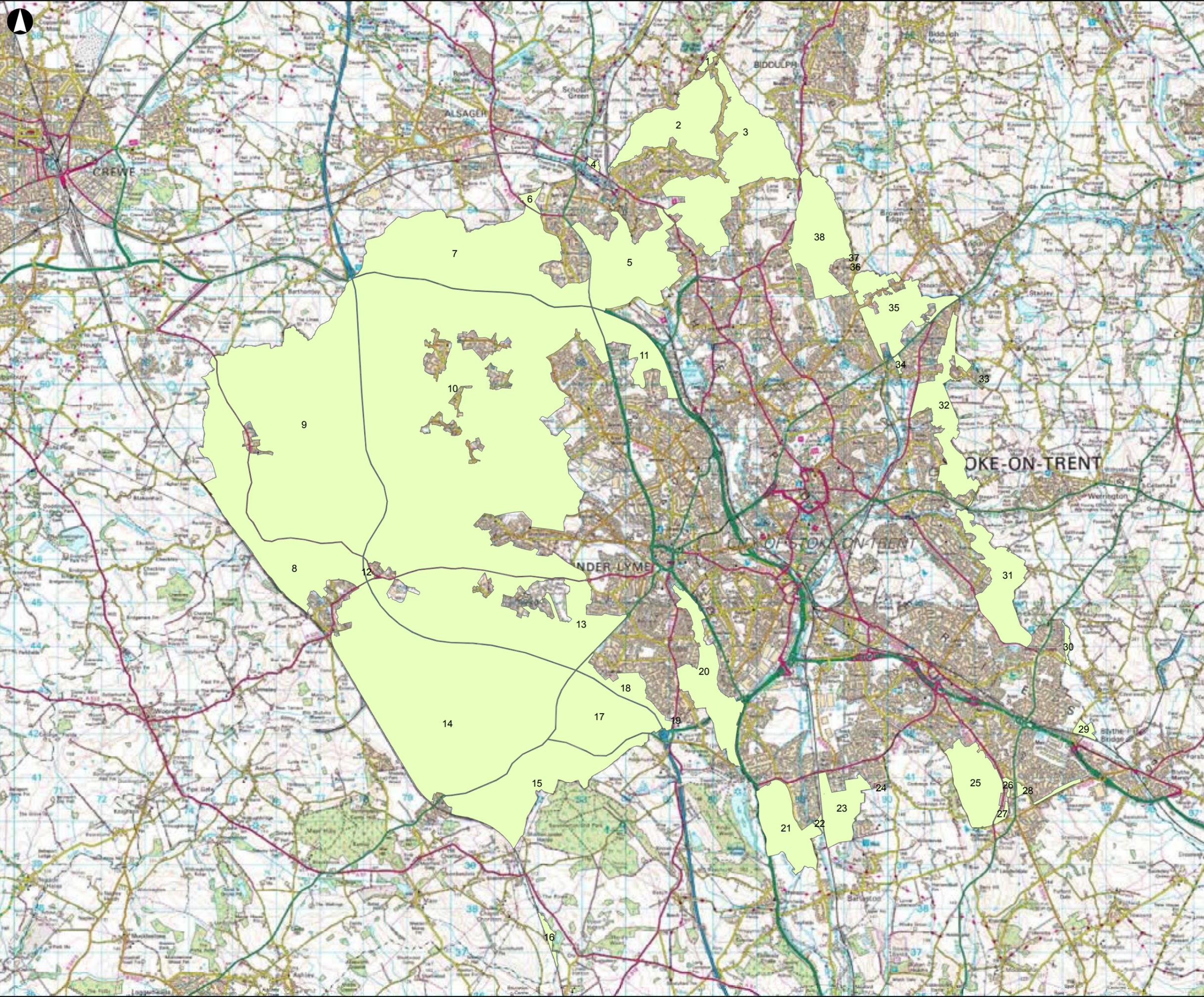
### C3 Conclusion

In light of the available data and the division of the SHMA sub-areas, Arup recommended that a blanket assessment of purpose 5 was applied. The brownfield potential applied in the Cheshire East Assessment was based on settlements and not zones or sub-areas and therefore it easily translated to the assessment of General Areas and parcels. The use of contribution thresholds as applied in the Cheshire East Council Green Belt Assessment do not translate in the same way to the current assessment given the external factors at play including the viability and developability of brownfield sites and other barriers to development. The scale and complexity of the urban form and Green Belt both in Stoke-on-Trent and Newcastle-under-Lyme means that a spatial analysis based on the supply of brownfield land relative to the locations of individual Green Belt parcels or General Areas would be unrealistic and based on significant assumptions.

In determining the blanket level of contribution, this should link to the available SHLAA data and thus it is recommended that purpose 5 is assessed as ‘moderate’ given that the percentage of brownfield urban potential for the combined Stoke-on-Trent SHMA sub-areas was moderate, and for the combined Newcastle-under-Lyme SHMA sub areas was moderate. It is recognised that this does not account for variations in the sub-areas, for example, Audley and Rural North making a weak contribution however this represents a proportionate approach.

## Appendix D

### General Area Map



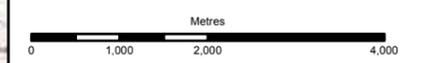
**Notes**

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**Key**

Green Belt Areas

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Job Title  
**Newcastle under Lyme and Stoke Green Belt Study**

**Green Belt Areas**

Scale at A3  
**1:80,000**

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Drawing No <b>SGB-ARP-SW-DR-PL-0040</b>	Issue <b>D1</b>
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## Appendix E

### Detailed General Area Assessment Table

General Area	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
GA2	No contribution: The GA is not adjacent to the Newcastle-under-Lyme urban area or the Stoke-on-Trent urban area and therefore does not contribute to this purpose.	Strong contribution: The GA forms an essential gap between Kidsgrove, Mow Cop and Mount Pleasant. Development of the GA would result in the complete merging of these neighbouring towns. Whilst it could be argued that Kidsgrove and Mow Cop have already merged to the east of the GA due to development along High Street/Sands Road/Church Lane, this development is limited to ribbon development along this road and there is still a clearly defined gap (formed by the GA) between these neighbouring towns, thus the GA has a strong role in preventing the coalescence of these towns. The GA therefore makes a strong contribution to preventing neighbouring towns from merging into one another.	Moderate contribution: The GA is connected to the settlements of Mount Pleasant, Mow Cop and Kidsgrove along its northern, eastern and southern boundaries. These mainly consist of less durable garden boundaries, which may not be durable enough to prevent encroachment into the GA. The GA is connected to the countryside along its western boundaries. The western boundary consists of a large stream, which may be durable enough to prevent further encroachment beyond the GA if the GA was developed. Field boundaries along the north western boundary are less durable. The existing land use mainly consists of open countryside. There is built form in the GA, taking up around 5% of the total area, in the form of residential development and the washed over village of Dales Green. The GA is only connected to the countryside on one side. The GA supports a strong degree of openness as it contains less than 10% built form, low levels of vegetation and supports long line views of the countryside. Overall the GA makes a moderate contribution to safeguarding the countryside from encroachment as whilst it has a strong degree of openness and a less durable boundary with the countryside, it is enclosed by a number of settlements and includes a washed over village.	No contribution: Kidsgrove is a historic town, however the GA is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore all GAs makes a moderate contribution to this purpose.	The GA makes a strong contribution to one purposes, a moderate contribution to two and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The GA has been judged to make a moderate overall contribution to the Green Belt. The GA supports a strong degree of openness however it is enclosed by a number of settlements and includes a washed over village within it thus it makes a moderate contribution to safeguarding the countryside from encroachment. The GA makes a strong contribution to preventing neighbouring towns from merging as it forms an essential gap between Kidsgrove, Mow Cop and Mount Pleasant. Due to the surrounding settlements development would be contained and would not threaten the overall openness and permanence of the Green Belt	Moderate contribution
GA5	Moderate contribution: The GA is adjacent to the Newcastle-under-Lyme urban area and the Stoke-on-Trent urban area. The GA's boundaries with the urban areas are predominantly a mix of roads, which are durable, and field and garden boundaries which are less durable. The GA is moderately well connected to the built up areas along two sides. Overall the GA makes a moderate contribution to checking unrestricted sprawl due to its mix of durable and less durable boundaries and its moderate connection to the urban areas.	Strong contribution: The GA forms an essential gap between Tunstall and Kidsgrove. Development of the GA would result in the actual and perceived merging of these neighbouring towns. The GA therefore makes a strong contribution to preventing neighbouring towns from merging into one another.	Moderate contribution: The GA is extensively connected to the settlements of Tunstall and Kidsgrove and Chatterley along the majority of its boundaries. The GA's boundaries with the settlement are predominantly a mix of roads, which are durable, and field and garden boundaries which are less durable. The GA is connected to the countryside along part of its south western and north eastern boundaries. These boundaries consist of major roads and are therefore durable enough to prevent further encroachment beyond the GA if the GA was developed. The existing land use is a mix of open countryside, woodland and parkland (including Bathpool Park) small amounts of built form and land used for outdoor recreation such as a motorcross track. The GA is poorly connected to the countryside along two short boundaries and the urban area lies beyond this. The GA supports a moderate degree of openness as it contains less than 10% built form, has some areas of dense vegetation and does not support long line views of the	No contribution: Stoke-on-Trent and Kidsgrove are historic towns, however the GA is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore all GAs makes a moderate contribution to this purpose.	The GA makes a strong contribution to one purposes, a moderate contribution to three and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The GA has been judged to make a moderate overall contribution to the Green Belt. The GA supports a moderate degree of openness and is poorly connected to the countryside along durable boundaries thus it makes a moderate contribution to safeguarding the countryside from encroachment. The GA makes a strong contribution to preventing neighbouring towns from merging as it forms an essential gap between Kidsgrove and Tunstall. Due to its enclosure by settlements development would be contained and would not threaten the overall openness and permanence of the Green Belt	Moderate contribution

			countryside due to its enclosure by the settlements. Overall the GA makes a moderate contribution to safeguarding the countryside from encroachment as it has a moderate degree of openness, and the boundaries with the settlements are of mixed durability, however it is poorly connected to the countryside along durable boundaries.				
GA7	No contribution: The GA is not adjacent to the Newcastle-under-Lyme urban area or the Stoke-on-Trent urban area and therefore does not contribute to this purpose.	Moderate contribution: The GA forms a largely essential gap between Kidsgrove and Bignall End / Audley whereby development of the whole of the GA would significantly reduce the actual and perceived gap between the neighbouring towns albeit would not result in them merging. The GA also forms a less essential gap between Kidsgrove and Alsager which is within the neighbouring authority of Cheshire East. Development of the whole of the GA would reduce the actual gap but not the perceived gap given that the gap is already as narrow to the east of the GA. The eastern section of the GA also forms a less essential gap between Kidsgrove and Newcastle-under-Lyme to the south whereby development of this eastern section would reduce the actual gap but not the perceived gap given that the gap is already narrower in other places. The western section of the GA could be developed without resulting in any merging. Overall the GA makes a moderate contribution to preventing neighbouring towns from merging.	Strong contribution: The GA is connected to the settlement of Talke which forms part of the Kidsgrove urban area along its eastern boundary. The GA's boundaries with Talke are predominantly durable consisting of Coppice Road, Arbour Street, St Martins Road, Pitt Lane and the limits of development around Talke Retail Park which is marked by a wooded area and track. These are durable boundaries which could prevent encroachment into the GA. Part of the eastern boundary is also formed by the rear gardens of residential development on Swan Bank and Crown Bank. These do not represent durable boundaries which could prevent encroachment into the GA. The GA is well connected to the countryside along its northern, western, southern and part eastern boundaries. The southern and part of the eastern boundaries are durable and consist of the A500, the A5011 and the A34. These boundaries could prevent encroachment beyond the GA if it were developed. The northern and western boundary follows the administrative boundary which is marked by field boundaries and is less durable. This would not be able to prevent encroachment beyond the GA if it were developed. The existing land use consists of open countryside in agricultural use. There are sparse farms located within the GA. The GA has less than 10% built form, low levels of vegetation overall, and long line views thus it supports a strong degree of openness. Overall the GA makes a strong contribution to safeguarding from encroachment due to its less durable northern and western boundary and its strong openness.	Moderate contribution: Kidsgrove is a historic town. The Talke Conservation Area is partly within the Green Belt to the east of the GA. However the GA is large and the area to the west of the GA makes no contribution to this purpose. Thus overall the GA makes a moderate contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore all GAs makes a moderate contribution to this purpose.	The GA makes a strong contribution to one purpose, a moderate contribution to three purposes and no contribution to one purpose. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The GA has been judged to make a strong overall contribution. The GA makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and the less durable northern and western boundaries. The GA therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The GA makes a moderate contribution to preventing Kidsgrove from merging with the neighbouring towns of Bignall End/ Audley, Alsager and Newcastle-under-Lyme. The GA makes a moderate contribution to preserving the setting and special character of historic towns, as the eastern area of the site is partly within the Talke Conservation area. The GA makes a moderate contribution to assisting in urban regeneration and the GA does not contribute to checking the unrestricted sprawl of large built-up areas.	Strong Contribution
GA8	No contribution: The GA is not adjacent to the Newcastle-under-Lyme urban area or the Stoke-on-Trent urban area and therefore does not contribute to this purpose.	Strong contribution: The GA forms an essential gap between Betley and Madeley whereby development of the whole of the GA would result in the actual merging of the neighbouring towns. Development of the northern section of the GA would not impact upon the gap. The GA also forms a largely essential gap between Betley and Madeley Heath whereby development of the whole of the GA would significantly reduce the actual and perceived gap between them but would not result in them merging. The GA also forms a largely essential	Moderate contribution: The GA is connected to Betley to the north east. The boundary with Betley consists of the rear gardens of residential properties which are less durable boundaries which would not be able to prevent encroachment into the GA. The GA is connected to Madeley to the south. The boundary with Madeley consists of predominantly less durable boundaries with the rear gardens of residential properties and field boundaries and Heighley Castle Way which is a durable boundary. These less durable boundaries would not be able to prevent encroachment into the GA. The GA is well connected to the open countryside to the north, west and east. The northern boundary consists of field boundaries which are less durable and would	Strong contribution: Betley and Madeley are historic towns. The western section of the Betley Conservation Area lies in the Green Belt to the north of the GA, and the Madeley Conservation Area lies adjacent to the south of the GA. The GA therefore makes a strong contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker	The GA makes a strong contribution to two of the purposes, a moderate contribution to two of the purposes and does not contribute to one purpose. In line with the methodology, the GA has been judged to make a strong overall contribution. The GA makes a strong contribution to preventing neighbouring towns from merging as development would result in the merging of Betley and Madeley; and would also significantly reduce the actual and perceived gap between both Betley and Madeley Heath; and Madeley and Madeley Heath. The GA makes a strong contribution to preserving the setting and special	Strong Contribution

		gap between Madeley and Madeley Heath whereby development of the GA would significantly reduce the actual and perceived gap between the neighbouring towns but would not result in them merging. The GA therefore makes a strong contribution to preventing neighbouring towns from merging.	not be able to prevent encroachment beyond the GA. The eastern and western boundaries consist of the A525, M6, A531, and the West Coast Railway Line which are durable and could prevent encroachment beyond the GA if the GA was developed. The existing land use consists of open countryside in agricultural use. The washed over village of Wrinehill is located in the middle of the GA. There is existing residential development in the Green Belt to the south of the GA adjacent to Madeley. Other uses in the GA include sparsely located farms. The GA has less than 20% built form and overall low levels of vegetation. The GA supports a moderate degree of openness given that the washed over village impacts upon openness. Overall the GA makes a moderate contribution to safeguarding from encroachment due to the existing development within the Green Belt and predominantly durable boundaries with the countryside.		degree. Therefore all GAs makes a moderate contribution to this purpose.	character of historic towns as both Betley and Madeley are historic towns. In addition, Betley Conservation Area lies within the GA and Madeley Conservation Area lies adjacent to the GA. It contributes moderately to safeguarding the countryside from encroachment as while some development exists within the site (less than 20%), there is a number of predominately durable boundaries with the countryside. The GA makes a moderate contribution to assisting in urban regeneration and does not contribute to checking the unrestricted sprawl of large built-up areas.	
GA9	No contribution: The GA is not adjacent to the Newcastle-under-Lyme urban area or the Stoke-on-Trent urban area and therefore does not contribute to this purpose.	Moderate contribution: The GA forms a largely essential gap between Betley and Madeley Heath whereby development of the whole of the GA would significantly reduce the actual and perceived gap between the neighbouring towns albeit would not result in them merging. The M6 ensure that separation is retained. Furthermore development of the northern section of the GA would not impact upon the gap. The GA also forms a less essential gap between Betley and Halmerend / Audley whereby development of the GA would reduce the actual gap between the neighbouring towns but not the perceived gap. Furthermore the M6 ensures that separation is retained. The GA also forms a less essential gap between Betley and the Newcastle-under-Lyme urban area whereby development of the GA would slightly reduce the actual gap between the neighbouring towns although not the perceived gap. The M6 ensures that separation is retained. The GA makes a moderate contribution to preventing neighbouring towns from merging.	Strong contribution: The GA is connected to Betley along its western boundary. This consists of the rear gardens of residential properties and Church Lane. These represent mostly less durable boundaries which would not be able to prevent encroachment into the GA. The GA is well connected to the open countryside along the remaining boundaries. The eastern boundary consists of the M6 which is durable whilst the southern and western boundaries consist of the A531 which is also durable. These durable boundaries could prevent encroachment beyond the GA if the GA was developed. The northern boundary with the countryside consists of some durable road boundaries however is predominantly formed by less durable field boundaries which would not be able to prevent encroachment beyond the GA if the GA was developed. The existing land use consists of open countryside in agricultural use. There are farms sparsely located around the GA. There is also some residential development associated with the washed over village of Wrinehill to the west of the GA, Gorstyhill to the north west of the GA, and Balterley to the north of the GA. The GA has less than 10% built form and low levels of vegetation on the whole despite some woodland to the south east. It therefore supports a strong degree of openness. Overall the GA makes a strong contribution to safeguarding from encroachment due to its strong connection with the open countryside and its strong degree of openness.	Moderate contribution: Betley is a historic town. The eastern section of the Betley Conservation Area lies in the Green Belt to the west of the GA. However the GA is large and the areas to the east do not contribute to this purpose. Thus overall the GA makes a moderate contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore all GAs makes a moderate contribution to this purpose.	The GA makes a strong contribution to one of the purposes, a moderate contribution to three of the purposes and no contribution to one of the purposes. In line with the methodology, professional judgement has been applied to evaluation the overall contribution. The GA has been judged to make a strong overall contribution. The GA makes a strong contribution to safeguarding the countryside from encroachment as it has a strong connection with the countryside, a strong degree of openness, and the northern boundary with the countryside is less durable. The GA therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The GA makes a moderate contribution to preventing Betley from merging with neighbouring towns of Madeley Heath, Halmerend/ Audley and the Newcastle-under-Lyme urban area. As Betley is a historic town and Betley Conservation Area lies partly within the GA, the GA makes a moderate contribution to preserving the setting and special character of historic towns. The GA makes a moderate contribution to assisting in urban regeneration and the GA does not contribute to checking the unrestricted sprawl of large built-up areas.	Strong Contribution
GA10	Moderate contribution: The GA is adjacent to the Newcastle-under-Lyme urban	Strong contribution: The GA forms an essential gap between Newcastle-under-Lyme, Alsagers Bank, Audley,	Moderate contribution: The GA is connected to the settlement mainly along its eastern boundaries with Newcastle-under-Lyme and a series of internal	Moderate contribution: Audley is a historic town. The eastern section of the Audley	Moderate contribution: All Green Belt land can	The GA makes a strong contribution to one purpose and a moderate contribution to four. In line with the methodology, the GA has	Moderate contribution

	<p>area. The GA's boundaries with the urban area include some durable boundaries along roads, but predominantly consist of less durable field and garden boundaries. The GA is connected to the urban area along the full extent of the eastern boundary. Given the pattern of the built up area, development of some section of the GA could constitute 'rounding off' of the settlement pattern. There is existing ribbon development within the Green Belt adjacent to Audley, Miles Green and Wood Lane and the GA plays some role in preventing further ribbon development. Overall the GA makes a moderate contribution to checking unrestricted sprawl due to its predominantly less durable boundaries and potential for rounding off the settlement pattern in places.</p>	<p>Bignall End, Halmerend, Madeley Heath, Miles Green and Wood End. Development of the GA would result in the actual and perceived merging of these neighbouring towns. The GA therefore makes a strong contribution to preventing neighbouring towns from merging into one another.</p>	<p>boundaries with six inset settlements which are enclosed by the GA (Audley, Alsagers Bank, Bignall End, Halmerend, Miles Green, and Wood Lane), as well as its south western boundary with the inset settlement of Madeley Heath. The majority of these boundaries consist of less durable field and garden boundaries, which may not be able to prevent encroachment into the GA. The GA is connected to the countryside to the north, west and south. These boundaries generally consist of major roads which are durable and could prevent encroachment beyond the GA if the GA was developed. The existing land use mainly consists of open countryside, with a small amount of built form throughout the GA and some areas of dense vegetation consisting of wooded areas and parks. The GA is connected to the countryside to the north, west and south along three long boundaries. The GA supports a moderate degree of openness as whilst there is less than 10% built form, there are areas of dense vegetation and the inset settlements enclosed by the GA would limit long line views. Overall the GA makes a moderate contribution to safeguarding the countryside from encroachment as it has durable boundaries with the countryside and it is highly connected to settlements given that it encompasses a number of inset settlements which reduce its openness.</p>	<p>Conservation Area lies in the Green Belt to the north of the GA. However the GA is large and the areas to the south and east of the GA do not contribute to this purpose. Thus overall the GA makes a moderate contribution to preserving the setting and special character of historic towns.</p>	<p>be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore all GAs makes a moderate contribution to this purpose.</p>	<p>been judged to make a moderate overall contribution to the Green Belt. The GA makes a moderate contribution to safeguarding from encroachment as it encompasses a number of inset settlements and has durable boundaries with the countryside. The GA makes a moderate contribution to preserving the setting and special character of Audley. The GA makes a moderate contribution to checking the unrestricted sprawl of Newcastle-under-Lyme given it's predominately less durable boundaries with the built up area. The GA makes a strong contribution to preventing neighbouring towns from merging. Overall the GA is large with durable boundaries with the countryside which would contain development and prevent it from threatening the overall openness and permanence of the Green Belt</p>	
<p>GA13</p>	<p>Weak contribution: The GA is adjacent to the Newcastle-under-Lyme urban area. The GA's boundaries with the urban area predominantly consist of less durable field and garden boundaries, with a short durable section along Gallowstree Lane in the north east of the GA. The GA has limited connection to the urban area along its north eastern boundary. There is some existing ribbon development within the Green Belt near to Keele and Madeley Heath and the GA has a role in preventing further ribbon development. Overall the GA makes a weak contribution to checking unrestricted sprawl due to its limited connection to the built up area.</p>	<p>Strong contribution: The GA forms an essential gap between Newcastle-under-Lyme, Madeley and Madeley Heath. Development of the whole of the GA would result in the actual and perceived merging of Newcastle and Madeley Heath, as well as the perceived merging of Newcastle and Madeley. The GA therefore makes a strong contribution to preventing neighbouring towns from merging into one another. Development of the eastern half or the western half of the GA would be possible without resulting in merging.</p>	<p>Moderate contribution: The GA is connected to the settlement mainly along its north eastern boundary with Newcastle-under-Lyme and a series of internal boundaries with three inset settlements (Keele, Keele University, and Madeley Heath) which are relatively enclosed by the GA. These boundaries generally consist of less durable field and garden boundaries, which may not be able to prevent encroachment into the GA. The GA is connected to the countryside to the north, west and south. These boundaries generally consist of major roads and should be durable enough to prevent further encroachment beyond the GA if the GA was developed. The existing land use consists mainly of open countryside. There is a small amount of built form in the GA, including buildings and car parking in the south of the GA associated with a motorway service station. There are also clusters of vegetation throughout the GA. The GA supports a moderate degree of openness as whilst it has less than 10% built form, and clusters of vegetation, it encompasses a number of inset settlements which would limit long line views across the GA. Overall the GA makes a moderate contribution to safeguarding the countryside from encroachment as it has durable boundaries with the countryside and</p>	<p>Moderate contribution: Keele is a historic town. The Keele Conservation Area is partly located within the Green Belt to the north of the GA. However the GA is large and the areas to the east and west of the GA do not contribute to this purpose. Thus overall the GA makes a moderate contribution to preserving the setting and special character of historic towns.</p>	<p>Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore all GAs makes a moderate contribution to this purpose.</p>	<p>The GA makes a strong contribution to one purpose, a moderate contribution to three and a weak contribution to one. In line with the methodology, professional judgement has been used to evaluate the overall contribution. The GA has been judged to make a moderate overall contribution to the Green Belt. The GA has generally less durable boundaries with the Newcastle urban area and the inset settlements, however its connection to the urban area is limited and it therefore contributes weakly to preventing sprawl. The GA is moderately open and has generally durable boundaries with the countryside, which mean that it contributes moderately to safeguarding the countryside from encroachment. In addition, a small area of the GA helps to preserve the setting of the Keele Conservation Area, although the majority of the GA does not contribute to preserving historic towns. The GA makes a strong contribution to preventing neighbouring towns from merging. Overall the GA has durable boundaries with the countryside which would contain development and prevent it from threatening</p>	<p>Moderate contribution</p>

			it encompasses a number of inset settlements which reduce its openness.			the overall openness and permanence of the Green Belt	
GA14	No contribution: The GA is not adjacent to the Newcastle-under-Lyme urban area or the Stoke-on-Trent urban area and therefore does not contribute to this purpose.	Moderate contribution: The GA forms a largely essential gap between Madeley and Madeley Heath as well as between Madeley and Newcastle-under-Lyme. Development of the whole of the GA would significantly reduce the actual and perceived gap between these neighbouring towns however it would not result in them merging. Development of the southern section of the GA would not result in merging. Overall the GA makes a moderate contribution to preventing neighbouring towns from merging.	Strong contribution: The GA is connected to Madeley to the north. The boundaries with the settlement consist of the rear gardens of residential properties which do not represent durable boundaries which could prevent encroachment into the GA. The GA is connected to Baldwin's Gate to the south. The boundaries with the settlement consist of garden boundaries and some road boundaries which are partly durable and could prevent encroachment. The GA is well connected to the open countryside to the north east which consists of the M6, to the south east which consists of the A53, to the west which consists of the West Coast Railway Line and partly to the south which consists of the A525. These are all durable boundaries which could prevent encroachment beyond the GA if the GA was developed. The existing land use consists of open countryside in agricultural use. There is existing residential development within the Green Belt due to the washed over villages of Whitmore and Whitmore Heath. There is also a service station adjacent to the M6. There are also farms sparsely located throughout the GA. The GA has less than 10% built form, there are some areas of dense vegetation but overall it supports a strong degree of openness. Overall the GA makes a strong contribution to safeguarding from encroachment due to its strong openness, strong connection to the countryside and less durable boundaries with the settlement.	Moderate contribution: Madeley is a historic town. A small area of the Madeley Conservation Area lies in the Green Belt to the north west of the GA. However the GA is large and the areas to the east and south of the GA do not contribute to this purpose. The GA therefore makes a moderate contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore all GAs makes a moderate contribution to this purpose.	The GA makes a strong contribution to one of the purposes, a moderate contribution to three of the purposes and no contribution to one of the purposes. In line with the methodology, professional judgement has been used to evaluate the overall contribution. The GA has been judged to make a moderate overall contribution. The GA makes a strong contribution in safeguarding the countryside from encroachment as it has a strong degree of openness and less durable boundaries with the settlement however its boundaries with the countryside are all durable. These durable boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The GA makes a moderate contribution to preventing Madeley from merging into the neighbouring town of Madeley Heath and the Newcastle-under-Lyme urban area. The Madeley Conservation Area lies within this GA and it makes a moderate contribution to preserving the setting and special character of historic towns. The GA makes a moderate contribution to assisting in urban regeneration and does not contribute to checking the unrestricted sprawl of large built-up areas.	Moderate Contribution
GA15	No contribution: The GA is not adjacent to the Newcastle-under-Lyme urban area or the Stoke-on-Trent urban area and therefore does not contribute to this purpose.	No contribution: The GA does not play in role in preventing towns from merging.	Strong contribution: The A53, Trentham Road, and the West Coast Railway Line form durable boundaries between the GA and the countryside on the GA's northern, eastern and western sides respectively. The southern boundary between the GA and the countryside comprises of field boundaries, access tracks, a small brook and an area of dense woodland (Swynnerton Old Park and Hanchurch Woods). This boundary is predominantly less durable and would not prevent encroachment into the countryside if the GA was developed. The GA is connected to Baldwin's Gate at its western corner. The boundary between the GA and the settlement consists of Coneygreave Lane which is a durable boundary. The existing land use of the GA predominantly consists of open countryside with the washed over villages of Acton and Whitmore to the north and a small number of farm buildings. The GA supports a strong degree of openness given that it has less than 10% built form and low levels of vegetation. The GA is connected to the open countryside along all boundaries, with the exception of a small section on the western-	No contribution: The GA is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore all GAs makes a moderate contribution to this purpose.	The GA makes a strong contribution to one purpose, a moderate contribution to one, and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The GA has been judged to make a strong overall contribution. The GA has a strong role in preventing encroachment into the open countryside due to its strong degree of openness, strong connection to the countryside, and less durable southern boundary with the countryside. The GA therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt The GA makes no contribution to checking against unrestricted sprawl, preventing towns from merging and does not contribute to preserving the setting and special character of historic towns. The GA makes a	Strong contribution

			most corner of the GA which is adjacent to the settlement of Baldwin's Gate. Overall, the GA makes a strong contribution to safeguarding against encroachment due to its strong connection with the countryside and strong degree of openness.			moderate contribution to assisting in urban regeneration.	
GA16	No contribution: The GA is not adjacent to the Newcastle-under-Lyme urban area or the Stoke-on-Trent urban area and therefore does not contribute to this purpose.	No contribution: The GA does not play in role in preventing towns from merging.	Strong contribution: The West Coast Railway Line forms a durable boundary between the GA and the countryside on the western boundary of the GA, which could prevent encroachment beyond the GA if the GA was developed. The eastern boundary of the GA is formed by a combination of a brook, tracks, field boundaries, open field and woodland, which are predominantly less durable and would not be able to prevent encroachment beyond the GA if the GA was developed. The GA supports a strong degree of openness given that there is no built form and low levels of vegetation. The GA is connected to the open countryside along all boundaries and its existing land use consists of agricultural land, open countryside, a small brook, a water-body and a small area of dense woodland. Overall, the GA makes a strong contribution to safeguarding against encroachment due to its complete connection with the open countryside and strong degree of openness.	No contribution: The GA is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore all GAs makes a moderate contribution to this purpose.	The GA makes a strong contribution to one purpose, a moderate contribution to one, and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The GA has been judged to make a strong overall contribution. The GA makes a strong contribution to safeguarding the countryside from encroachment due to its strong degree of openness and complete connection to the countryside with some less durable boundaries. The GA therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The GA makes no contribution to checking against unrestricted sprawl as it is not adjacent to an urban area, makes no contribution to preventing towns from merging and does not contribute to preserving the setting and special character of historic towns. The GA makes a moderate contribution to assisting in urban regeneration.	Strong contribution
GA17	No contribution: The GA is not adjacent to the Newcastle-under-Lyme urban area or the Stoke-on-Trent urban area and therefore does not contribute to this purpose.	No contribution: The GA does not play in role in preventing towns from merging.	Strong Contribution: The GA is not connected to any settlements and is completely surrounded by open countryside. However the Newcastle-under-Lyme urban area is located approximately 100m to the north east of the GA. The GA has durable boundaries with the countryside consisting of the M6 to the north, the A5182 to the south and the A53 to the west. These durable boundaries could prevent encroachment beyond the GA if the GA was developed. The existing land use consists of open countryside in agricultural use. The washed over village of Butterton is located within the GA and there are farms sparsely located. There are some areas of dense vegetation including Church Wood and Knight's Wood and Grange Wood. The GA has less than 10% built form and low overall level of vegetation thus it supports a strong degree of openness. Overall the GA makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness, and it is completely connected to the countryside.	No contribution: The GA is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore all GAs makes a moderate contribution to this purpose.	The GA makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three of the purposes. In line with the methodology, professional judgement has been used to evaluate the overall contribution. The GA has been judged to make a moderate overall contribution. Whilst the GA makes a strong contribution to safeguarding from encroachment as it supports a strong degree of openness and is completely connected to the countryside, all of its boundaries are durable. Thus any development would be contained and would not threaten the overall openness and permanence of the Green Belt. The GA makes a moderate contribution to assisting in urban regeneration. The GA does not contribute to checking the unrestricted sprawl of large built-up areas; preserving the setting and special character of historic towns; and in preventing neighbouring towns from merging.	Moderate contribution

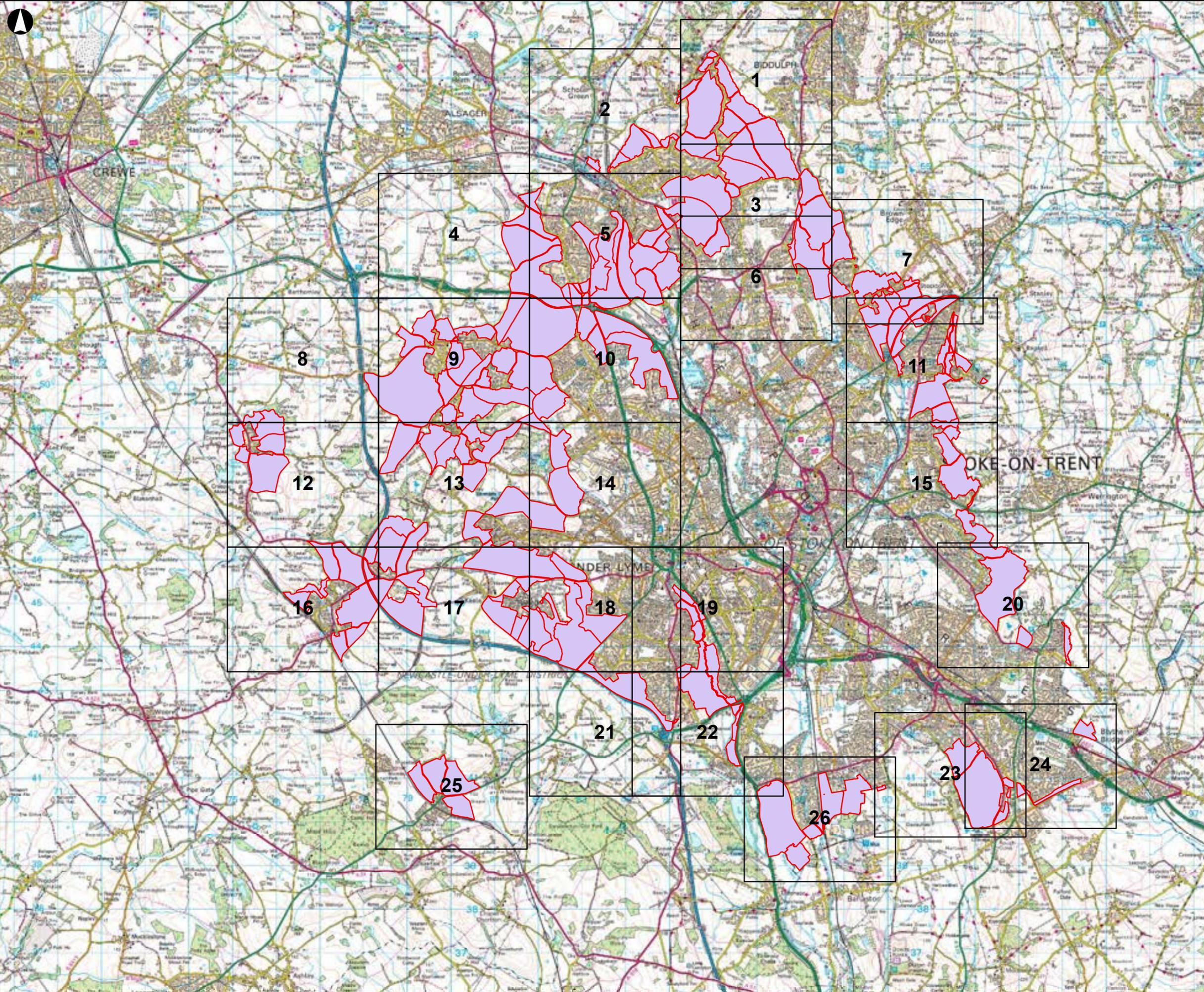
GA21	<p>Weak contribution: The GA is connected to the built up area of Stoke-on-Trent along the northern and eastern boundaries. The northern boundary consists of a small section of garden and field boundaries which are less durable and also London Road which is durable and would be able to prevent sprawl into the GA. The north-eastern boundary consists of Barlaston Old Road which forms a durable boundary and would be able to prevent sprawl into the GA. The eastern boundary consists of the Trent and Mersey Canal which is durable and also garden boundaries which are less durable and would not be able to prevent sprawl into the GA. Overall the GA makes a weak contribution to checking unrestricted sprawl due to its predominantly durable boundaries with the built up area.</p>	<p>Moderate contribution: The GA forms a largely essential gap between the Stoke-on-Trent urban area and Barlaston and Tittensor in the adjacent neighbouring authority of Stafford, whereby development of the whole of the GA would reduce the gap between the neighbouring towns and result in the perceived merging of these towns. Development of the northern area of the GA may be possible without the perceived merging of the towns. Overall, the GA makes a moderate contribution to preventing neighbouring towns from merging.</p>	<p>Weak contribution: The boundaries between the built up area and the GA are predominantly durable and could prevent encroachment into the GA. To the west, Stone Road (A34) forms a durable boundary between the GA and the countryside which could prevent encroachment beyond the GA if the GA was developed. To the south, the boundary between the GA and the countryside consists of the River Trent and the limits of the sewage works which are demarcated by wooded area, this is mostly durable and could prevent encroachment beyond the GA if the GA was developed. The existing land use consists of a large golf course in the northern section of the GA, meaning that it serves a beneficial use to the Green Belt which should be safeguarded. There is a Sewage Works in the southern section of GA. Thus there has already been encroachment into the countryside. The GA has a limited connection to the open countryside along two boundaries and has a moderate-weak degree of openness, with between 20 and 30% built form and low levels of vegetation overall. Overall, the GA makes a weak contribution to safeguarding from encroachment due to its moderate-weak openness and predominately durable boundaries.</p>	<p>No contribution: Stoke is a historic town, however the GA is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.</p>	<p>Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore all GAs makes a moderate contribution to this purpose.</p>	<p>The GA makes a moderate contribution to two purposes, a weak contribution to two and no contribution to one purpose. In line with the methodology, the GA has been judged to make an overall weak contribution. The GA makes a weak contribution to checking unrestricted sprawl and a weak contribution to safeguarding from encroachment due to its moderate-weak openness and predominantly durable boundaries. The GA makes a moderate contribution to preventing the merging of the Stoke-on-Trent urban area and Barlaston and Tittensor in the neighbouring authority, and a moderate contribution to assisting in urban regeneration. The GA does not contribute to preserving the setting and special character of historic towns.</p>	Weak contribution
GA23	<p>Moderate contribution: The GA is adjacent to the built up area of Stoke-on-Trent along the northern, north-eastern and north-western boundaries. The West Coast Railway Line forms the north-western boundary of the GA and represents a durable boundary that would be able to prevent sprawl into the GA. On the north-eastern boundary there are residential gardens and Newstead Brook, which in the long term may not be durable enough to prevent sprawl into the GA. Trentham Road (A5035) and Newstead Industrial Trading Estate form the northern boundary with the built up area. The Industrial Estate has an established boundary with a hard building line, and therefore, in combination with the A5035, represents a durable boundary</p>	<p>Moderate contribution: The GA forms a largely essential gap between the Stoke-on-Trent urban area and Barlaston in the adjacent neighbouring authority of Stafford, whereby development of the GA would reduce the gap between the two neighbouring towns but not result in them merging. Overall, the GA makes a moderate contribution to preventing neighbouring towns from merging.</p>	<p>Moderate contribution: There is a mix of durable and less durable boundaries between the GA and the built up area. On the southern boundary of the GA, Wedgewood Drive forms a durable boundary between the GA and the countryside which could prevent encroachment beyond the GA, if the whole GA was developed. The eastern boundary of the GA is formed by a mix of durable and less durable boundaries with the countryside. The north-eastern boundary is formed of access tracks and field boundaries which represent a less durable boundary that would not be able to prevent encroachment into the countryside. The south-eastern boundary is formed of dense woodland and a water-body which is durable and could prevent further encroachment into the countryside if the GA was developed. The GA has limited connection to the open countryside along its eastern boundary as Barlaston Park is located to the south east of the GA. The existing land use consists largely of dense woodland, a clay pit, a clay factory and a visitor centre which is currently being developed for housing. The GA has a weak degree of openness given that has less than 20% built form and has high levels of dense vegetation.</p>	<p>No contribution: Stoke is a historic town, however the GA is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.</p>	<p>Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore all GAs makes a moderate contribution to this purpose.</p>	<p>The GA makes a moderate contribution to four purposes and no contribution to one purpose. In line with the methodology, the GA has been judged to make an overall moderate contribution. The GA makes a moderate contribution to checking unrestricted sprawl and safeguarding the countryside from encroachment due to its mix of durable and less durable boundaries. While the GA supports a weak degree of openness, it also forms a largely essential gap between Stoke and Barlaston. The GA does not contribute to preserving the setting and special character of historic towns.</p>	Moderate contribution

	which could prevent sprawl into the GA. Overall the GA makes a moderate contribution to checking unrestricted sprawl due to its mix of durable and less durable boundaries with the built up area.		Overall the GA makes a moderate contribution to safeguarding from encroachment as, while it has weak openness, it has a mix of durable and less durable boundaries.				
GA25	Moderate contribution: The GA is only connected to the built up area of Stoke-on-Trent along the northern and eastern boundaries. Lightwood Road (A506) forms part of the eastern boundary with the built up area and represents a durable boundary which could prevent sprawl. Part of the eastern boundary is also formed by garden boundaries which is a less durable boundary which would not be able to prevent sprawl. The northern boundary consists of the rear gardens of residential properties which would not be able to prevent sprawl into the GA. Overall the GA makes a moderate contribution to checking unrestricted sprawl due to the predominantly less-durable boundaries.	Weak contribution: The GA forms a less essential gap between the Stoke-on-Trent urban area and Meir Heath in the adjacent neighbouring authority of Stafford, whereby development of the whole of the GA would significantly reduce the gap between the neighbouring towns. However, the neighbouring towns have already merged to the east of the GA therefore the GA has only a limited role in preventing further merging between the towns. Development of the northern area of the GA (north of Woodpark Lane) would not result in the further merging of the neighbouring towns. Overall, the GA makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: The northern and eastern sides of the GA are connected to the Stoke-on-Trent urban area. There is already some encroachment along the eastern boundary of the GA, whilst the northern boundary of the GA with the urban area is less durable and would not be able to prevent encroachment. Cocknage Road forms a durable boundary between the GA and the countryside along the southern and western boundaries, and could prevent encroachment beyond the GA if the GA was developed. The GA is connected to the open countryside on the western and southern boundaries and its existing land use consists of open countryside, farm buildings, agricultural land and some areas of dense woodland. There is also an active quarry in the GA with planning permission for expansion. The GA has a strong-moderate degree of openness given that it is less than 5% built form (consisting of residential development to the east and south) and has low-moderate levels of dense vegetation. Overall, the GA makes a moderate contribution to safeguarding against encroachment due to its strong-moderate degree of openness and durable boundaries with the countryside.	No contribution: Stoke is a historic town, however the GA is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore all GAs makes a moderate contribution to this purpose.	The GA makes a moderate contribution to three purposes, a weak contribution to one and no contribution to one purpose. In line with the methodology, the GA has been judged to make a moderate overall contribution. The GA makes a moderate contribution to checking unrestricted sprawl, a moderate contribution to safeguarding against encroachment due to its strong-moderate degree of openness and durable boundaries with the countryside, and a moderate contribution to assisting in urban regeneration. As the towns to the east of the GA have already merged, the GA makes a weak contribution to preventing neighbouring towns from merging. The GA does not contribute to preserving the setting and special character of historic towns.	Moderate contribution
GA38	Weak contribution: The GA is adjacent to the Stoke-on-Trent urban area. The GA's boundaries with the urban area predominantly consist of less durable field and garden boundaries. The GA is well connected to the urban area to the west, south and south east. Given the shape of the urban area, development of the southern section of the GA would arguably constitute 'rounding off' of the settlement pattern albeit this does not apply to the northern section.. Overall the GA makes a weak contribution to checking unrestricted sprawl as, while it has mainly less durable boundaries with the	Weak contribution: The GA forms a less essential gap between Tunstall and Brown Edge (within Staffordshire Moorlands). Development of the GA would result in a slight reduction of the actual and perceived gap between the neighbouring towns however the gap is already narrower in other places and the GA therefore plays a reduced role in maintaining the gap. The southern area of the GA could be developed without reducing the gap. The GA therefore makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: The GA is connected to the settlement along its western, southern and south eastern boundaries. The southern section of the GA is particularly enclosed by the settlement. While there are sections of the western boundary which consist of major roads and may be durable, the majority of these boundaries consist of less durable field and garden boundaries and may not be able to prevent encroachment into the GA. The GA is connected to the countryside along its eastern boundary. This mainly consists of a major road, which is durable, although sections in the north east of the GA consist of less durable field boundaries. The existing land use mainly consists of open countryside. There is a large park in the west of the GA. There is less than 20% built form in the GA mainly consisting of a small business park in the centre of the GA and a primary school in the south with some residential development around the GA. There are moderate levels of vegetation in the GA mainly associated with the park, although this does not prevent the GA from supporting long line views	No contribution: Stoke is a historic town, however the GA is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Therefore all GAs makes a moderate contribution to this purpose.	The GA makes a moderate contribution to two purposes, a weak contribution to two and no contribution to one. In line with the methodology, the GA has been judged to make a weak overall contribution to the Green Belt. While the GA has mainly less durable boundaries with the urban area, development would arguably constitute rounding off and the GA therefore contributes weakly to restricting sprawl. The GA is moderately open however it is partly enclosed by the urban area and its boundaries with the countryside are mostly durable thus it makes a moderate contribution to safeguarding from encroachment. It makes a weak contribution to preventing towns from merging.	Weak contribution

	<p>urban area, development could constitute 'rounding off'.</p>		<p>from some areas. The GA supports a moderate degree of openness as it contains less than 20% built form, and has some areas which are enclosed by the urban area and therefore do not support long line views however has other areas which are more open, particularly to the north of the GA. Overall the GA makes a moderate contribution to safeguarding the countryside from encroachment as it has a moderate degree of openness, part of it is enclosed by the urban area, and its boundaries with the countryside are mostly durable.</p>				
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## **Appendix F**

### **Green Belt Parcel Maps**



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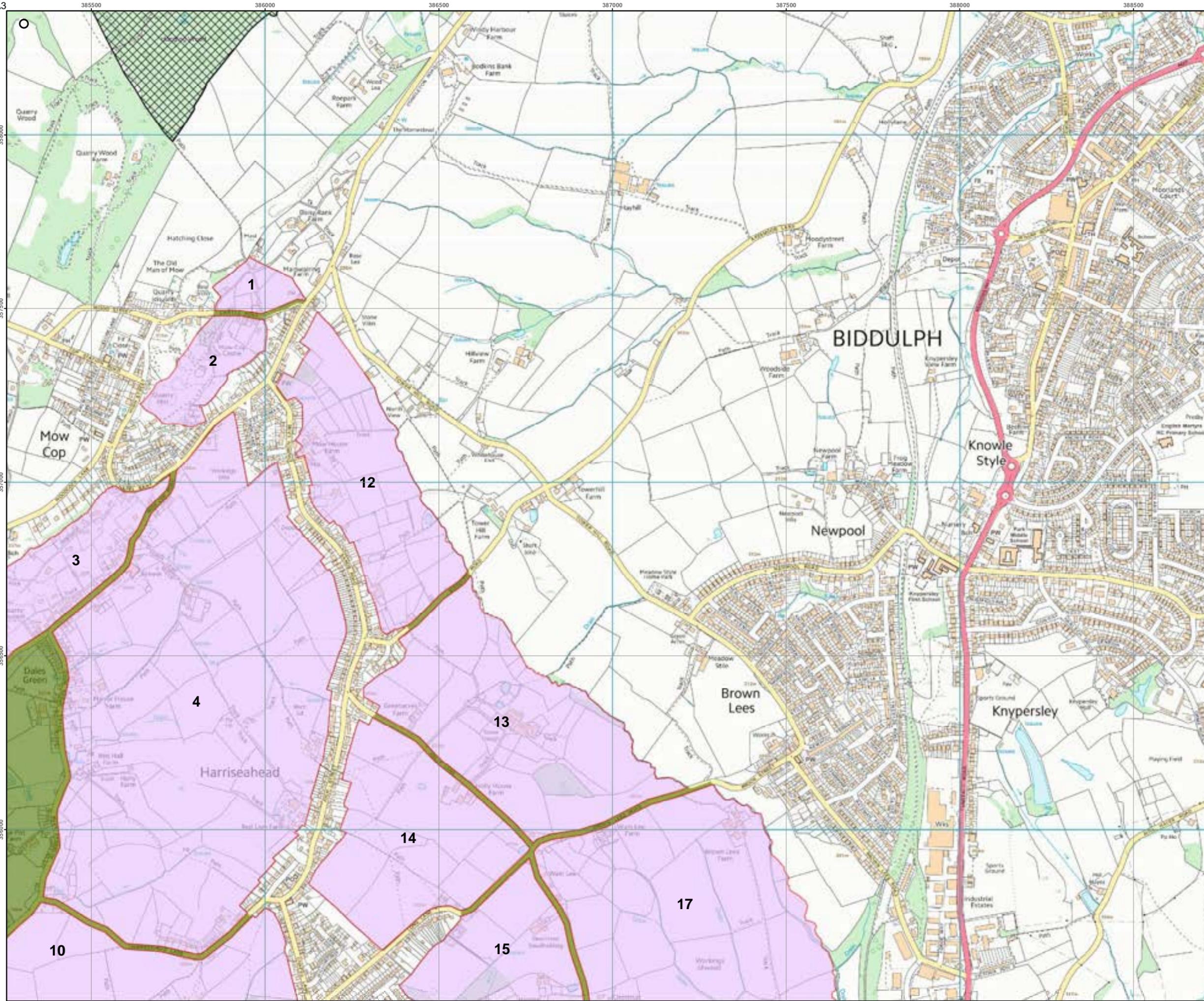
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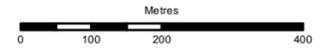
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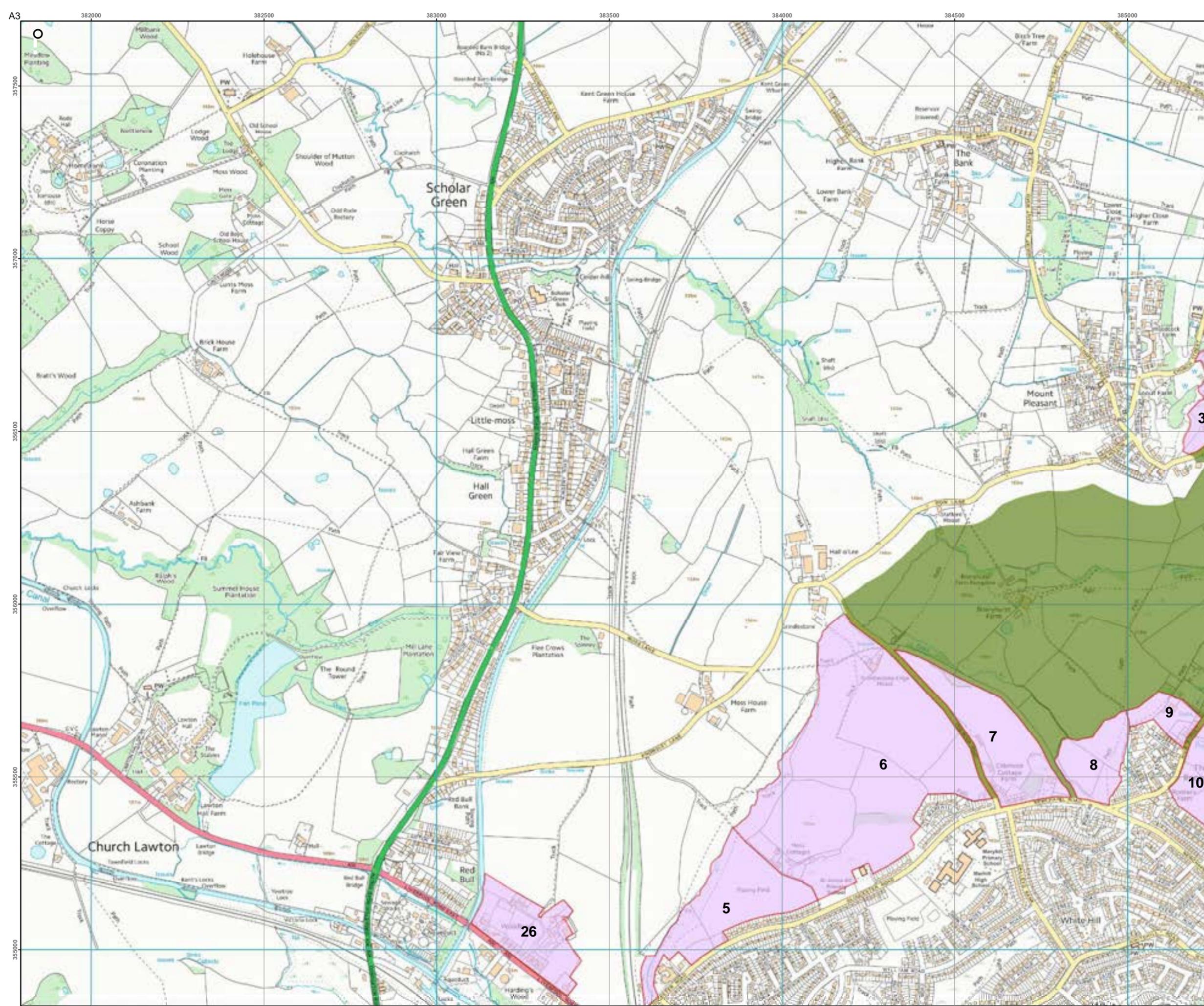
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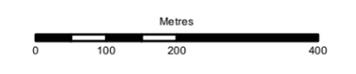
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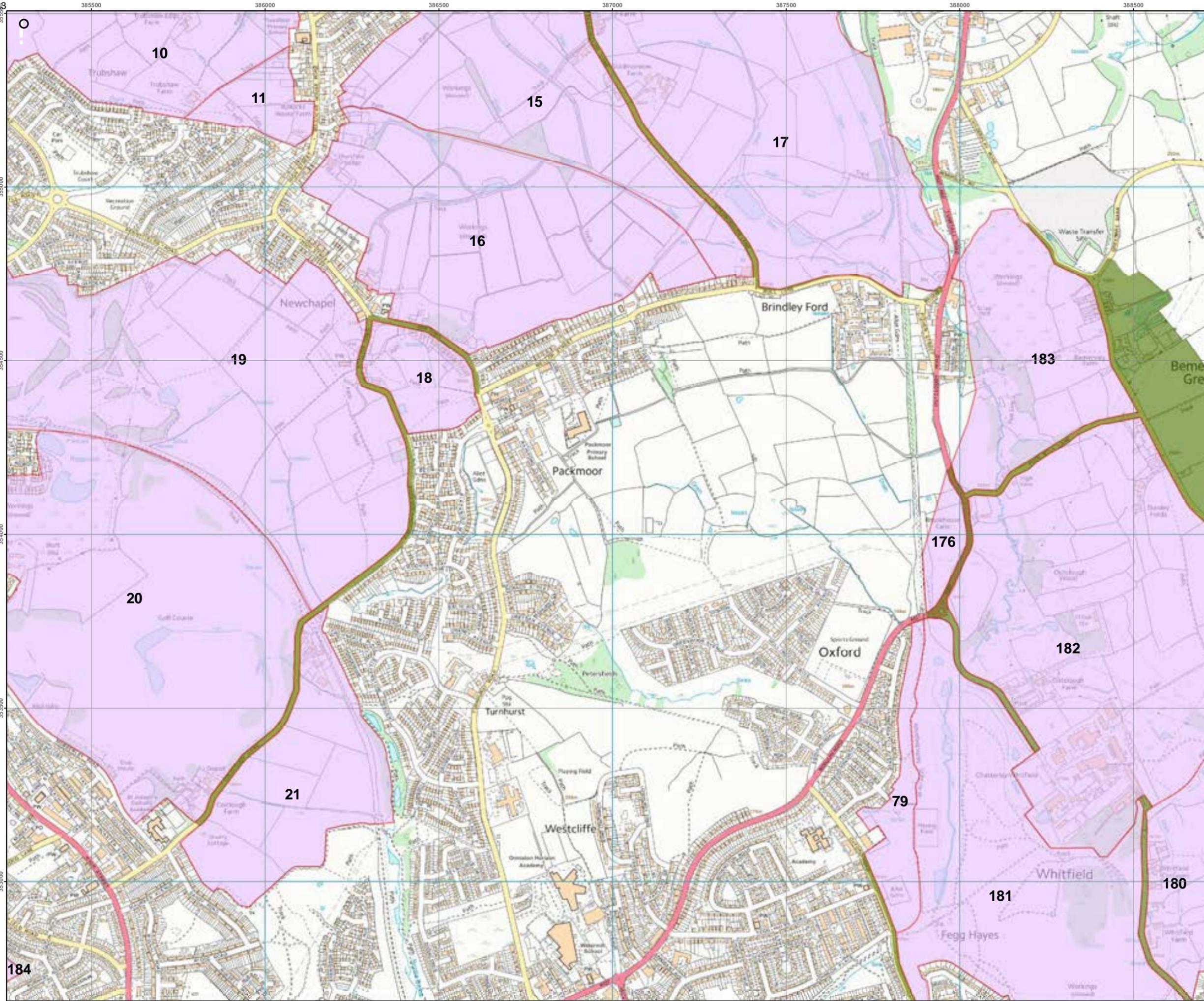
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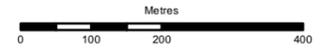


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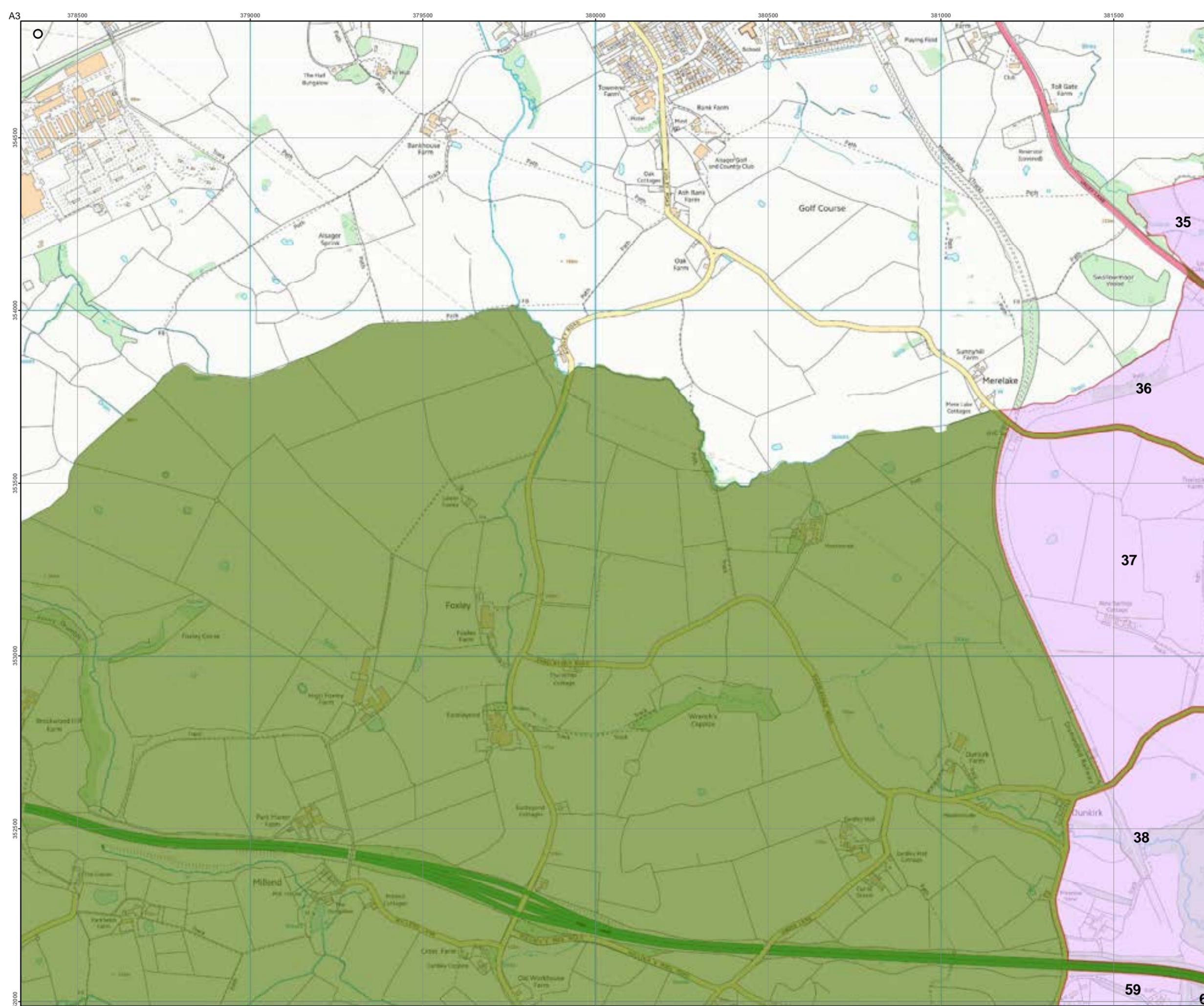
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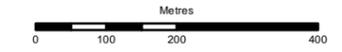
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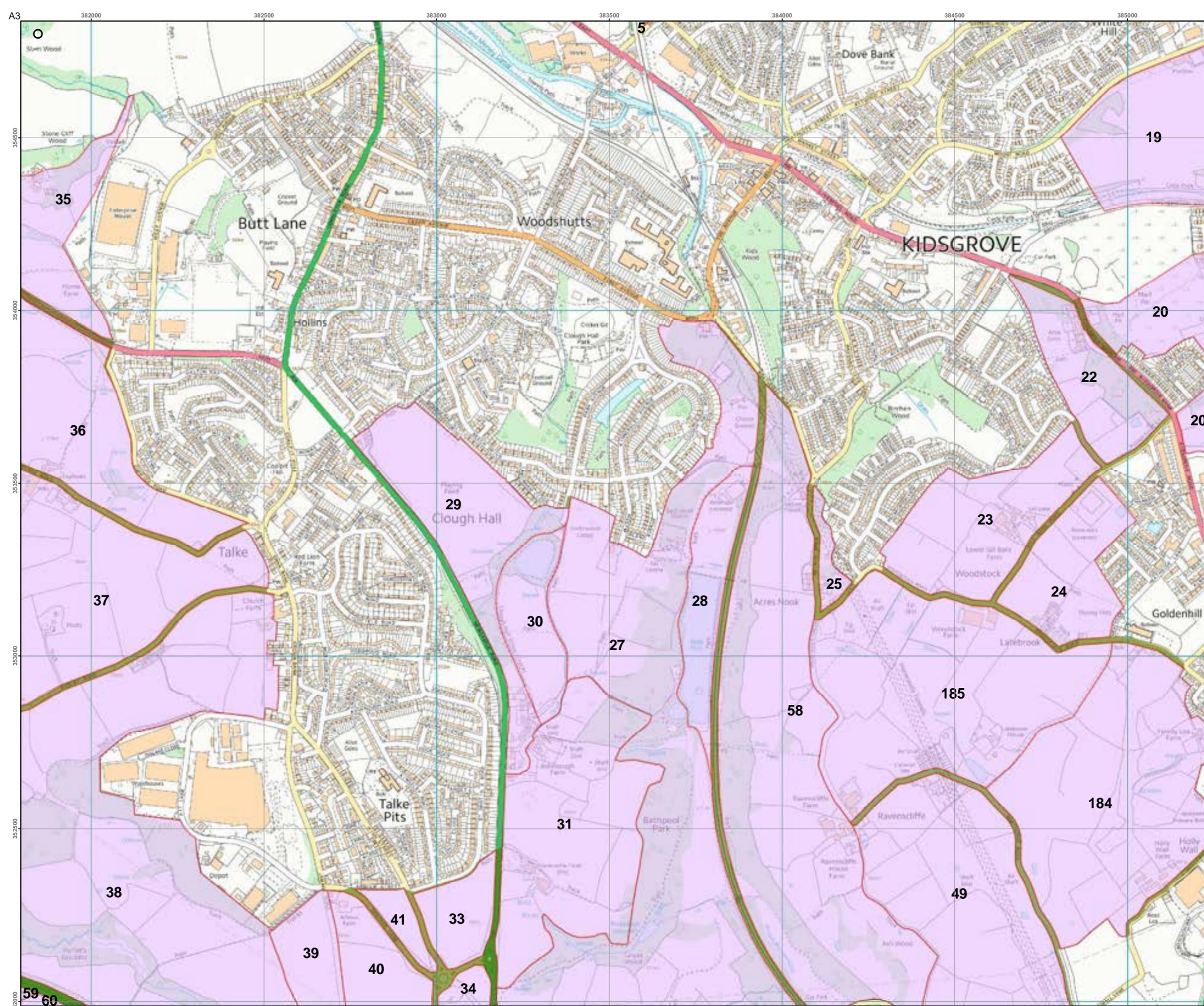
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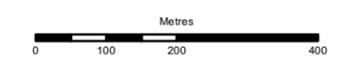
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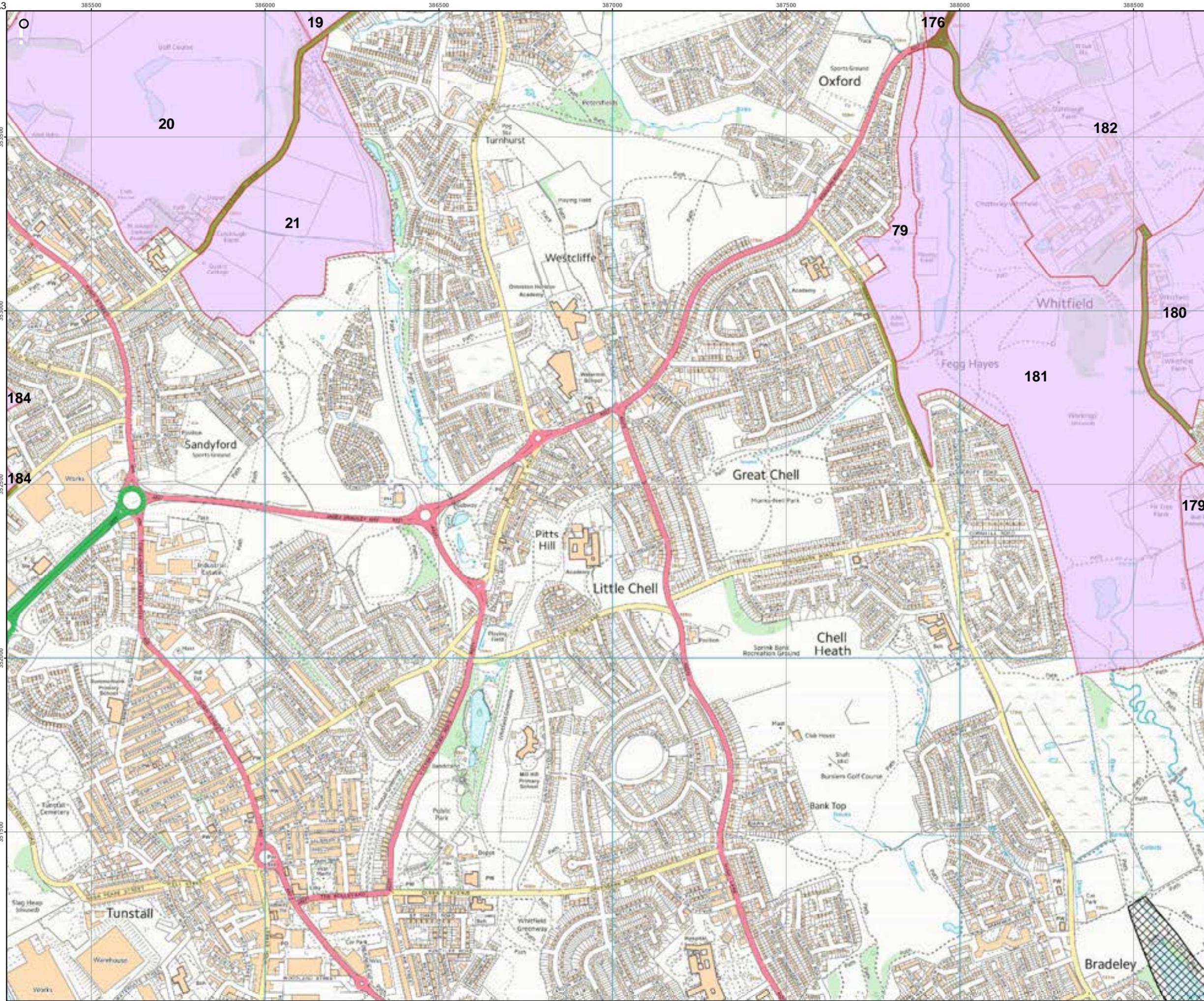
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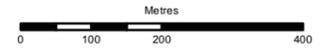
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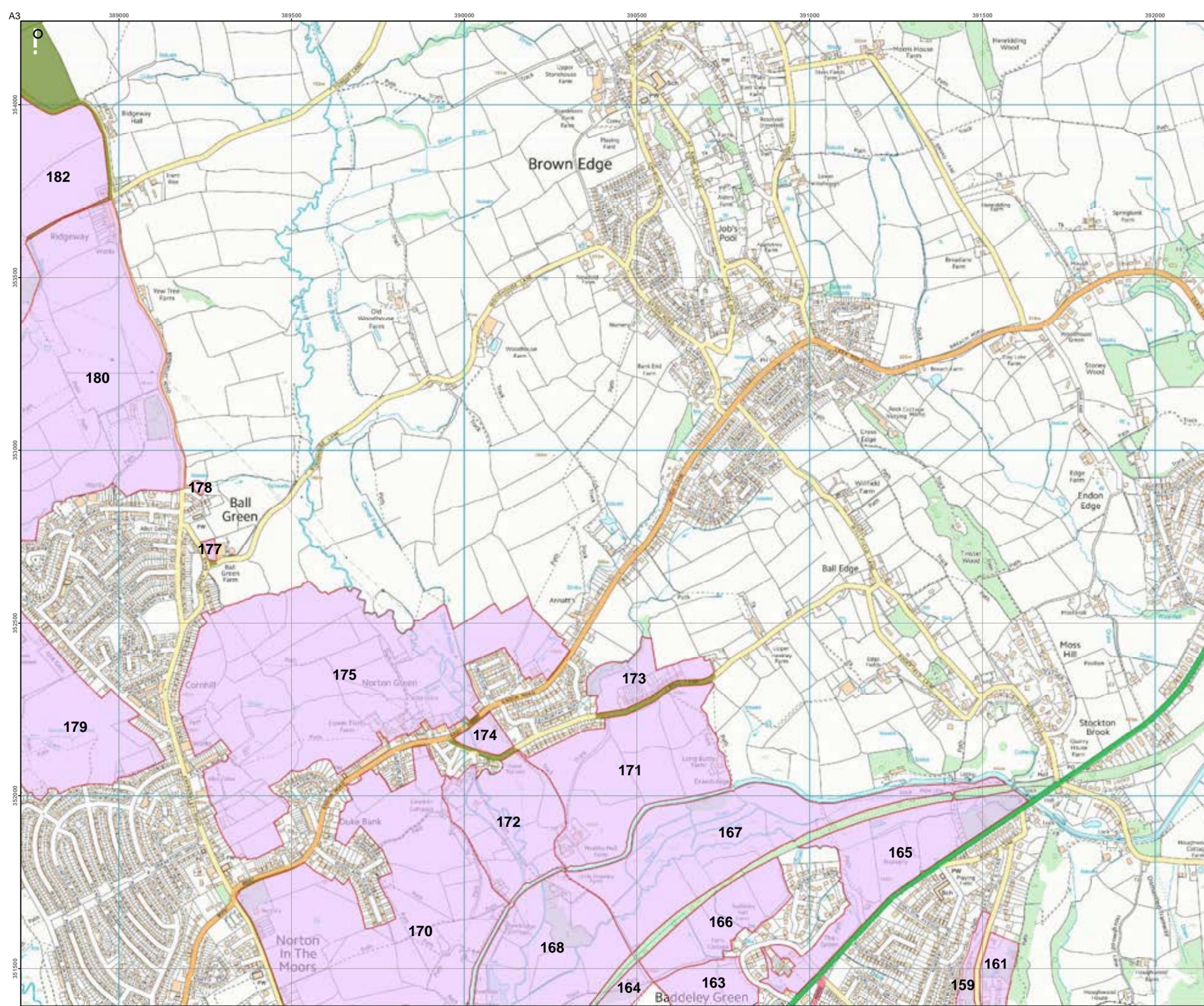
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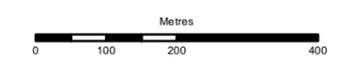
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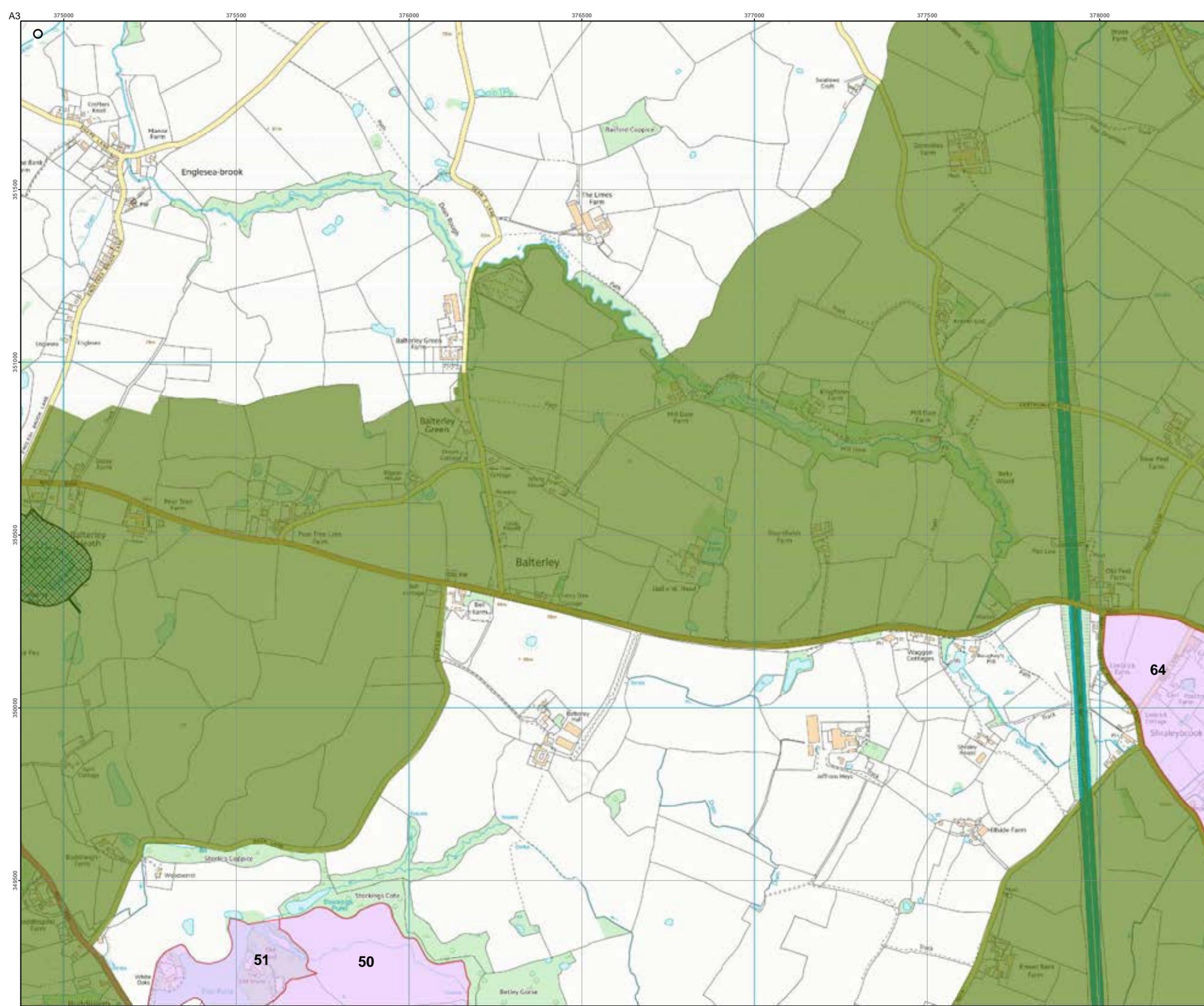
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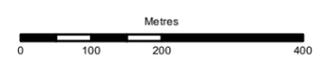
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- SSSI
- Ramsar

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Job Title  
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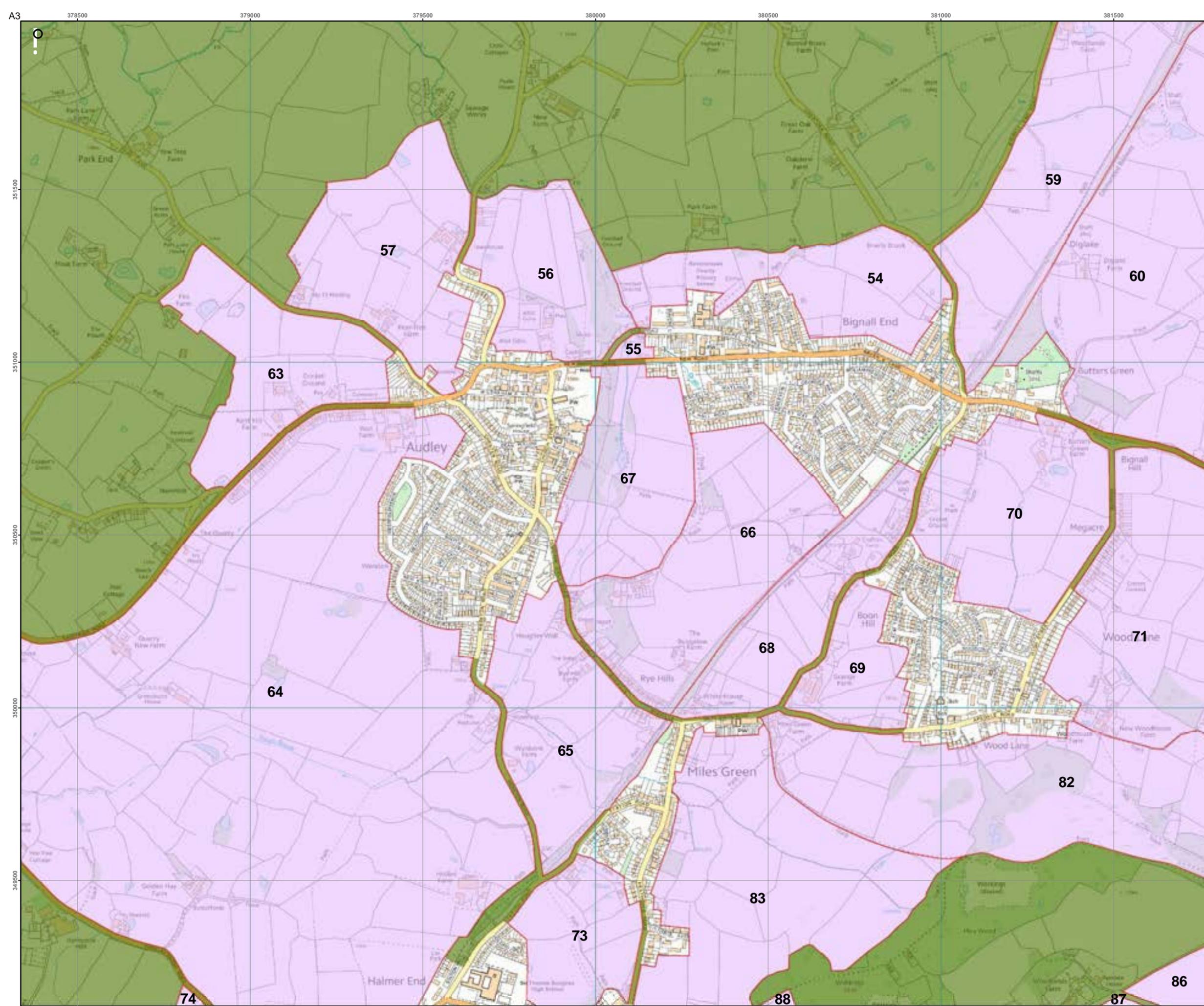
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Drawing No <b>SGB-ARP-SW-DR-PL-0008</b>	Issue <b>D4</b>
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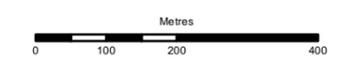
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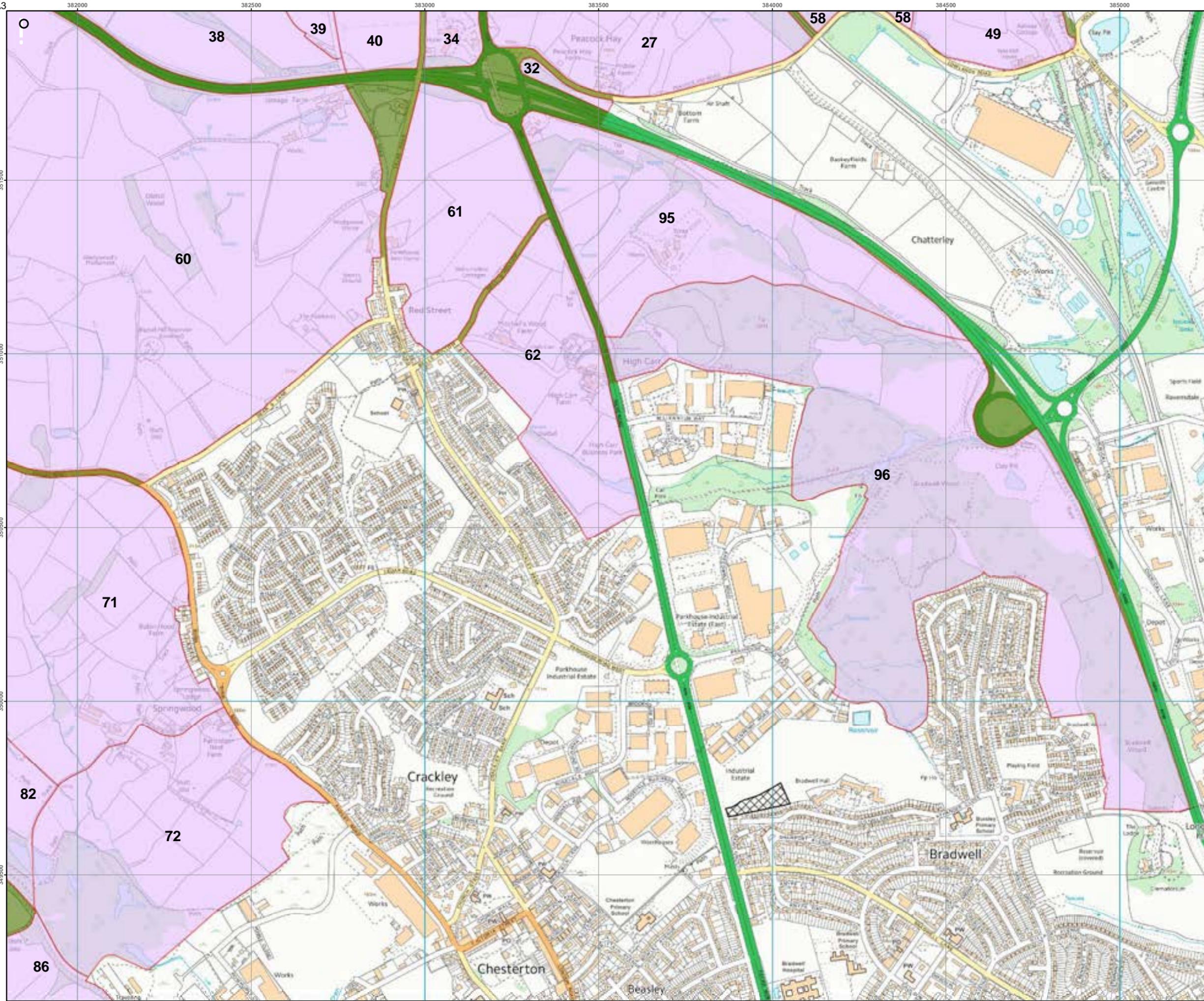
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Drawing No <b>SGB-ARP-SW-DR-PL-0009</b>	Issue <b>D4</b>
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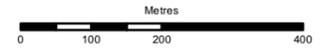
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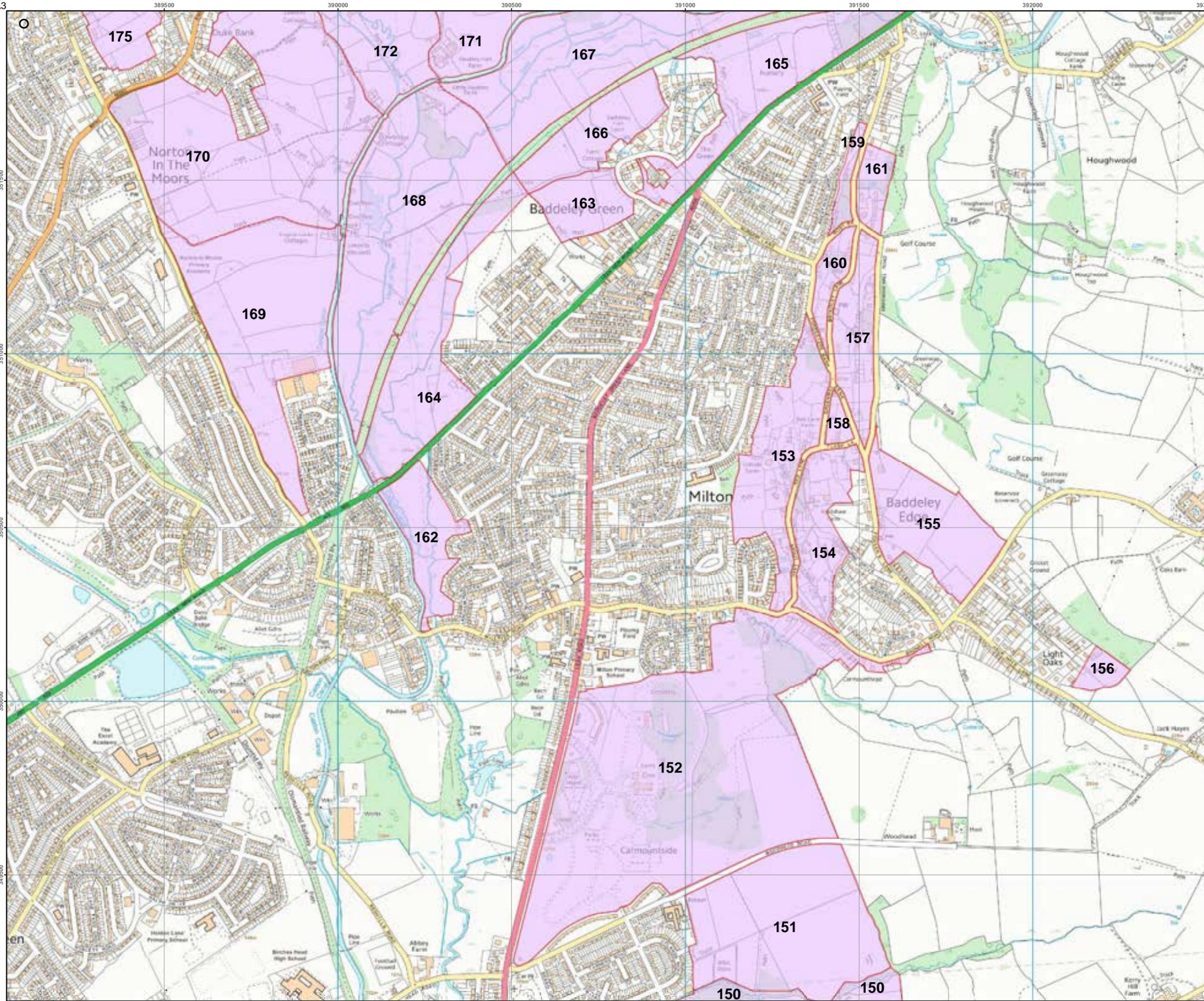
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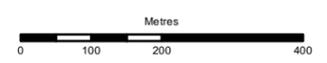
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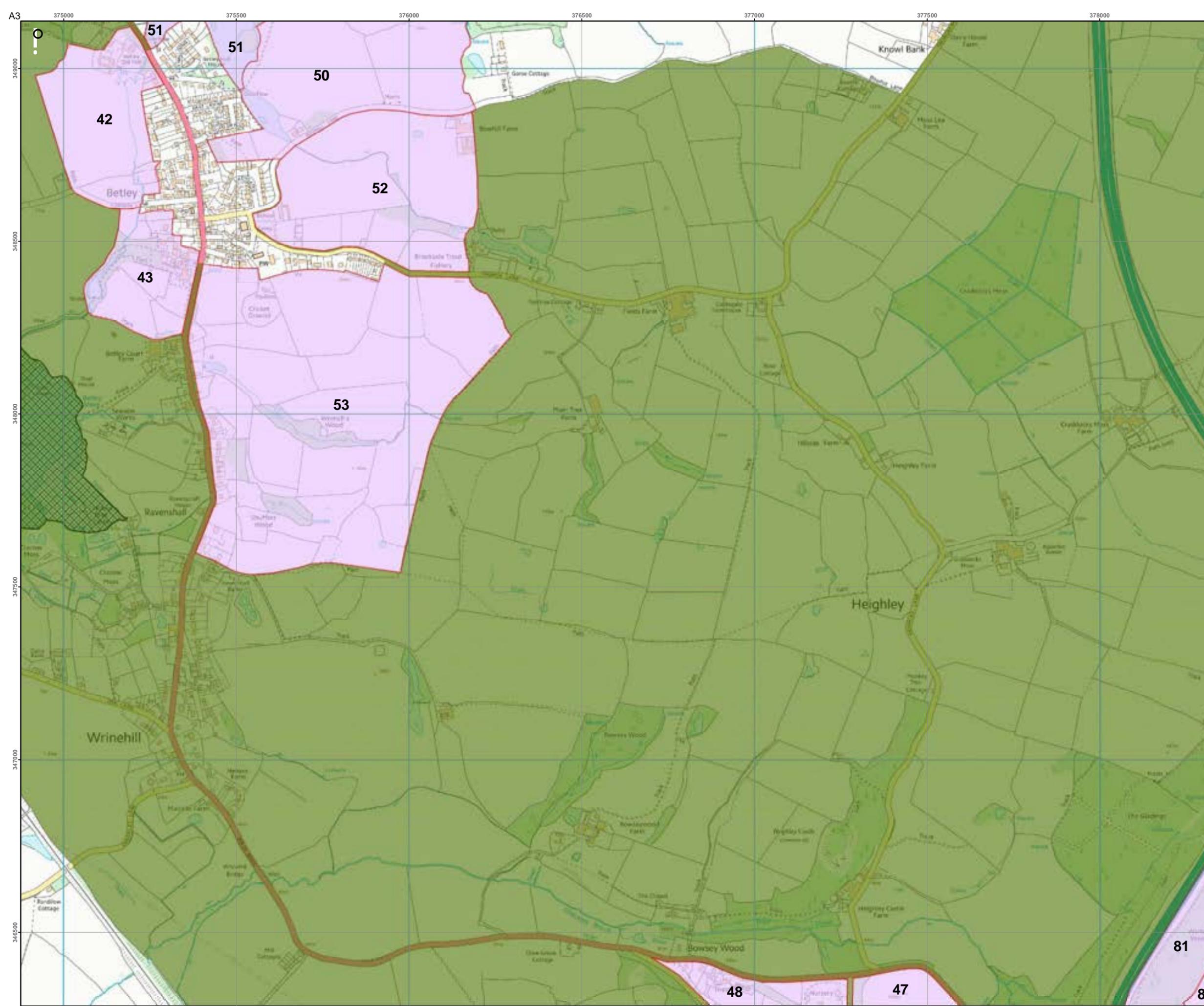
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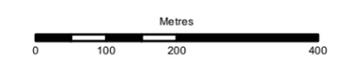
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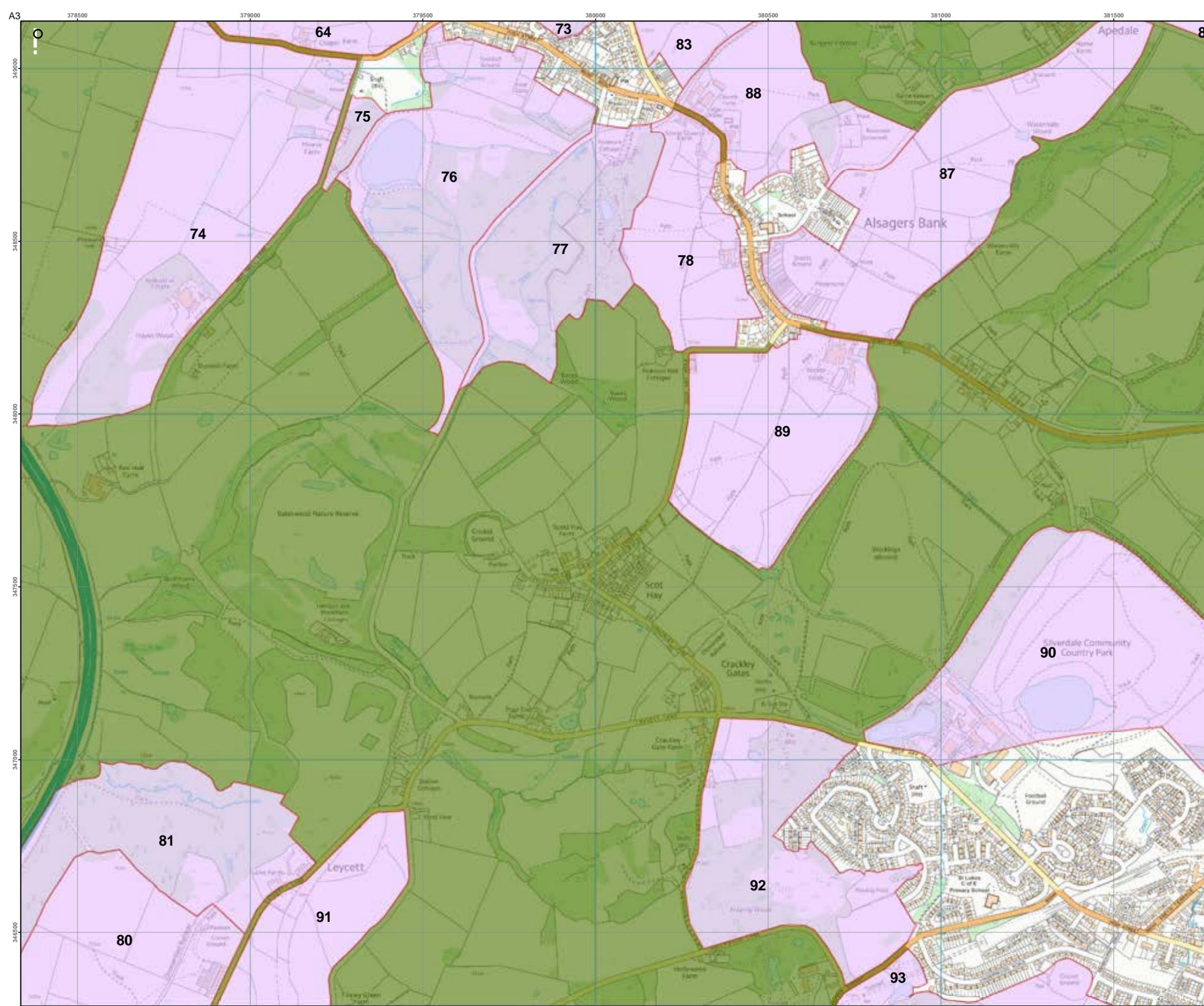
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Drawing No <b>SGB-ARP-SW-DR-PL-00012</b>	Issue <b>D4</b>
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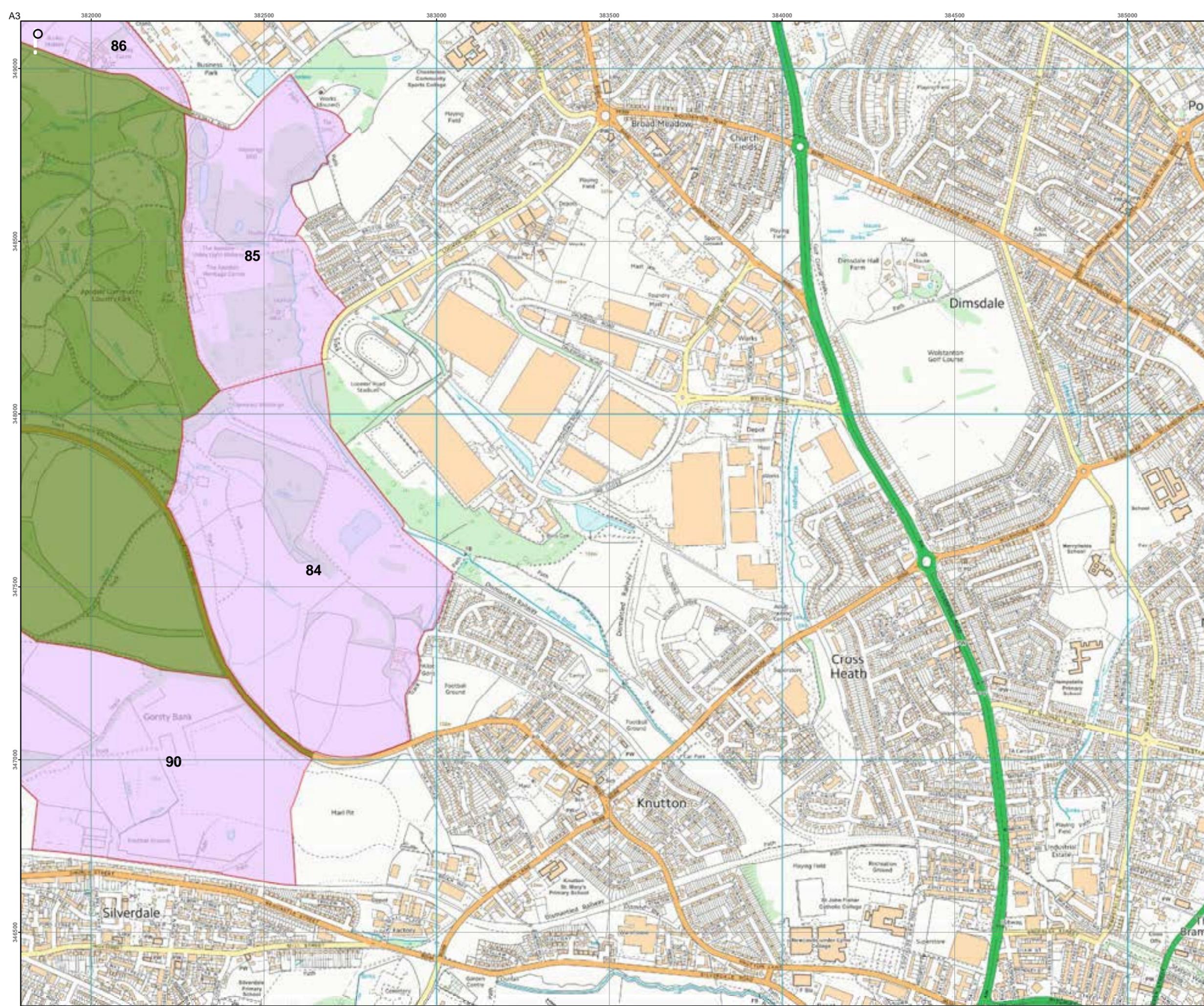
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Drawing No <b>SGB-ARP-SW-DR-PL-00013</b>	Issue <b>D4</b>
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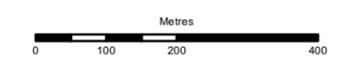


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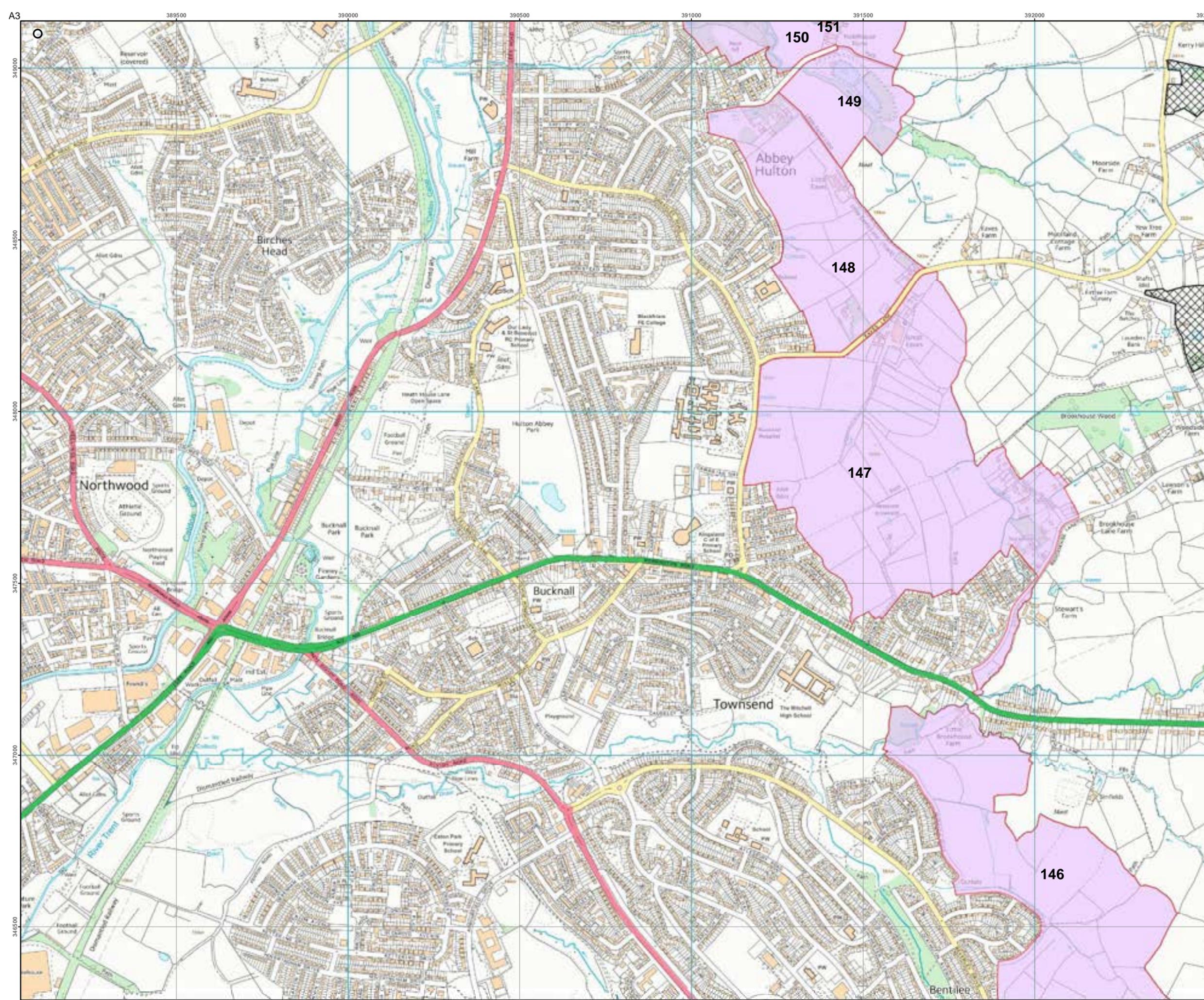
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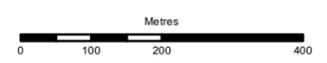
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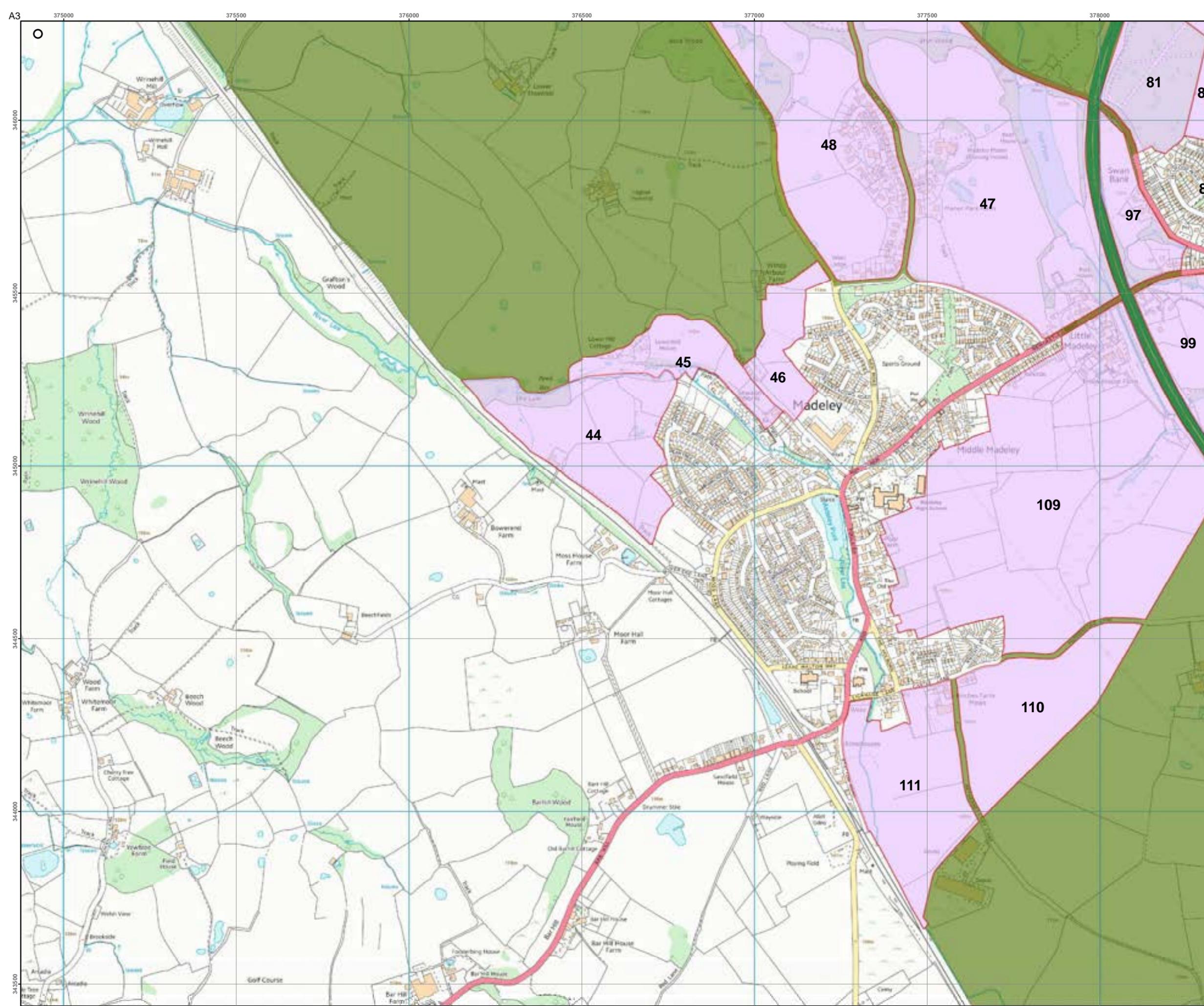
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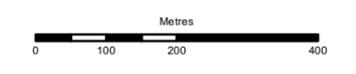
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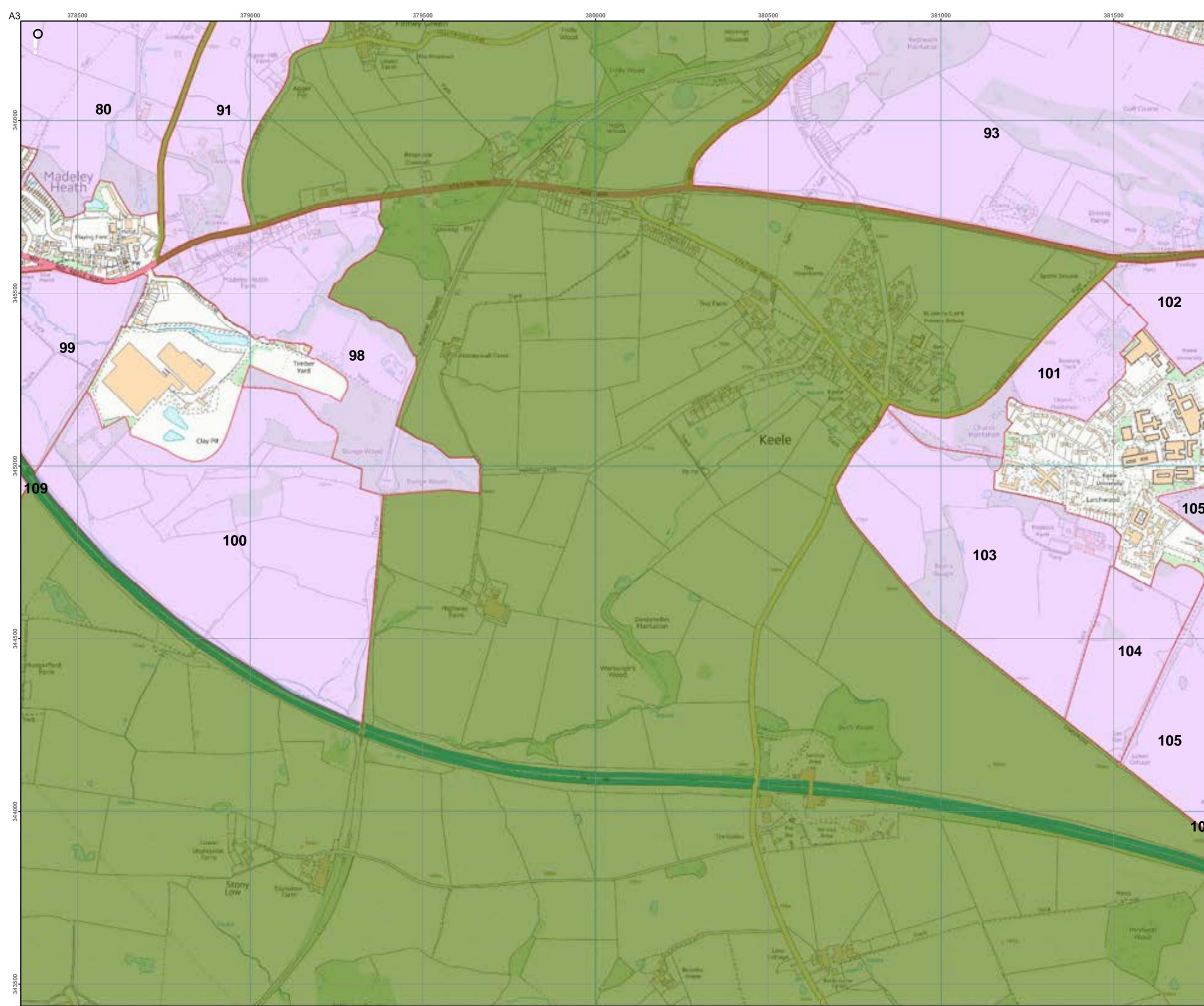
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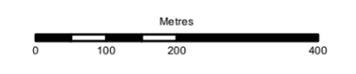
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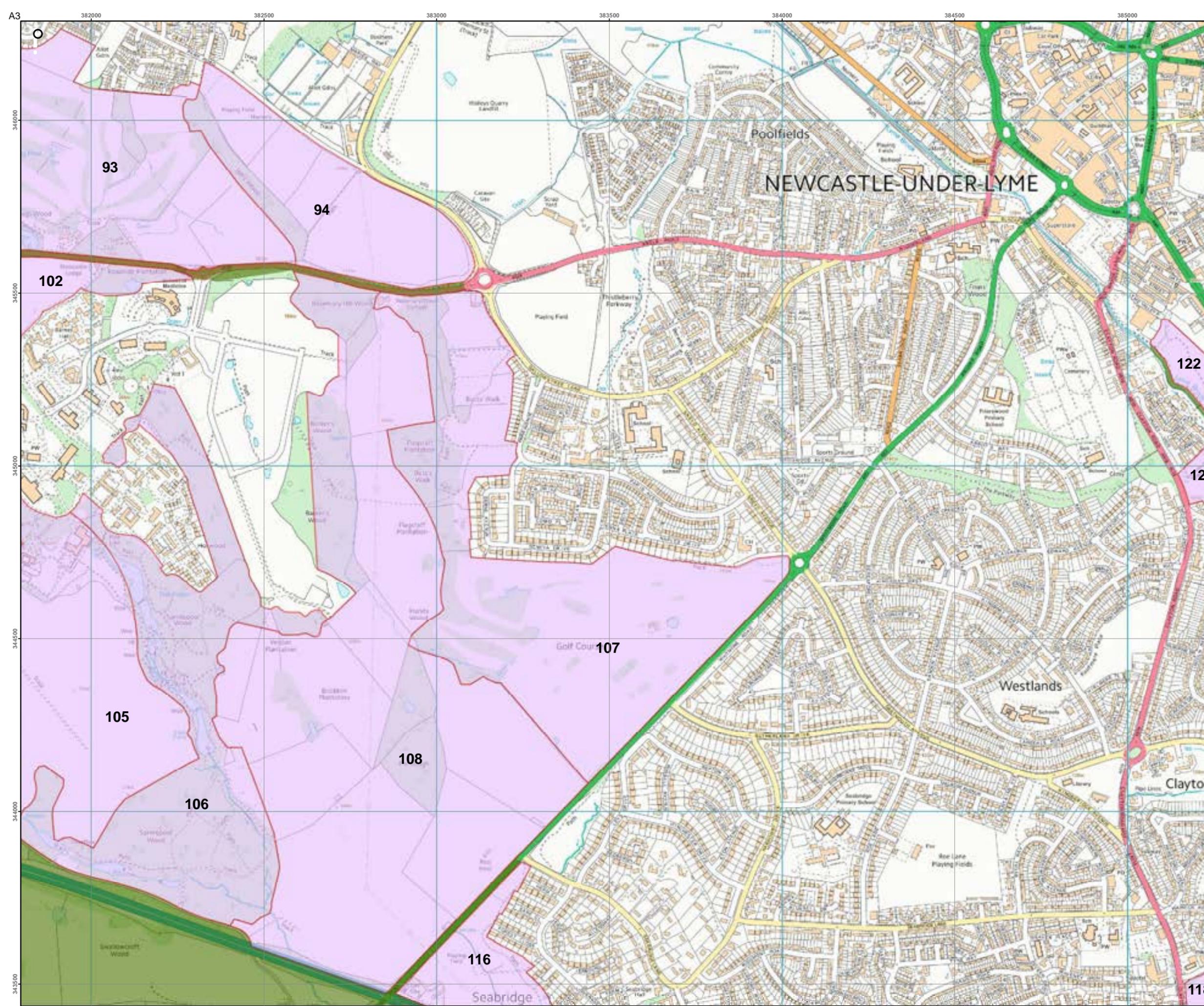
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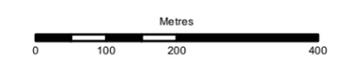
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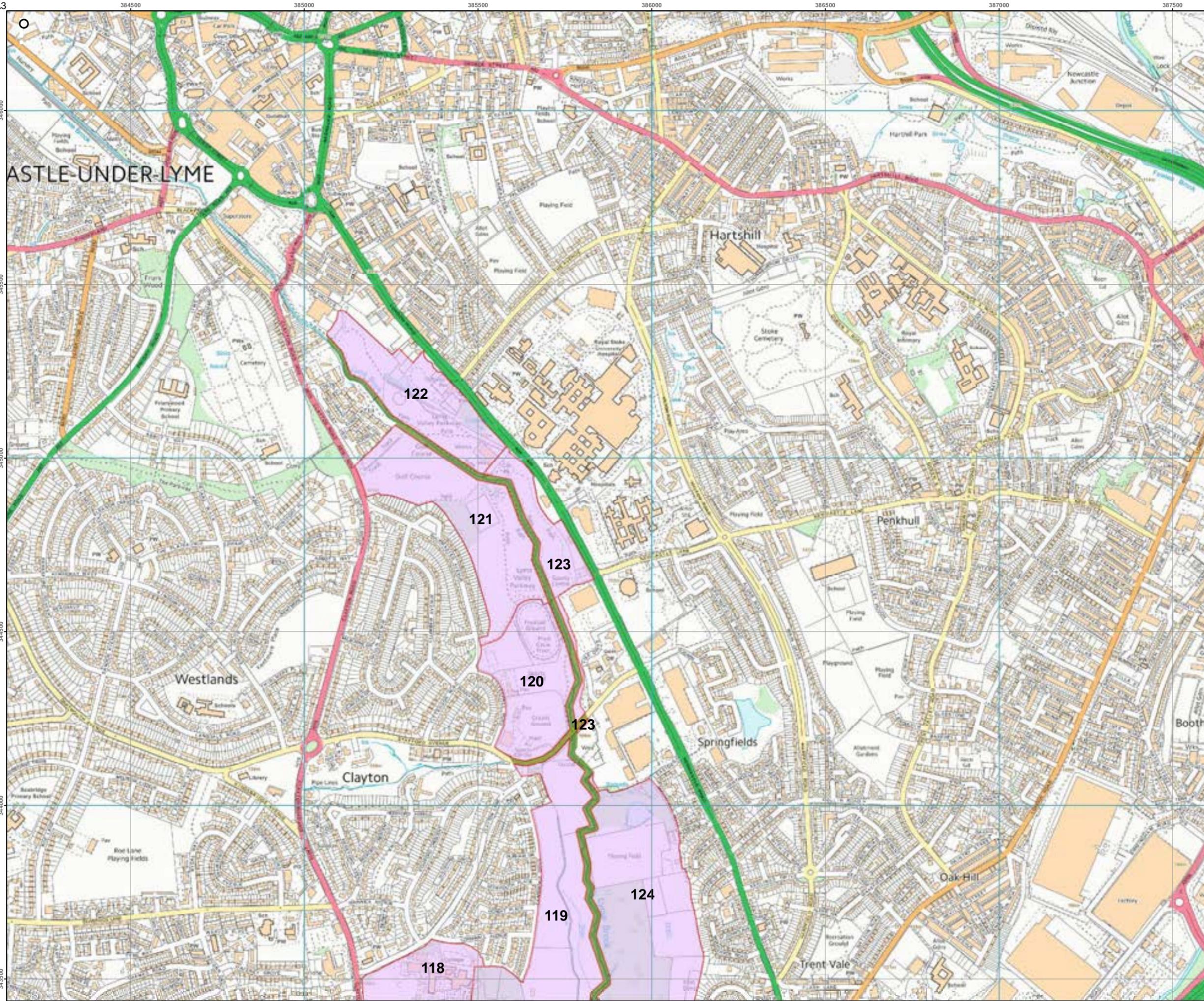
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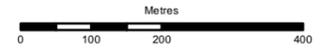
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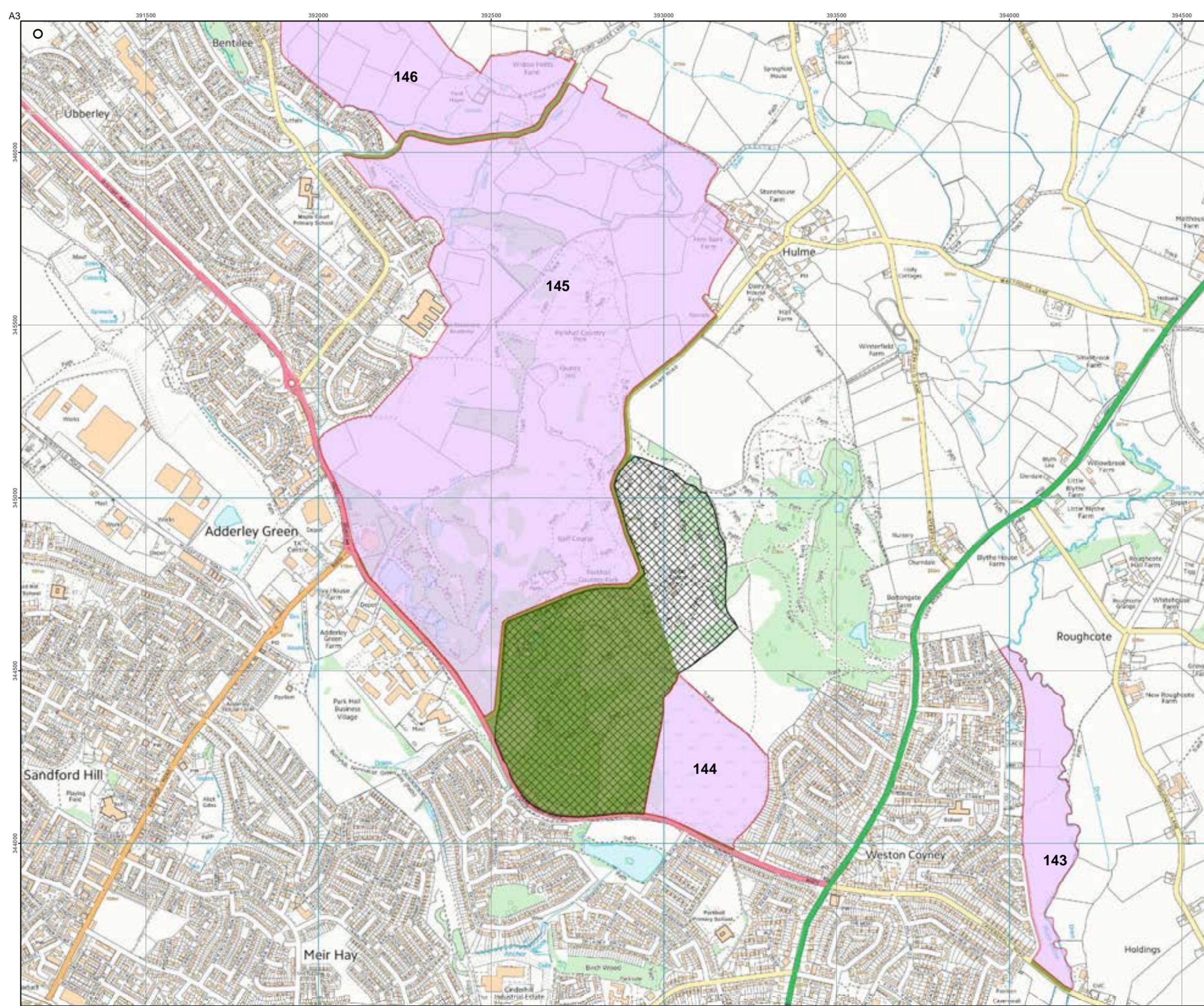
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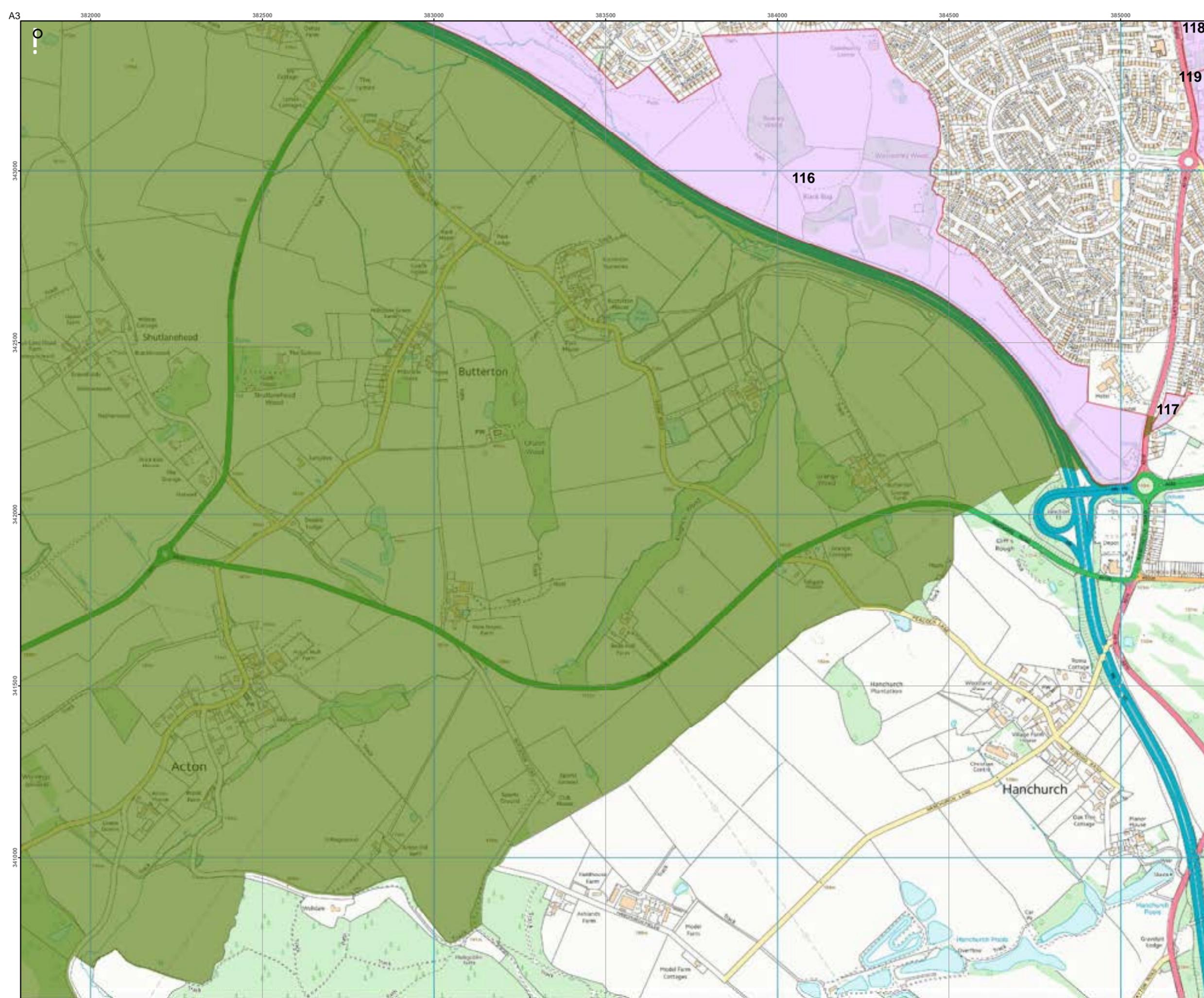
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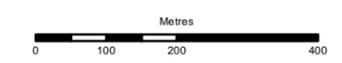


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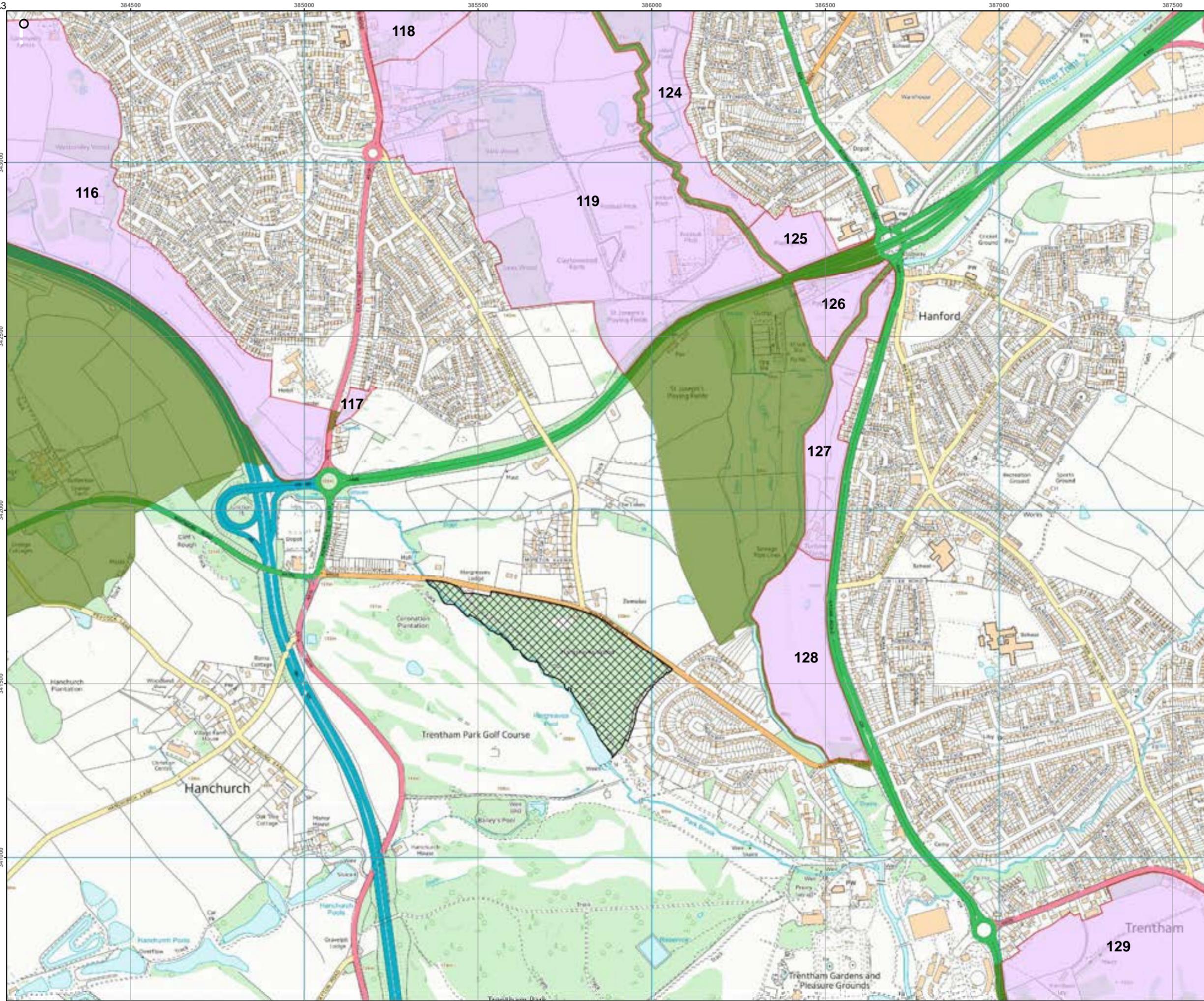
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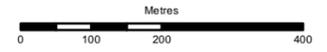
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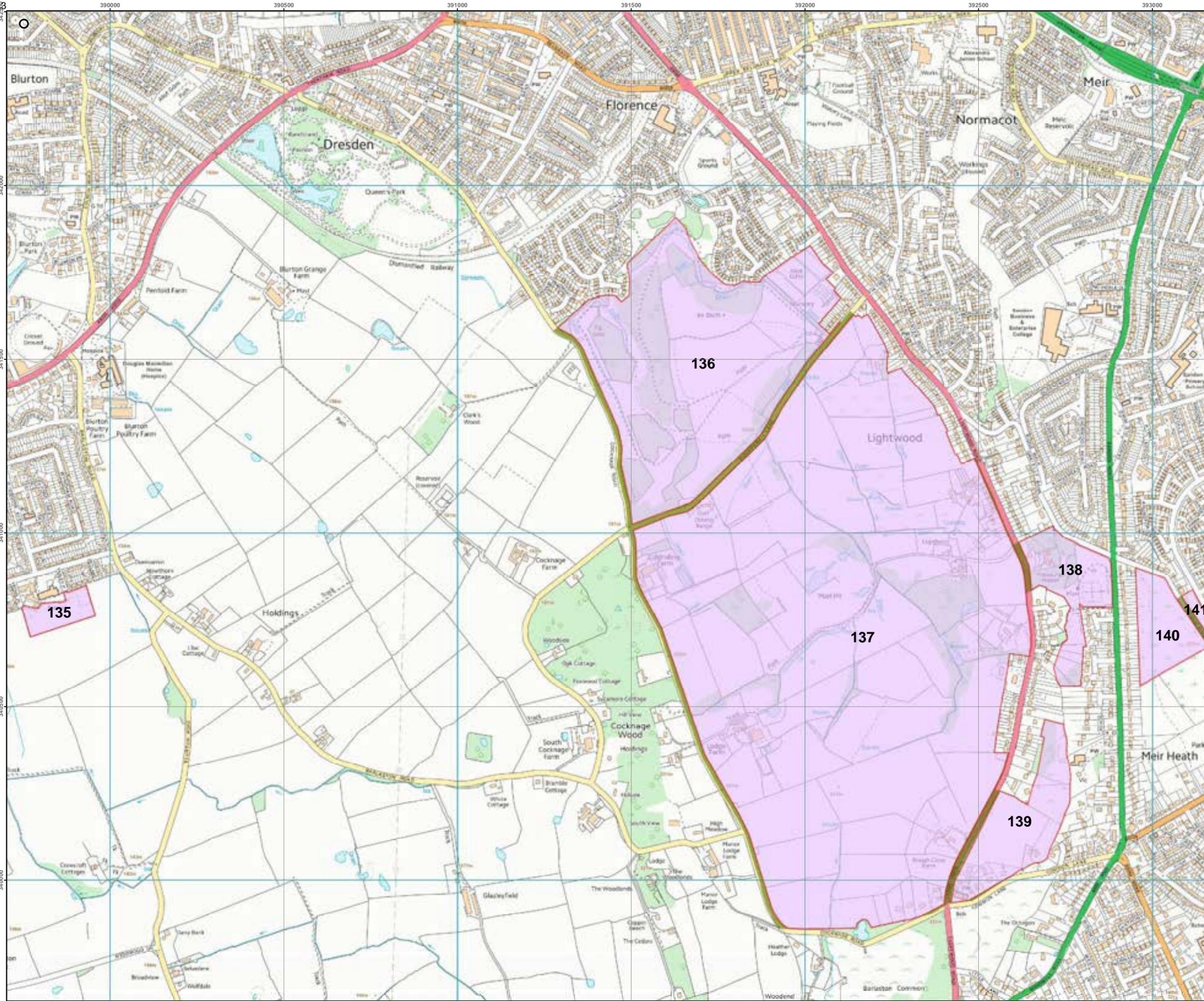
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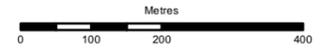


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- Key**
- Green Belt Assessment Parcel
  - Green Belt Not In Parcels
  - SSSI
  - Ramsar

D4	30/08/2017	APS	AO	SL
Issue	Date	By	Chkd	Appd



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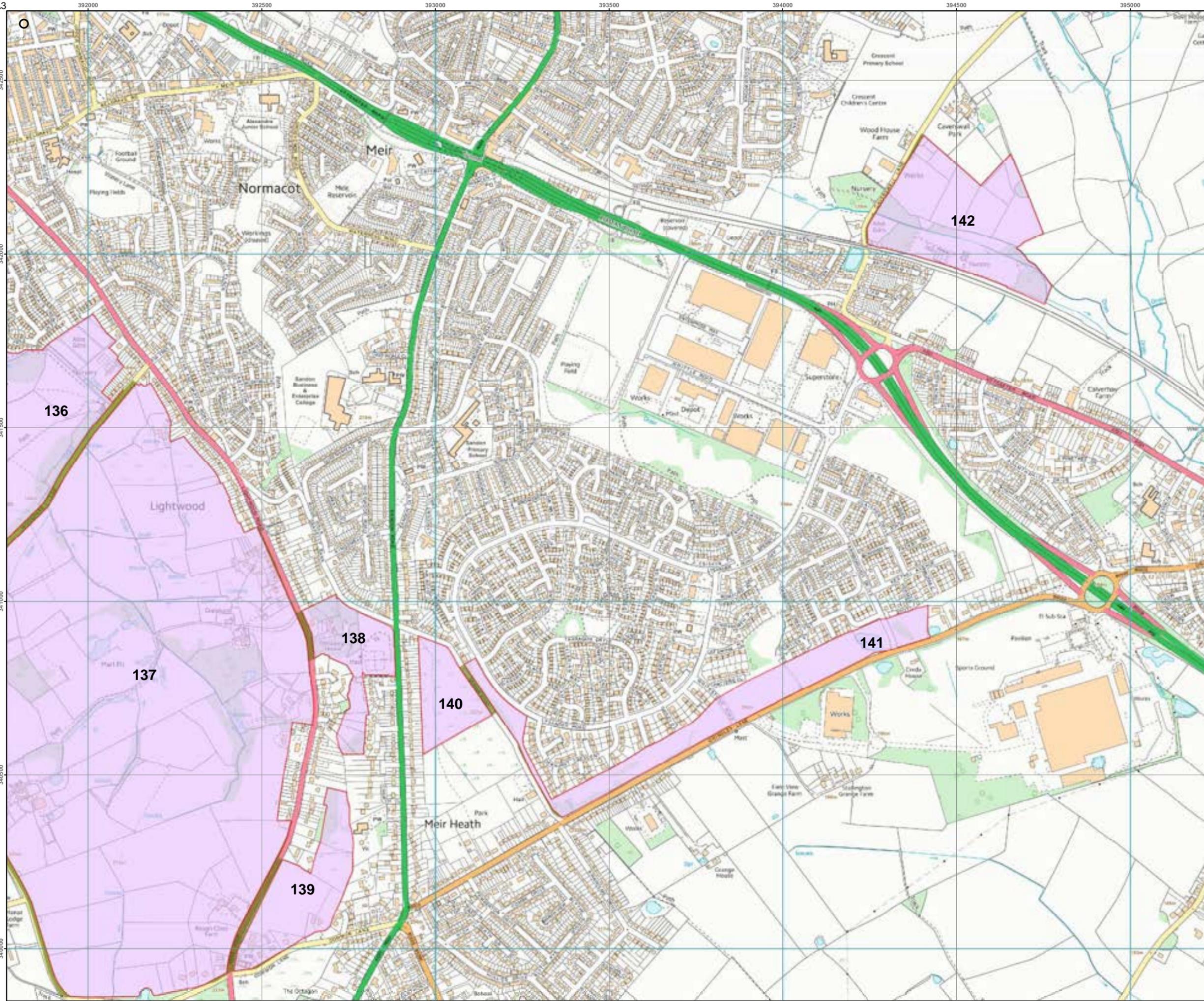
Job Title  
**Newcastle under Lyme and  
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Scale at A3  
**1:10,000**

Job No <b>253623-00</b>	Drawing Status <b>Draft</b>
Drawing No <b>SGB-ARP-SW-DR-PL-00023</b>	Issue <b>D4</b>

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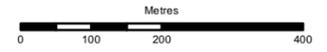
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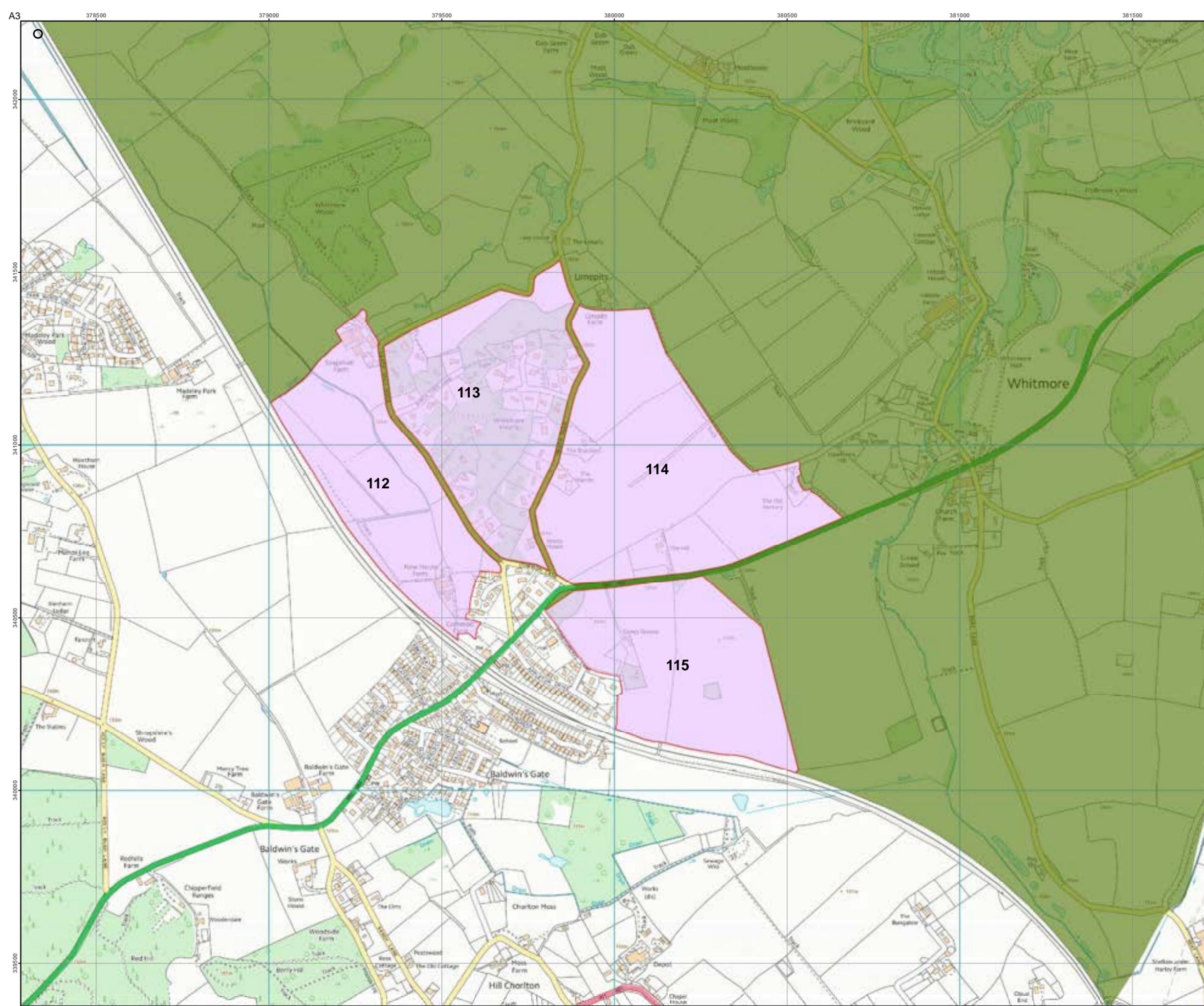
Job Title  
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**Green Belt Parcels  
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Job No <b>253623-00</b>	Drawing Status <b>Draft</b>
Drawing No <b>SGB-ARP-SW-DR-PL-00024</b>	Issue <b>D4</b>

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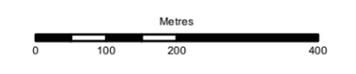
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Job Title  
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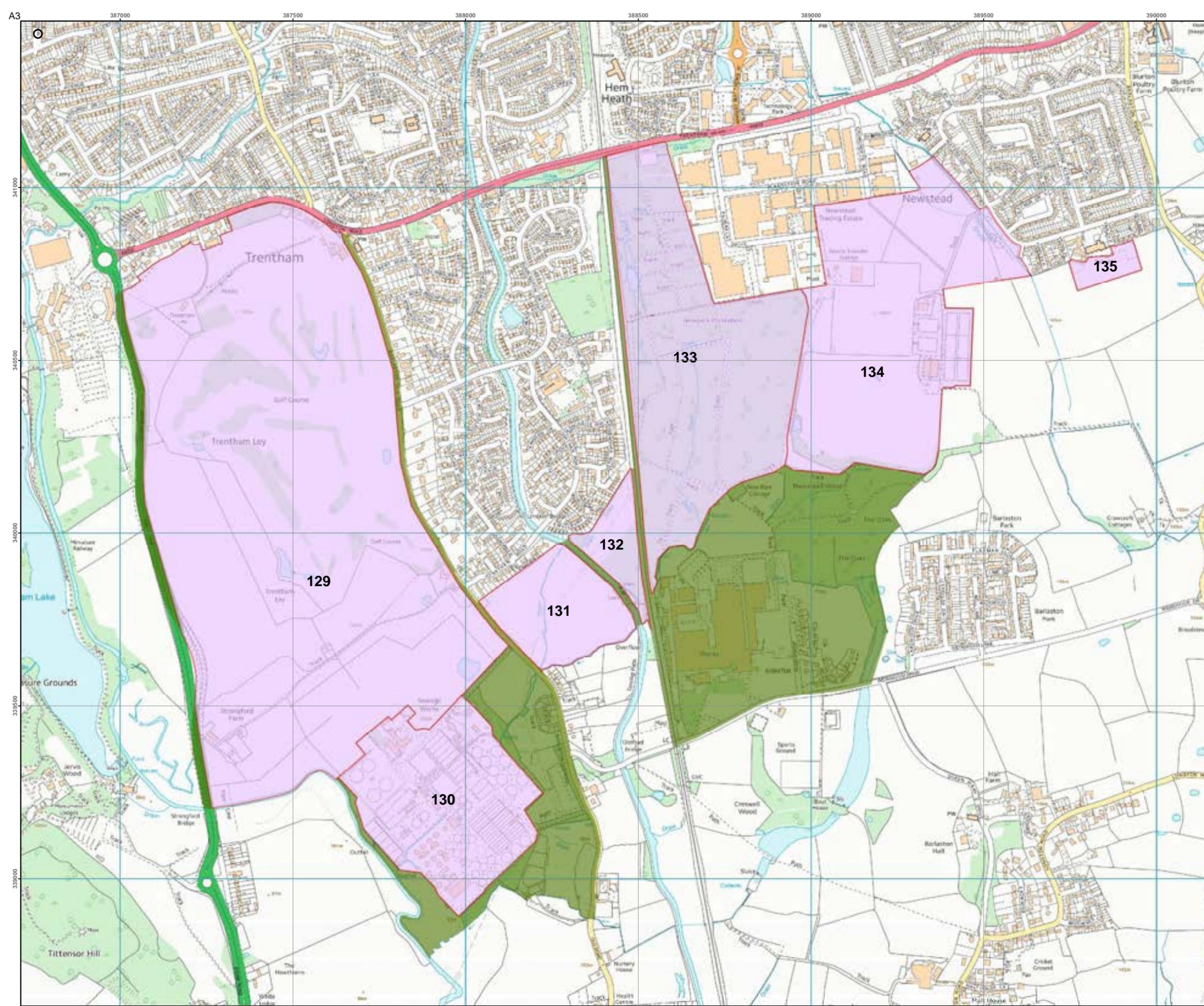
**Green Belt Parcels  
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Job No <b>253623-00</b>	Drawing Status <b>Draft</b>
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Drawing No <b>SGB-ARP-SW-DR-PL-00025</b>	Issue <b>D4</b>
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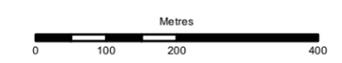
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Job Title  
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**Green Belt Parcels**  
**Page 26 of 26**

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Job No <b>253623-00</b>	Drawing Status <b>Draft</b>
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Drawing No <b>SGB-ARP-SW-DR-PL-00026</b>	Issue <b>D4</b>
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## **Appendix G**

### **Detailed Green Belt Parcel Assessment Table**

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
1	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	No contribution: There is no settlement close to the north of Mow Cop and the parcel therefore does not contribute to this purpose.	Strong contribution: The parcel is connected to the settlement of Mow Cop by its south eastern boundary along Castle Road. This is durable and would be able to prevent encroachment into the parcel. The parcel is well connected to the countryside along a mix of durable and non-durable boundaries. Castle Road to the south is durable, however the parcel's other boundaries are garden and field boundaries which would not be durable enough to prevent further encroachment if the parcel was developed. The existing land use consists predominantly of open countryside, with three residential properties and associated gardens taking up a small amount of the parcel. The parcel supports a strong degree of openness as it has approximately 10% built form, low levels of vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment as, while it has durable boundaries with the settlement, it has a strong degree of openness and less durable boundaries with the countryside which could lead to further encroachment beyond it.	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. While the parcel has a strong degree of openness and the boundaries with the countryside are less durable, the parcel's boundary with the settlement is durable and could prevent development from encroaching and from threatening the overall openness and permanence of the Green Belt. The parcel makes a moderate contribution to assisting in urban regeneration and no contribution to preventing towns from merging or checking unrestricted sprawl.	Moderate contribution
2	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	No contribution: The parcel is entirely bounded by the settlement of Mow Cop and therefore does not contribute to this purpose.	Strong contribution: The parcel is enclosed by the settlement of Mow Cop. The parcel is connected to the settlement to the west, south and east consisting of mainly less durable boundaries with garden boundaries. These may not be durable enough to prevent encroachment into the parcel. There is mix of durable and less durable boundaries to the west and north consisting of field boundaries and Castle Road. Whilst the less durable boundaries may not be able to prevent encroachment there is limited potential for encroachment given the enclosure of the parcel by the settlement. The existing land use consists of Mow Cop castle, associated surface car parking and areas of open countryside as well as a row of residential properties in the north of the parcel along Castle Road. The parcel supports a strong to moderate degree of openness as it contains less than 20% built form, low levels of vegetation however supports very open long line views of the countryside due to its elevated topography. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to very open long line views, it's strong to moderate openness and less durable boundaries.	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. Whilst the parcel has very open long line views and less durable boundaries, it has a limited connection to the countryside as it is enclosed by the settlement and therefore development of the parcel would not threaten the overall openness and permanence of the Green Belt. The parcel does not contribute to preventing towns from merging, checking unrestricted sprawl or preserving the setting of the historic town.	Moderate contribution
3	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Strong contribution: The parcel forms an essential gap between Mow Cop and Mount Pleasant whereby development of the parcel would significantly reduce the actual and perceived gap	Weak contribution: The parcel is connected to the settlement of Mow Cop along its northern boundary. This consists of Chapel Bank Road, which is durable and would be able to prevent encroachment into the parcel. The remaining boundaries are a mix of durable and less durable boundaries. The long south eastern boundary along Mow Cop Road is durable, however the parcel's western and north western	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. While further	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		and almost result in the merging of the neighbouring towns. Overall the parcel makes a strong contribution to preventing neighbouring towns from merging.	boundaries consist of garden and field boundaries and may not be durable enough to prevent further encroachment if the parcel was developed. The parcel has a limited connection to the open countryside due to the surrounding development. The existing land use consists of residential properties and associated gardens. There are properties throughout the parcel and moderate levels of vegetation. The parcel supports a weak degree of openness as it contains 20-30% built form, moderate vegetation and supports long line views of the countryside to the south west and south east. Overall the parcel makes a weak contribution to safeguarding the countryside from encroachment due to its weak openness, limited connection to the countryside, and mix of durable and less durable boundaries.		perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	development of the parcel would significantly reduce the gap between Mow Cop and Mount Pleasant, there has already been existing encroachment in the parcel and on its boundaries, and the parcel is relatively contained by nearby durable boundaries which will ensure that the openness and permanence of the Green Belt is not compromised. The parcel makes a moderate contribution to assisting in urban regeneration	
4	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Strong contribution: The parcel forms an essential gap between Kidsgrove, Mow Cop and Mount Pleasant whereby development of the parcel would significantly reduce the actual and perceived gap and result in them merging. Whilst it could be argued that Kidsgrove and Mow Cop have already merged to the east of the parcel due to development along High Street/Sands Road/Church Lane, this development is limited to ribbon development along this road and there is still a clearly defined gap (formed by the parcel) between these neighbouring towns. Development would also significantly reduce the gap between Mow Cop and Mount Pleasant without resulting in merging. Overall the parcel makes a strong contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement along its eastern boundary. This consists of garden boundaries along High Street, which are less durable and may not be able to prevent encroachment into the parcel. The parcel is connected to the countryside along its northern, western and southern boundaries. These consist of Mow Cop Road, Dales Green Road and HARRISEHEAD Lane and may be durable enough to prevent further encroachment if the parcel was developed. The existing land use consists mainly of open countryside. School buildings are situated in the west of the parcel, as well as numerous residential properties along the parcel's western and southern boundaries. There are low levels of vegetation. The parcel supports a strong degree of openness as it contains around 10% built form, low vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and mainly less durable boundaries with the settlement.	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to two purposes, a moderate contribution to one and no contribution to two. In line with the methodology, the parcel has been judged to make a strong overall contribution to the Green Belt. The parcel forms an essential gap between the neighbouring towns of Kidsgrove, Mow Cop and Mount Pleasant. The parcel makes a strong contribution to safeguarding from encroachment due to its strong openness and less durable boundaries with the settlement. The parcel makes a moderate contribution to assisting in urban regeneration.	Strong contribution
5	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not	Weak contribution: The parcel forms a less essential gap between Kidsgrove and Scholar Green whereby development of the parcel	Strong contribution: The parcel is connected to the settlement of Kidsgrove along its southern boundary. This consists mainly of garden boundaries along Gloucester Road, which are less durable and may not be able to prevent encroachment into the parcel. The parcel is well connected to the countryside along its	No contribution: Kidsgrove is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel	Strong contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	contribute to this purpose.	would slightly reduce the actual gap between the neighbouring towns, but not the perceived gap due to the area's topography. The West Coast Main Line railway line would ensure the separation of settlements was maintained. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	western, north western and north eastern boundaries. The western boundary consists of a railway line which is durable, however the other boundaries consist of tree lined field boundaries and a private road which are less durable and may not be durable enough to prevent further encroachment if the parcel was developed. The existing land use consists mainly of a playing field and small sections of open countryside and shrubbery. There are low levels of vegetation in most of the parcel and no built form. The parcel supports a strong degree of openness as it contains less than 10% built form, low vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and mainly less durable boundaries.	therefore does not contribute to this purpose.	not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	has been judged to make a strong overall contribution to the Green Belt due to its strong openness and less durable boundaries with the settlement and the countryside. The parcel makes a strong contribution to preventing encroachment into the countryside. Therefore the parcel makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
6	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Moderate contribution: The parcel forms a largely essential gap between Kidsgrove, Scholar Green and Mount Pleasant whereby development of the parcel would reduce the actual gap between the neighbouring towns, but not the perceived gap due to the area's topography. The West Coast Main Line railway line would ensure the separation of Kidsgrove and Mount Pleasant was maintained. Overall the parcel makes a moderate contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement of Kidsgrove along its southern boundary. This consists of garden boundaries along Gloucester Road and Maryhill Close, which are less durable and may not be able to prevent encroachment into the parcel. The parcel is well connected to the countryside along its south western, north western and north eastern boundaries. The north eastern boundary consists of Cob Moor Road which is durable, however the other boundaries consist of tree lined field boundaries and a private road which are less durable and may not be durable enough to prevent further encroachment if the parcel was developed. The existing land use consists mainly of open countryside. There are a small number of residential properties in the north and south west of the parcel. There are low levels of vegetation in most of the parcel. The parcel supports a strong degree of openness as it contains less than 10% built form, low vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and mainly less durable boundaries.	No contribution: Kidsgrove is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution to the Green Belt due to its strong openness and less durable boundaries with the settlement and the countryside. The parcel makes a strong contribution to preventing encroachment into the countryside. Therefore the parcel makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The parcel makes a moderate contribution to preventing towns from merging.	Strong contribution
7	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between Kidsgrove, Scholar Green and Mount Pleasant whereby development of the parcel would slightly reduce the actual gap between the neighbouring towns, but not the perceived gap due to the area's topography. The West Coast Main Line railway line would ensure	Strong contribution: The parcel is connected to the settlement along its southern boundary. This consists of Newchapel Road, which is durable and may be able to prevent encroachment into the parcel. The parcel is well connected to the countryside along its western and north eastern boundaries. The western boundary consists of Cob Moor Road which is durable, however the north eastern boundary consists of a private track which is less durable and may not be durable enough to prevent further encroachment if the parcel was developed. The existing land use consists mainly of open countryside. There are a small number of residential properties in the south west of the parcel and a warehouse in the south.	No contribution: Kidsgrove is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution to the Green Belt due to its strong openness and less durable boundaries with the settlement and the countryside. The parcel makes a strong contribution to preventing encroachment into the countryside. Therefore the parcel makes a strong contribution to fulfilling the fundamental aim of the Green	Strong contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		the separation of settlements was maintained. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	There are low levels of vegetation in most of the parcel. The parcel supports a strong degree of openness as it contains around 10% built form, low vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment as, while the majority of its boundaries are durable, it is open and development may lead to further encroachment into the parcel.		the recycling of derelict and other urban land.	Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
8	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between Kidsgrove and Mount Pleasant whereby development of the parcel would slightly reduce the actual gap between the neighbouring towns, but not the perceived gap. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement along its southern and eastern boundaries. The southern boundary consist of Newchapel Road, which is durable, however the eastern boundary consists of garden boundaries along High Street and Church Street, which are less durable and may not be able to prevent encroachment into the parcel. The parcel is moderately well connected to the countryside along its northern and western boundaries. These consist of tree lined field boundaries and a footpath which are less durable and may not be durable enough to prevent further encroachment if the parcel was developed. The existing land use consists mainly of open countryside. There is no built form in the parcel and low levels of vegetation. The parcel supports a strong degree of openness as it contains less than 10% built form, low vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and mainly less durable boundaries.	No contribution: Kidsgrove is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution to the Green Belt due to its strong openness and less durable boundaries with the settlement and the countryside. The parcel makes a strong contribution to preventing encroachment into the countryside. Therefore the parcel makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
9	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between Kidsgrove and Mount Pleasant whereby development of the parcel would slightly reduce the actual gap between the neighbouring towns, but not the perceived gap due to the area's topography. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: The parcel is connected to the settlement of Kidsgrove along its southern boundaries. These consist of garden boundaries along Lawton Street, which are less durable and may not be able to prevent encroachment into the parcel. The parcel is well connected to the countryside along its northern, western and eastern boundaries. The eastern boundary consists of High Street and is durable, however the other boundaries consist of field boundaries and may not be durable enough to prevent further encroachment if the parcel was developed. The existing land use consists of mainly open countryside and residential gardens. There are residential properties taking up around 25% of the parcel's area, and low levels of vegetation. The parcel supports a weak to moderate degree of openness as it contains 20-30% built form, low vegetation and supports long line views of the countryside to the west. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment as, while it has mainly less durable boundaries, it supports a weak to moderate degree of openness.	No contribution: Kidsgrove is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to two purposes, a weak contribution to one and no contribution to two. In line with the methodology, the parcel has therefore been judged to make weak overall contribution to the Green Belt. While the parcel has mainly less durable boundaries which may not prevent encroachment beyond it, it supports a weak to moderate degree of openness due to existing development and only contributes weakly to preventing Kidsgrove and Mount Pleasant from merging.	Weak contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
10	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between Kidsgrove, Mount Pleasant and Mow Cop whereby development of the parcel would reduce the actual gap between the neighbouring towns, but not the perceived gap due to the area's topography and the existing pattern of development. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement of Kidsgrove along its western, southern and eastern boundaries. The western boundary consists of High Street, which is durable. The southern and eastern boundaries consist of garden boundaries which are less durable and may not be able to prevent encroachment into the parcel. The parcel is connected to the countryside along its northern and south eastern boundaries. The northern boundary along Harriseahead Lane is durable, however the south eastern boundary consists of a private road which is less durable and may not be able to prevent further encroachment if the parcel was developed. The existing land use mainly consists of open countryside. There are a small number of residential and farm properties in the parcel, and low levels of vegetation. The parcel supports a strong degree of openness as it contains less than 10% built form, low vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and partially less durable boundaries with the settlement and the countryside.	No contribution: Kidsgrove is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt as, while the parcel is open and has less durable boundaries particularly with the settlement, the boundaries with the countryside are durable and therefore any future development would be contained and would not threaten the overall openness and permanence of the Green Belt. The parcel makes a weak contribution to preventing towns from merging.	Moderate contribution
11	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between Kidsgrove, Mount Pleasant and Mow Cop whereby development of the parcel would slightly reduce the actual gap between towns however the parcel is enclosed by Kidsgrove / Harriseahead. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement of Kidsgrove along its eastern and southern boundaries. A section of the eastern boundary along Bullock House Road is durable, however these mainly consist of garden boundaries which are less durable and may not be able to prevent encroachment into the parcel. The parcel is connected to the countryside along its north western boundary. This consists of a private road which is less durable and may not be able to prevent further encroachment if the parcel was developed. The existing land use mainly consists of open countryside. There is no built form and low levels of vegetation in the parcel. The parcel supports a strong degree of openness as it contains less than 10% built form, low vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and mainly less durable boundaries with the settlement and the countryside.	No contribution: Kidsgrove is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt as, while the parcel is open and has less durable boundaries with the settlement and the countryside, any future development would be contained by nearby durable boundaries and would not threaten the overall openness and permanence of the Green Belt.	Moderate contribution
12	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between Kidsgrove, Biddulph and Mow Cop whereby development of the parcel would slightly reduce the actual gap between the neighbouring towns, but not the perceived gap due to the area's topography.	Strong contribution: The parcel is connected to the settlement along its western and north western boundaries. These consist of garden boundaries along Mow Cop Road, Church Lane and Sands Lane which are less durable and may not be able to prevent encroachment into the parcel. The parcel is well connected to the countryside along its eastern and southern boundaries. The southern boundary consists of Biddulph Road, which is durable. The eastern boundary consists of field boundaries which are less durable and may not be able to prevent further	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt as, while the parcel is open and has less durable boundaries with the settlement and the countryside, any future development would be contained by	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	encroachment if the parcel was developed. The existing land use mainly consists of open countryside. There are a small number of residential and farm properties and low levels of vegetation in the parcel. The parcel supports a strong degree of openness as it contains less than 10% built form, low vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and mainly less durable boundaries with the settlement and the countryside.		contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	nearby durable boundaries such as Tower Hill Road. These boundaries would contain development and prevent it from threatening the overall openness and permanence of the Green Belt.	
13	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Moderate contribution: The parcel forms a largely essential gap between Kidsgrove and Biddulph whereby development of the parcel would significantly reduce the actual and perceived gap between the neighbouring towns however would not result in them merging. Overall the parcel makes a moderate contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement of Kidsgrove / Harseahead along its western boundaries. These consists of garden boundaries which are less durable and may not be able to prevent encroachment into the parcel. The parcel is well connected to the countryside along its north western, north eastern, south eastern and south western boundaries. These are mainly durable and defined by roads. The north eastern boundary consists of field boundaries which are less durable and may not be able to prevent further encroachment if the parcel was developed. The existing land use mainly consists of open countryside. There are a small number of farm properties and low levels of vegetation in the parcel. The parcel supports a strong degree of openness as it contains less than 10% built form, low vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and partially less durable boundaries with the settlement and the countryside.	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. Whilst the parcel has a strong degree of openness and less durable boundaries with the settlement, the parcel's boundaries with the countryside are predominantly durable apart from the eastern boundary. However there are durable boundaries to the east (Tower Hill Road) which would contain development and prevent it from threatening the overall openness and permanence of the Green Belt.	Moderate contribution
14	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between Kidsgrove and Biddulph whereby development of the parcel would slightly reduce the actual gap between the neighbouring towns, but not the perceived gap. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement of Kidsgrove / Harseahead along its western, south western and southern boundaries. The southern boundary consists of Long Lane and is durable, however these mainly consist of garden boundaries which are less durable and may not be able to prevent encroachment into the parcel. The parcel is connected to the countryside along its north eastern and south eastern boundaries. These are mainly durable and defined by roads. The existing land use mainly consists of open countryside. There are a small number of farm properties and low levels of vegetation in the parcel. The parcel supports a strong degree of openness as it contains less than 10% built form, low vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and mainly less durable boundaries with the settlement.	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt as, while the parcel is strongly open and has less durable boundaries with the settlement, any future development would be contained by the parcel's durable boundaries with the countryside. Development of the parcel would not threaten the overall openness and permanence of the Green Belt.	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
15	Weak contribution: The parcel is connected to the Stoke-on-Trent urban area along its short southern boundary. This consists of the garden boundaries of residential properties along Mellor Street, and may not be durable enough to prevent sprawl. The parcel is poorly connected to the urban area due to the short length of this boundary. Overall the parcel makes a weak contribution to checking unrestricted sprawl due to its poor connection to the urban area.	Strong contribution: The parcel forms an essential gap between the Stoke-on-Trent urban area and Kidsgrove whereby development of the entire parcel would result in the merging of the neighbouring towns. Overall the parcel makes a strong contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement of Kidsgrove along its north western boundaries. These mainly consist of garden boundaries which are less durable and may not be able to prevent encroachment into the parcel. The parcel is well connected to the countryside along its northern, eastern and southern boundaries. The northern and eastern boundaries consist of Long Lane and Stadmorslow Lane and are durable. The southern boundaries consist of field and garden boundaries which are less durable and may not be able to prevent further encroachment if the parcel was developed. The existing land use mainly consists of open countryside. There are a small number of farm properties and low levels of vegetation in the parcel. The parcel supports a strong degree of openness as it contains less than 10% built form, low vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and mainly less durable boundaries with the settlement and the countryside.	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to two purposes, a moderate contribution to one, a weak contribution to one and no contribution to one. In line with the methodology, the parcel has been judged to make a strong overall contribution to the Green Belt due to its strong openness and the essential gap that it forms between the Stoke-on-Trent urban area and Kidsgrove. The parcel makes a weak contribution to checking unrestricted sprawl.	Strong contribution
16	Moderate contribution: The parcel is connected to the Stoke-on-Trent urban area along its southern boundary. This consists of the garden boundaries of residential properties along Mellor Street, and may not be durable enough to prevent sprawl. The parcel is connected to the built up area along this long boundary. Overall the parcel makes a moderate contribution to checking unrestricted sprawl due to its less durable boundary with the urban area.	Strong contribution: The parcel forms an essential gap between the Stoke-on-Trent urban area and Kidsgrove whereby development of the entire parcel would result in the merging of the neighbouring towns. Overall the parcel makes a strong contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement of Kidsgrove along its western boundary and it is connected to the Stoke-on-Trent urban area along its southern boundary. These boundaries mainly consist of garden boundaries which are less durable and may not be able to prevent encroachment into the parcel. The parcel is only connected to the countryside along its north eastern boundary and short section of the south western boundary. The shorter south western boundary consists Newtown road and is durable. The north eastern boundary consist of field boundaries which are less durable and may not be able to prevent further encroachment if the parcel was developed. The existing land use mainly consists of open countryside. There are a small number of residential and farm properties and low levels of vegetation in the parcel. The parcel supports a strong degree of openness as it contains less than 10% built form, low vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and mainly less durable boundaries with the settlement and the countryside.	No contribution: Kidsgrove is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to two purposes, a moderate contribution to two and no contribution to one. In line with the methodology, the parcel has therefore been judged to make a strong overall contribution to the Green Belt. The parcel is strongly open and has less durable boundaries with Stoke-on-Trent, Kidsgrove and the countryside thus it makes a strong contribution to safeguarding from encroachment. In addition, development would close an essential gap between Stoke-on-Trent and Kidsgrove and therefore the parcel makes a strong contribution to preventing towns from merging.	Strong contribution
17	Moderate contribution: The parcel is connected to the Stoke-on-Trent urban area along its southern boundary. This consists of Bull Lane, and forms a durable boundary. The	Strong contribution: The parcel forms an essential gap between the Stoke-on-Trent urban area, Biddulph and Kidsgrove whereby development of the entire parcel would significantly reduce the actual and	Strong contribution: The parcel is connected to the Stoke-on-Trent urban area along its southern boundary. This consists of Bull Lane, which is durable enough to prevent encroachment into the parcel. The parcel is well connected to the countryside along its northern, western and eastern boundaries. The northern and western boundaries consist of Brown Lees Road and Stadmorslow Lane,	No contribution: Biddulph is a historic town, however the parcel is not located within 250 metres of the Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt	The parcel makes a strong contribution to two purposes, a moderate contribution to two and no contribution to one. In line with the methodology, the parcel has therefore been judged to make a strong overall contribution to the Green Belt. While the parcel's boundary with Stoke-on-Trent is durable, the parcel is strongly open and the boundaries with the	Strong contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	parcel is only connected to the urban area along this southern boundary. There is some potential for ribbon development in the parcel along its southern boundary given the existing ribbon development along Bull Lane to the west of the parcel, the parcel therefore plays a moderate role in preventing further ribbon development.. Overall the parcel makes a moderate contribution to checking unrestricted sprawl as, while its boundary with the settlement is durable, there is potential for further ribbon development along Bull Lane.	perceived gap between the neighbouring towns and almost result in merging. Overall the parcel makes a strong contribution to preventing neighbouring towns from merging.	which are durable. The eastern boundary consists of field boundaries, which are less durable and may not be able to prevent further encroachment if the parcel was developed. The existing land use mainly consists of open countryside. There are a small number of residential and farm properties and low levels of vegetation in the parcel. The parcel supports a strong degree of openness as it contains less than 10% built form, low vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment as, while it has durable boundaries with the settlement, it has a strong degree of openness and less durable boundaries with the countryside which could lead to further encroachment beyond it.		perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	countryside are less durable thus it makes a strong contribution to safeguarding from encroachment. The parcel forms an essential gap between Stoke-on-Trent, Biddulph and Kidsgrove and makes a strong contribution to preventing towns from merging. The parcel makes a moderate contribution to checking unrestricted sprawl from Stoke-on-Trent.	
18	Moderate contribution: The parcel is connected to the Stoke-on-Trent urban area along its southern and eastern boundaries. The eastern boundary along Newtown Road is durable, however the southern boundary consists of garden boundaries along Lapwing Close and is less durable. The parcel is well connected to the urban area on two sides. There are already significant levels of ribbon development in the parcel, and due to its small size there is limited potential for further ribbon development. Overall the parcel makes a moderate contribution to checking unrestricted sprawl due	Strong contribution: The parcel forms an essential gap between the Stoke-on-Trent urban area and Kidsgrove whereby development of the parcel would result in the merging of the settlements. Overall the parcel makes a strong contribution to preventing neighbouring towns from merging.	Weak contribution: The parcel is connected to both the Stoke-on-Trent urban area and Kidsgrove. The parcel is connected to the Stoke-on-Trent urban area along its eastern and southern boundaries. The eastern boundary consists of Turnhurst Road, which is durable. The southern boundary consists of garden boundaries which may not be durable enough to prevent encroachment into the parcel. The parcel is connected to Kidsgrove to the north along the junction of Station Road and Newton Road which is a durable boundary. The parcel is connected to the countryside along its western and north eastern boundaries. These consist of Birchenwood Road and Newtown Road, which may be durable enough to prevent further encroachment if the parcel was developed. The existing land use mainly consists of open countryside however there is residential ribbon development within the parcel along Newton Road. 20-25% of the parcel consists of residential properties and gardens, and there are low levels of vegetation. The parcel supports a weak degree of openness as it contains 20-30% built form, low vegetation and does not support long line views of the countryside. Overall the parcel makes a weak contribution to safeguarding the countryside from encroachment due to its weak degree of openness and mainly durable boundaries.	No contribution: Kidsgrove and Stoke-on Trent are historic towns, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has therefore been judged to make a moderate overall contribution to the Green Belt. While the parcel forms an essential gap between Stoke-on-Trent and Kidsgrove, there is existing development in the parcel which means that there is already a perception of merging. Furthermore the parcel has predominately durable boundaries which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt.	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	to its mix of durable and less durable boundaries with the urban area.						
19	Weak contribution: The parcel is connected to the Stoke-on-Trent urban area along its south eastern boundary, which follows Birchenwood Road. This forms a durable boundary which could prevent sprawl. Overall the parcel makes a weak contribution to checking unrestricted sprawl due to its durable boundary.	Strong contribution: The parcel forms an essential gap between the Stoke-on-Trent urban area and Kidsgrove whereby development of the entire parcel would result in the merging of the neighbouring towns. Overall the parcel makes a strong contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to both the Stoke-on-Trent urban area and Kidsgrove. The parcel is connected to Kidsgrove along its northern and western boundaries, and is connected to the Stoke-on-Trent urban area along part of its southern and eastern boundaries. These consist of a mix of durable and less durable boundaries. The largest northern boundary consists of garden boundaries and may not be durable enough to prevent encroachment into the parcel. The parcel is moderately well connected to the countryside along most of its long southern boundary. This consists of a footpath, bridleway, stream and thick tree line, which may be durable enough to prevent further encroachment if the parcel was developed. The existing land use mainly consists of open countryside. There is no built form and low levels of vegetation in the parcel. The parcel supports a strong degree of openness as it contains less than 10% built form, low vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment as it has less durable boundaries with the settlement of Kidsgrove and has a strong degree of openness.	No contribution: Kidsgrove and Stoke-on-Trent are historic towns, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to two purposes, a moderate contribution to one, a weak contribution to one, and no contribution to one. In line with the methodology, the parcel has been judged to make a strong overall contribution to the Green Belt. The parcel forms an essential gap between the Stoke-on-Trent urban area and Kidsgrove thus it makes a strong contribution to preventing towns from merging. The parcel makes a strong contribution to safeguarding from encroachment due to the less durable boundaries with Kidsgrove and its strong openness. The parcel makes a weak contribution to checking unrestricted sprawl.	Strong contribution
20	Moderate contribution: The parcel is connected to the Stoke-on-Trent urban area along its western and southern boundaries. These are a mix of durable and less durable boundaries comprised of road and garden boundaries which could prevent sprawl in places. Overall the parcel makes a moderate contribution to checking unrestricted sprawl due to its mix of durable and less durable boundaries.	Strong contribution: The parcel forms an essential gap between the Stoke-on-Trent urban area and Kidsgrove whereby development of the entire parcel would result in the merging of the settlements. Overall the parcel makes a strong contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement of Kidsgrove to the north. It is also connected to the Stoke-on-Trent urban area along its western and southern boundaries. The boundaries consist of a mix of durable and less durable boundaries. Birchenwood Way to the north west and Moberley Road to the south west form durable boundaries, although other boundaries are mainly garden boundaries which may not be able to prevent encroachment into the parcel. The parcel is connected to the countryside to the north east and south east. These boundaries consist of Colclough Road to the south east and a footpath, bridleway, stream and thick tree line to the north east, which may be durable enough to prevent further encroachment if the parcel was developed. The existing land use mainly consists of open countryside and a large golf course. There is a small amount of residential development in the north of the parcel and a club house and a depot in the south. There is limited vegetation throughout most of the parcel. The parcel supports a strong degree of openness as it contains less than 10% built form, low vegetation and supports long line views of the countryside. Overall the parcel makes strong contribution to safeguarding the countryside from encroachment due to its strong openness and less	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to three purposes, a moderate contribution to one and no contribution to one. In line with the methodology, the parcel has been judged to make a strong overall contribution to the Green Belt. The parcel forms an essential gap between the Stoke-on-Trent urban area and Kidsgrove thus it makes a strong contribution to preventing towns from merging. The parcel makes a strong contribution to safeguarding from encroachment due to the less durable boundaries with Kidsgrove and Stoke-on-Trent and its strong openness. The parcel makes a moderate contribution to checking unrestricted sprawl.	Strong contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			durable boundaries with the settlements of Kidsgrove and Stoke-on-Trent urban area.				
21	Weak contribution: The parcel is well contained by the Stoke-on-Trent urban area along its western, southern and eastern boundaries. The eastern boundary follows a footpath and two thick tree lines and may be durable, however the western and southern boundaries follow garden and field boundaries and are less durable and may not be able to prevent sprawl. The parcel is well connected to the urban area on three of its four sides. Development of the parcel would arguably constitute rounding off of the settlement pattern. Overall the parcel makes a weak contribution to checking unrestricted sprawl due to its mix of durable and less durable boundaries and its potential for rounding off the settlement.	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and Kidsgrove whereby development would marginally reduce the actual gap between the neighbouring towns but not the perceived gap. The gap is already smaller to the west and east of the parcel. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the Stoke-on-Trent urban area along its western, southern and eastern boundaries. The eastern boundary consists of a footpath, bridleway and thick tree line and is durable. The western and southern boundaries consist of field and garden boundaries which are less durable and may not be able to prevent encroachment into the parcel. The parcel is only connected to the countryside along its northern boundary. This consists of Colclough Lane and is durable. The existing land use mainly consists of open countryside. There is a farm property in the west of the parcel and a small industrial area in the north. The parcel supports a strong degree of openness as it contains around 10% built form, low levels of vegetation and supports long line views of the countryside. Overall the parcel makes strong contribution to safeguarding the countryside from encroachment due to its less durable boundaries with the settlement and its strong openness.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. While the parcel has a strong degree of openness and has less durable boundaries with Stoke-on-Trent, its durable boundaries with the countryside mean that development would be contained and would not threaten the overall openness and permanence of the Green Belt. In addition, the parcel forms a less essential gap between Stoke-on-Trent and Kidsgrove and development may constitute rounding off of the settlement pattern thus it makes a weak contribution to checking unrestricted sprawl.	Moderate contribution
22	Weak contribution: The parcel is connected to the Stoke-on-Trent urban area along its southern boundary. This follows a road, and is durable and could prevent sprawl. The parcel is poorly connected to the settlement along one short boundary. Overall the parcel makes a weak contribution to checking unrestricted sprawl as it has a durable boundary with	Strong contribution: The parcel forms an essential gap between the Stoke-on-Trent urban area and Kidsgrove whereby development of the parcel would result in the merging of the neighbouring towns. Overall the parcel makes a strong contribution to preventing neighbouring towns from merging.	Moderate contribution: The parcel is connected to the settlement of Kidsgrove along its northern and western boundaries and it is connected to the Stoke-on-Trent urban area along its southern and eastern boundaries. These boundaries consist of road and tree lined footpaths and may be durable enough to prevent encroachment into the parcel. The parcel is poorly connected to the countryside along part of its western and eastern boundaries. These consist of roads and may be durable enough to prevent further encroachment if the parcel was developed. The existing land use mainly consists of open countryside and woodland. There is a row of residential properties in the north of the parcel and areas of dense vegetation in the north and east. The parcel supports a strong to moderate degree of openness as it contains around 10% built form, contains some areas of dense vegetation and supports long line	No contribution: Kidsgrove and Stoke-on-Trent are historic towns, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution to the Green Belt. While the parcel has durable boundaries which would be able to limit sprawl and encroachment beyond it, development of the parcel would result in the merging of Stoke-on-Trent and Kidsgrove. Therefore the parcel makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	the urban area which could prevent sprawl.		views of the countryside. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment as it supports a strong to moderate degree of openness and has durable boundaries.				
23	Weak contribution: The parcel is connected to the Stoke-on-Trent urban area at its eastern most corner. This consists of Gill Bank Road which represents a durable boundary which could prevent encroachment. The parcel has a very limited connection with the urban area. The parcel makes a weak contribution to checking unrestricted sprawl due to its limited connection with the urban area and the durable boundary.	Strong contribution: The parcel forms an essential gap between the Stoke-on-Trent urban area and Kidsgrove whereby development of the entire parcel would result in the effective merging of the settlements. Overall the parcel makes a strong contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement of Kidsgrove along its northern and north western boundaries. These mainly consist of garden boundaries along Chatterley Drive, which may not be durable enough to prevent encroachment into the parcel. The parcel is connected to the countryside along its eastern and southern boundaries. These consist of Chatterley Drive, Gillbank Road and Woodstock Road and are durable. The existing land use mainly consists of open countryside. There is a farm property in the south east of the parcel and low levels of vegetation. The parcel supports a strong degree of openness as it contains less than 10% built form, low vegetation and supports long line views of the countryside. Overall the parcel makes strong contribution to safeguarding the countryside from encroachment due to its strong openness and less durable boundaries with Kidsgrove.	No contribution: Kidsgrove and Stoke-on Trent are historic towns, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to two purposes, a moderate contribution to one, a weak contribution to one, and no contribution to one. In line with the methodology, the parcel has been judged to make a strong overall contribution to the Green Belt. The parcel forms an essential gap between the Stoke-on-Trent urban area and Kidsgrove thus it makes a strong contribution to preventing towns from merging. The parcel makes a strong contribution to safeguarding from encroachment due to the less durable boundaries with Kidsgrove and its strong openness. The parcel makes a weak contribution to checking unrestricted sprawl..	Strong contribution
24	Moderate contribution: The parcel is connected to the Stoke-on-Trent urban area along its eastern boundaries. These mainly consist of less durable garden boundaries which would not be able to prevent sprawl. The parcel is moderately well connected to the settlement. Overall the parcel makes a strong contribution to checking unrestricted sprawl due to its less durable boundaries.	Moderate contribution: The parcel forms a largely essential gap between the Stoke-on-Trent urban area and Kidsgrove whereby development would significantly reduce the actual and perceived gap between the neighbouring towns without resulting in merging. The gap between the neighbouring towns is already narrower to the north east of the parcel. Overall the parcel makes a moderate contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement along its eastern boundaries. These mainly consist of garden boundaries, which may not be durable enough to prevent encroachment into the parcel. The parcel is well connected to the countryside along its western and southern boundaries. These consist of Chatterley Drive, Gillbank Road and Broadfield Road and are durable. The existing land use mainly consists of open countryside. There is a covered reservoir in the north of the parcel, and a small row of residential properties and a pub in the south. The parcel supports a strong degree of openness as it contains less than 10% built form, low vegetation and supports long line views of the countryside. Overall the parcel makes strong contribution to safeguarding the countryside from encroachment due to its strong openness and less durable boundaries with the settlement.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to three and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. The parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and less durable boundaries with the settlement, however the parcel's boundaries with the countryside are durable and would contain development and prevent it from threatening the overall openness and permanence of the Green Belt.	Moderate contribution
25	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and Kidsgrove whereby development would marginally reduce the actual gap between the neighbouring towns but not the perceived gap. Overall the parcel makes a	Weak contribution: The parcel is connected to the settlement of Kidsgrove along its eastern boundary, which consists of a tree lined garden boundary. This boundary is less durable and may not be able to prevent encroachment into the parcel. The parcel is connected to the countryside along its western and southern boundaries. These consist of Nelson Bank and Woodstock Road, and may be durable enough to prevent further encroachment if the parcel was developed. The existing land use consists mainly of woodland. There is a pub in the west of the parcel	No contribution: Kidsgrove is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate	The parcel makes a moderate contribution to one purpose, a weak contribution to two and no contribution to two. In line with the methodology, the parcel has been judged to make a weak overall contribution to the Green Belt. The parcel supports a weak degree of openness, forms a less essential gap between Stoke-on-Trent and Kidsgrove and has durable boundaries with the countryside.	Weak contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		weak contribution to preventing neighbouring towns from merging.	and a small number of residential properties in the south. The parcel supports a weak degree of openness as it contains less than 20% built form, thick vegetation and does not support long line views of the countryside. Overall the parcel makes a weak contribution to safeguarding the countryside from encroachment due to its weak openness and mostly durable boundaries.		contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.		
26	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Moderate contribution: The parcel forms a largely essential gap between Kidsgrove and Scholar Green whereby development would reduce the actual gap between the neighbouring towns, although not the perceived gap due to development already situated between the neighbouring towns. Overall the parcel makes a moderate contribution to preventing neighbouring towns from merging.	Weak contribution: The parcel is connected to the settlement along its southern boundary, which consists of Liverpool Road East. This is durable and would be able to prevent encroachment into the parcel. The parcel's western boundary consists of a raised aqueduct, which is durable. Its northern and eastern boundaries consist of field boundaries which are less durable and may not be able to prevent further encroachment if the parcel was developed. The existing land use consists of a mix of open countryside and residential properties and gardens. The parcel supports a weak degree of openness as it contains around 30% built form, low vegetation and some long line views of the countryside. Overall the parcel makes a weak contribution to safeguarding the countryside from encroachment due to its weak openness and durable boundary with the settlement.	No contribution: Kidsgrove is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to two purposes, a weak contribution to one and no contribution to two. In line with the methodology, the parcel has been judged to make a weak overall contribution to the Green Belt. While the parcel has less durable boundaries with the countryside, existing development means it has a weak degree of openness and makes a weak contribution to safeguarding the countryside from encroachment. In addition, development would not reduce the perceived gap between Kidsgrove and Scholar Green and the parcel does not contribute to checking unrestricted sprawl or preserving historic towns.	Weak contribution
27	Weak contribution. This parcel is connected to the Stoke-on-Trent urban area along its southern boundary. This consists of Peacock Hay Road which represents a durable boundary which could prevent sprawl into the parcel. The parcel is only connected to the urban area along this boundary. Overall the parcel makes a weak contribution to checking unrestricted sprawl due to the durable boundary.	Strong contribution: The parcel forms an essential gap between the Stoke-on-Trent urban area and Kidsgrove whereby development of the entire parcel would result in the merging of the settlements. Overall the parcel makes a strong contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement of Kidsgrove along its northern boundary and it is connected to the Stoke-on-Trent urban area along its southern boundary. The northern boundary consists of garden boundaries and is less durable. The southern boundary consists of Peacock Hay Road, which is durable. The parcel is well connected to the countryside along its long western and eastern boundaries. These consist of a mix of durable and less durable boundaries. Part of the eastern boundary consists of the West Coast Main Line, which is durable. Sections of the western boundary consist of thick tree lines which may be durable enough to prevent encroachment beyond the parcel, however large sections of these tree lined boundaries are less durable. The existing land use consists of a mix of open countryside and woodland, along with some recreational open space in the north of the parcel. In terms of built form there is a cricket pavilion and a disused ski centre in the north of the parcel, and two small reservoirs and two farms in the south. Some areas, particularly in the north of the parcel, contain thick vegetation. The parcel supports a strong degree of openness as it contains less than 10% built form, a generally moderate level of vegetation and supports long line views of the countryside in some areas. Overall this parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and partially less durable boundaries with the settlement and the countryside.	No contribution: Newcastle-under-Lyme and Kidsgrove are historic towns, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to two purposes, a moderate contribution to two and no contribution to one. In line with the methodology, the parcel has been judged to make a strong overall contribution to the Green Belt. The parcel has less durable boundaries with Kidsgrove and the wider countryside and a strong degree of openness thus it makes a strong contribution to safeguarding from encroachment. Belt. In addition, development of the entire parcel would result in the effective merging of Stoke-on-Trent and Kidsgrove.	Strong contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
28	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and Kidsgrove whereby development would marginally reduce the actual gap between the neighbouring towns but not the perceived gap. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is not connected to the settlement. The parcel is well connected to the countryside along a mix of durable and less durable boundaries. The eastern boundary consists of the West Coast Main Line and is durable. The western boundary consists of a footpath and is less durable. The existing land use consists of a large reservoir and open countryside as part of Bathpool Park. The parcel supports a strong to moderate degree of openness as it contains no built form, low levels of vegetation and does not support long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong to moderate degree of openness and mix of durable and less durable boundaries.	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has therefore been judged to make a moderate overall contribution to the Green Belt. The parcel supports a strong-moderate degree of openness and its eastern boundary is durable and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. It makes a weak contribution to preventing Stoke-on-Trent and Kidsgrove from merging. In addition, the parcel does not contribute to checking unrestricted sprawl or preserving historic towns.	Moderate contribution
29	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and Kidsgrove whereby development would marginally reduce the actual gap between the neighbouring towns but not the perceived gap. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is well contained by the settlement and has a limited connection to the countryside. The parcel is connected to the settlement along its northern, western and north eastern boundaries. The western boundary consists of Newcastle Road, which is durable, however the northern and north eastern boundaries consist of garden boundaries which are less durable and may not be able to prevent encroachment into the parcel. The parcel is connected to the countryside along its long north eastern boundary. This consists of a footpath, which is tree lined in some places but is generally less durable and may not be able to prevent further encroachment if the parcel was developed. The existing land use mainly consists of a playing field in the north of the parcel. The south of the parcel contains some open countryside, moderate vegetation and around eight residential properties. The parcel supports a strong degree of openness as it contains around 10% built form, mostly low levels of vegetation and supports long line views of the countryside to the east. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and partially less durable boundaries with both the settlement and the countryside.	No contribution: Kidsgrove and Talke are historic towns, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. Whilst it has a strong degree of openness and there are some less durable boundaries, the parcel is well contained by the settlement and therefore development would not compromise the openness and permanence of the Green Belt.	Moderate contribution
30	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and Kidsgrove whereby development would marginally reduce the actual gap between the neighbouring towns. The perceived gap would not	Strong contribution: The parcel is not connected to the settlement. The parcel is well connected to the countryside along mostly less durable boundaries. These mainly consist of tree lined field boundaries, which may be durable enough in places to prevent further encroachment if the parcel was developed but are generally less durable. The existing land use consists of a reservoir and open countryside as part of Bathpool Park. The area around the reservoir contains areas of thick vegetation, although the level	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution to the Green Belt as its strong openness and less durable boundaries with the countryside mean that the parcel makes a	Strong contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		be reduced. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	of vegetation in other areas of parcel is low. The parcel supports a strong degree of openness as it contains no built form, moderate levels of vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and less durable boundaries with the countryside.		parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	strong contribution to preventing encroachment into the countryside. Therefore the parcel makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
31	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Moderate contribution: The parcel forms a largely essential gap between the Stoke-on-Trent urban area and Kidsgrove whereby development would significantly reduce the actual and perceived gap between the neighbouring towns. Overall the parcel makes a moderate contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement along part of its western boundary, which consists of Newcastle Road. This forms a durable boundary which would prevent encroachment into the parcel. The parcel is well connected to the countryside along a mix of durable and less durable boundaries. The remainder of the western boundary along Newcastle Road is durable. The parcel's northern boundary consists of tree lined field boundaries which are not durable enough to prevent encroachment. The parcel's eastern and southern boundary consists of Bathpool Park where the woodland forms a durable boundary. The existing land use mainly of open countryside. There are also two farm properties and a large restaurant building. There are some areas of moderate vegetation in the parcel, but the majority has low vegetation. The parcel supports a strong degree of openness as it contains less than 10% built form, low levels of vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and less durable boundaries with the countryside.	No contribution: Kidsgrove and Talke are historic towns, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. Whilst it has a strong degree of openness and there are some less durable boundaries with the countryside, the boundary with the settlement is durable and would prevent encroachment into the parcel thus the openness and permanence of the Green Belt would not be compromised.	Moderate contribution
32	Weak contribution: The parcel is connected to the Stoke-on-Trent urban area along its very short eastern boundary. This boundary does not follow any features and is less durable and would not be able to prevent sprawl. The parcel is poorly connected to the urban area due to the short length of this boundary. Overall the parcel makes a weak contribution to checking unrestricted sprawl due to its less durable boundary with the urban area.	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and Kidsgrove, whereby development would slightly reduce the actual gap between the neighbouring towns but not the perceived gap. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Weak contribution: The parcel is connected to the settlement along its short eastern boundary, which consists of no features and is less durable. The parcel is well connected to the countryside along its northern, western and southern boundaries. These all consist of roads and are durable enough to prevent further encroachment if the parcel was developed. The existing land use consists of woodland. The parcel supports a moderate degree of openness as it contains no built form, dense vegetation throughout the parcel and does not support long line views of the countryside. Overall the parcel makes a weak contribution to safeguarding the countryside from encroachment as it has moderate openness and durable boundaries with the countryside which could prevent encroachment.	No contribution: Newcastle-under-Lyme is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to one purpose, a weak contribution to three and no contribution to one. In line with the methodology, the parcel has been judged to make a weak overall contribution to the Green Belt. The parcel has mostly durable boundaries and a weak degree of openness, and development would result in a negligible reduction in the gap between Stoke-on-Trent and Kidsgrove.	Weak contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
33	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between the Newcastle-under-Lyme urban area and Kidsgrove, whereby development would slightly reduce the actual gap between the neighbouring towns but not the perceived gap. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: The parcel is connected to the settlement along its northern boundary. This mainly consists of St. Martins Road, which is durable and could prevent encroachment, however a short section in the north east of the parcel consists of garden boundaries and is less durable. The parcel is well connected to the countryside along its western, eastern and southern boundaries. These consist of roads and are durable enough to prevent further encroachment if the parcel was developed. The existing land use consists of open countryside. The parcel supports a strong degree of openness as it contains no built form, low levels of vegetation and supports long line views of the countryside. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its strong openness and mostly durable boundaries with the settlement and the countryside.	No contribution: Talke is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to two purposes, a weak contribution to one and no contribution to two. In line with the methodology, the parcel has therefore been judged to make weak overall contribution to the Green Belt. The parcel forms a less essential gap between the neighbouring towns of Kidsgrove and the Newcastle-under-Lyme urban area and has mostly durable boundaries..	Weak contribution
34	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between the Newcastle-under-Lyme urban area and Kidsgrove, whereby development would slightly reduce the actual gap between the neighbouring towns but not the perceived gap. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Weak contribution: The parcel is not connected to the settlement. The parcel is well connected to the countryside on all sides. Its boundaries all consist of roads, which are durable and would be able to prevent further encroachment if the parcel was developed. The existing land use consists of a mix of open countryside, built form and vegetation. There is a hotel, restaurant and two residential properties in the south of the parcel. Vegetation is moderate and spread throughout the parcel. The parcel supports a weak degree of openness as it contains 20-30% built form, moderate vegetation and some limited long line views. Overall the parcel makes a weak contribution to safeguarding the countryside from encroachment due to its durable boundaries and weak openness.	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to one purpose, a weak contribution to two and no contribution to two. In line with the methodology, the parcel has been judged to make a weak overall contribution to the Green Belt. The parcel forms a less essential gap between the neighbouring towns of Kidsgrove and the Newcastle-under-Lyme urban area. The parcel already contains 20-30% built form and has durable boundaries.	Weak contribution
35	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Moderate contribution: The parcel forms a largely essential gap between Kidsgrove and Alsager whereby development would significantly reduce the actual and perceived gap between the neighbouring towns. Overall the parcel makes a moderate contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement along its eastern boundary. This mainly consists of a tree lined field boundary, which is less durable and may not be able to prevent encroachment into the parcel. The parcel is well connected to the countryside along a mix of durable and less durable boundaries. The south western boundary along Linley Road is durable, however the north western boundary consists of tree lined field boundaries and may not be durable enough to prevent further encroachment if the parcel was developed. The existing land use mainly consists of open countryside. There is a large residential property in the north of the parcel and some areas of dense woodland. The parcel supports a strong degree of openness as it contains less than 10% built form, moderate vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and mostly less durable boundaries.	No contribution: Talke is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution to the Green Belt as its strong openness and partially less durable boundaries with both the settlement and the countryside mean that the parcel makes a strong contribution to preventing encroachment into the countryside. Therefore the parcel makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
36	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between Kidsgrove and Alsager whereby development would reduce the actual gap between the neighbouring towns but not the perceived gap. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement along its eastern boundary. This consists of Coppice Road, which is durable enough to prevent encroachment into the parcel. The parcel is well connected to the countryside along its northern, western and southern boundaries. The northern and southern boundaries consist of Linley Road and Meerlake Road, which are durable. The western boundary consists of tree lined field boundaries, which are less durable and may not be able to prevent further encroachment if the parcel was developed. The existing land use mainly consists of open countryside. There are a small number of residential and farm properties and low levels of vegetation in the parcel. The parcel supports a strong degree of openness as it contains less than 10% built form, low vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and partially less durable boundaries with the countryside.	Moderate contribution: Talke is a historic town. The Talke Conservation Area is partly located within the Green Belt to the west of Madeley. The parcel falls within 250m of the Conservation Area however it is separated by a row of residential properties and their associated gardens as well as Merelake Road. Overall the parcel makes a moderate contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. The parcel has partially less durable boundaries with the countryside and supports a strong degree of openness however it has durable boundaries with the settlement which could prevent encroachment from threatening the overall openness and permanence of the Green Belt.	Moderate contribution
37	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between Kidsgrove and Alsager whereby development would reduce the actual gap between the neighbouring towns but not the perceived gap. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement along its eastern boundary. This consists of garden boundaries along Swan Bank, which are less durable and may not be durable enough to prevent encroachment into the parcel. The parcel is well connected to the countryside along its northern, western and southern boundaries. The northern and southern boundaries consist of Audley Road and Linley Road, which are durable. The western boundary consists of tree lined field boundaries along the dismantled railway line, which are less durable and may not be able to prevent further encroachment if the parcel was developed. The existing land use mainly consists of open countryside. There are a small number of residential and farm properties and low levels of vegetation in the parcel. The parcel supports a strong degree of openness as it contains less than 10% built form, low vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside as it supports a strong degree of openness and has less durable boundaries with both the settlement and the countryside.	Strong contribution: Talke is a historic town. The Talke Conservation Area is partly located within the Green Belt to the west of Talke. The parcel is adjacent to the Talke Conservation Area and is partly within the 250m buffer, only separated by Audley Road. Overall the parcel makes a strong contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to two purposes, a moderate contribution to one, a weak contribution to one and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution to the Green Belt as its strong openness and partially less durable boundaries with both the settlement and the countryside mean that the parcel makes a strong contribution to preventing encroachment into the countryside. Therefore the parcel makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
38	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between the Newcastle-under-Lyme urban area, Kidsgrove and Bignall End whereby development would reduce the actual gap between the neighbouring towns but not the perceived gap. The	Strong contribution: The parcel is connected to the settlement along most of its eastern boundaries. These consist of a mix of garden boundaries and woodland lined development boundaries. While the woodland may be thick enough to prevent encroachment into the parcel in some areas, the majority of these boundaries are less durable. The parcel is well connected to the countryside along mostly durable boundaries. These consist of road boundaries to the north, west and south, however the	Strong contribution: Talke is a historic town. A section of the Talke Conservation Area lies within the Green Belt in the north eastern section of the parcel and part of the parcel is located within the 250m buffer of the Talke Conservation Area. There are views of the Talke Conservation Area from the	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this	The parcel makes a strong contribution to two purposes, a moderate contribution to one, a weak contribution to one and no contribution to one. In line with the methodology, the parcel has been judged to make a strong overall contribution to the Green Belt. The parcel has a strong degree of openness and less durable boundaries with the settlement thus it makes a strong contribution to safeguarding the countryside from	Strong contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		A500 road would ensure the separation was retained. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	parcel's south eastern boundary consists of an otherwise featureless footpath which is less durable. The existing land use mainly consists of open countryside. There is a row of around 20 residential properties in the north of the parcel and areas of dense woodland in the centre and south of the parcel. The parcel supports a strong degree of openness as it contains less than 10% built form, moderate levels of vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside as it supports a strong degree of openness and has less durable boundaries with the settlement.	parcel as part of the Conservation Area is within the parcel. Overall the parcel makes a strong contribution to preserving the setting and special character of historic towns.	parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	encroachment. The parcel makes a strong contribution to preserving the setting and character of the Talke Conservation Area.	
39	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between the Newcastle-under-Lyme urban area and Kidsgrove, whereby development would slightly reduce the actual gap between the neighbouring towns but not the perceived gap. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement along its northern boundary. This consists of a tree lined field boundary, which is less durable and may not be able to prevent encroachment into the parcel. The parcel is well connected to the countryside along less durable boundaries. The western boundary consists of an otherwise featureless footpath, and the eastern boundary consists of a private road. The existing land use mainly consists of open countryside. There no built form and minimal vegetation. The parcel supports a strong degree of openness as it contains less than 10% built form, low levels of vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and less durable boundaries.	No contribution: Talke is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution to the Green Belt as its strong openness and partially less durable boundaries with both the settlement and the countryside mean that the parcel makes a strong contribution to preventing encroachment into the countryside. Therefore the parcel makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
40	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between the Newcastle-under-Lyme urban area and Kidsgrove, whereby development would slightly reduce the actual gap between the neighbouring towns but not the perceived gap. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement along its northern boundary. This consists of Oak Tree Lane, which is durable enough to prevent encroachment into the parcel. The parcel is well connected to the countryside along its western, north eastern, eastern and southern boundaries. The majority of these consist of roads, which are durable. The western boundary consists a private road, which is less durable and may not be able to prevent further encroachment if the parcel was developed. The existing land use mainly consists of open countryside. There is a farm property in the north of the parcel and low levels of vegetation. The parcel supports a strong degree of openness as it contains less than 10% built form, low vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and a less durable western boundary.	No contribution: Talke is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. The parcel's boundaries with the countryside are mostly durable and the parcel's boundary with the settlement is durable and would prevent encroachment from threatening the overall openness and permanence of the Green Belt. The parcel makes a weak contribution to preventing towns from merging.	Moderate contribution
41	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas	Weak contribution: The parcel forms a less essential gap between the Newcastle-under-Lyme urban area and Kidsgrove,	Moderate contribution: The parcel is connected to the settlement along its northern boundary. This consists of Arbour Street, which is durable enough to prevent encroachment into the parcel. The parcel is well connected to the countryside along its western and	No contribution: Talke is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme	The parcel makes a moderate contribution to two purposes, a weak contribution to one and no contribution to two. In line with the methodology, the parcel has been judged to make a weak overall contribution to the Green	Weak contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	and therefore does not contribute to this purpose.	whereby development would slightly reduce the actual gap between the neighbouring towns but not the perceived gap. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	eastern boundaries. These consist of Oak Tree Lane and High Street, which are durable enough to prevent further encroachment if the parcel was developed. The existing land use consists of open countryside. There is no built form and low levels of vegetation in the parcel. The parcel supports a strong degree of openness as it contains less than 10% built form, low vegetation and supports long line views of the countryside. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment as, while it is open, it has durable boundaries with both the settlement and the countryside.	therefore does not contribute to this purpose.	and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	Belt. The parcel forms a less essential gap between the neighbouring towns of Kidsgrove and the Newcastle-under-Lyme urban area and has durable boundaries with both the settlement and the countryside thus it makes a moderate contribution to safeguarding the countryside from encroachment..	
42	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	No contribution: The parcel does not play a role in preventing towns from merging.	Strong contribution: The boundaries between the parcel and the settlement are less durable, consisting of the A531 and the rear of existing residential development along the A531. This is less durable and would not be able to prevent encroachment into the parcel. The boundaries with the countryside are of mixed durability. The A531 to the north east forms a short, but durable boundary and Common Lane to the south forms a durable boundary. These would be able to prevent encroachment beyond the parcel if the parcel were developed. The northern boundary is formed by an access road and a path and hedge line and the western boundary is formed by a path which is marked by continuous low-lying hedgerow. These are considered to be less durable boundaries which would not be able to prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside. To the north east of the parcel, there are two residential dwellings located along the A531 and Betley Old Hall is within the parcel which is a farm and therefore considered to be an appropriate use. The parcel is well connected to the countryside along its boundaries. As the western boundary is formed by a path, this provides a beneficial use of the Green Belt as it provides access. The parcel is predominantly flat, with less than 10% built form, low levels of vegetation and open long line views and thus it supports a strong degree of openness. Overall the parcel supports a strong contribution to safeguarding the countryside from encroachment due to the durability of the boundaries and the openness.	Strong contribution: Betley is a historic town. A section of the Betley Conservation Area lies within the Green Belt and is within the northern and south eastern section of the parcel and the parcel is completely within the 250m buffer zone for the Conservation Area. There are views into and out of the Conservation Area as it is within the parcel. Betley Old Hall is a Grade II* Listed Building. Overall the parcel makes a strong contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to two purposes, a moderate contribution to one and no contribution to two. In line with the methodology, the parcel has been judged to make a strong overall contribution. The parcel supports a strong degree of openness, makes a strong contribution to preserving the historic town of Betley and there are less durable boundaries between the parcel and the settlement which would not be able to prevent encroachment into the parcel. The parcel makes a moderate contribution to assisting in urban regeneration and no contribution to checking unrestricted sprawl and preventing towns from merging.	Strong contribution
43	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	No contribution: The parcel does not play a role in preventing towns from merging.	Moderate contribution: The boundary between the parcel and the settlement is to the north east of the parcel and consists of the rear of residential development. This is a less durable boundary and would not prevent encroachment into the parcel. The boundaries between the parcel and the countryside are mixed. The northern boundary consists of Common Lane and the eastern boundary is the A531 which are durable boundaries able to prevent encroachment beyond the parcel if the parcel were	Strong contribution: Betley is a historic town. A section of the Betley Conservation Area lies within the Green Belt and is across the majority of the parcel and all of the parcel is within the 250m buffer zone for the Conservation Area. There are views into and out of the Conservation Area as it is	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this	The parcel makes a strong contribution to one purpose, a moderate contribution to two and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as, while it makes a strong contribution to preserving the Betley Conservation Area, it makes a moderate contribution to safeguarding the	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			developed. The western boundary is predominantly dense tree line which contains a water body which is durable and could prevent encroachment beyond the parcel, with a short section to the north west a field boundary which is less durable. The southern boundary is an unmarked track. These are not considered to be durable boundaries which would prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside, with dense vegetation and a small residential development which contains a number of dwellings to the east. The parcel is well connected to the countryside along the majority of its boundaries. The parcel is generally flat however there are some undulations, with dense vegetation to the north and west and interspersed trees across the rest of the parcel and less than 20% built form. There are no views due to the built form and vegetation and therefore the parcel supports a weak degree of openness. Overall the parcels makes a moderate contribution to safeguarding from encroachment due to the openness and varying durability of the boundaries.	within the parcel. Overall the parcel makes a strong contribution to preserving the setting and special character of historic towns.	parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	countryside from encroachment given its weak degree of openness and due to there being some durable boundaries between the parcel and the countryside which would be able to prevent further encroachment and ensure that the openness and permanence of the Green Belt is not compromised.	
44	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	No contribution: The parcel does not play a role in preventing towns from merging.	Moderate contribution: The boundary between the parcel and the settlement of Madeley is to the south and east and consists of the rear boundaries of existing development along The Bridle Path and Apple Croft and a tree lined field boundary. These are considered to be less durable boundaries that would not prevent encroachment into the parcel. The boundaries between the parcel and the countryside are the railway line to the west which is durable. The northern boundary is formed by the River Lea and The Lum which is an area of dense tree line and a watercourse and therefore is considered to be a durable boundary able to prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside that is in agricultural use. The parcel is well connected to the wider countryside, although all of this is not Green Belt. The parcel is generally flat with a gentle slope towards the railway line and there is no built form however there are areas of dense vegetation along the boundaries and along the internal field boundaries which restrict the views. Therefore the parcel supports a moderate degree of openness. Overall, the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to the durable boundaries between the parcel and the countryside and the openness.	No contribution: Madeley is a historic town, however the parcel is not located within 250 metres of the Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to two purposes, and no contribution to three purposes. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel supports a moderate degree of openness and the boundaries between the parcel and the countryside are durable thus the parcel makes a moderate contribution to safeguarding from encroachment. The parcel makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving the setting and special character of historic towns.	Weak contribution
45	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas	No contribution: The parcel does not play a role in preventing towns from merging.	Moderate contribution: The boundaries between the parcel and the settlement is dense tree line to the west and a hedge lined boundary to the south. These are considered to be less durable boundaries that would not prevent encroachment into the parcel. The	Moderate contribution: Madeley is a historic town. The Madeley Conservation Area is partly located within the Green Belt to the south east of Madeley. The	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme	The parcel makes a moderate contribution to three purposes and no contribution to two purposes. In line with the methodology, the parcel is judged to make a moderate overall contribution to the Green Belt. The parcel	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	and therefore does not contribute to this purpose.		boundaries between the parcel and the countryside consist of Furnace Lane to the east and north and dense tree line. These are predominantly durable boundaries that could prevent encroachment beyond the parcel if the parcel were developed. The existing land use is agricultural with some built form within the parcel which is residential dwellings. The parcel is reasonably well connected to the countryside. The parcel has an undulating topography however this is quite gentle, less than 10% built form and pockets of dense vegetation and therefore there are no long line views and the parcel supports a moderate degree of openness. Overall, the parcel makes a moderate contribution to safeguarding the countryside from encroachment as there are predominately durable boundaries between the parcel and the countryside and the openness is moderate.	south eastern section of the parcel falls within 250m of the Conservation Area however it is separated by a row of residential properties and their associated gardens which block the views. Overall the parcel makes a moderate contribution to preserving the setting and special character of historic towns.	and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	makes a moderate contribution to safeguarding the countryside from encroachment, preserving the setting and special character of historic towns and assisting in urban regeneration. The parcel makes no contribution to checking unrestricted sprawl and preventing neighbouring towns from merging.	
46	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	No contribution: The parcel does not play a role in preventing towns from merging.	Strong contribution: The boundaries between the parcel and the settlement are field boundaries to the south and east which in parts have dense tree line and low-lying hedgerow. This is a less durable boundary and would not prevent encroachment into the parcel. The boundaries between the parcel and the countryside consist of Furnace Lane to the west which is durable and would prevent encroachment beyond the parcel if the parcel were developed. However the northern boundary is formed by hedge-lined field boundaries and a track which are less durable boundaries. The existing land use is open countryside which is in agricultural use. The parcel is reasonably well connected to the countryside along the western and northern boundaries. The parcel has an undulating topography, sloping from the north in the southern western section. There is no built form but dense vegetation along field boundaries which restricts the views and therefore the parcel supports a strong-moderate degree of openness. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to the less durable boundaries and strong-moderate openness.	Moderate contribution: Madeley is a historic town. The Madeley Conservation Area is partly located within the Green Belt to the south east of Madeley. The south western section of the parcel falls within 250m of the Conservation Area however it is separated by a row of residential properties and their associated gardens which block the views. Overall the parcel makes a moderate contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution. The parcel supports a strong-moderate degree of openness and there are less durable boundaries between both the parcel and the countryside and the parcel and the settlement which would not be able to prevent further encroachment and therefore the parcel makes a strong contribution to safeguarding the countryside. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The parcel makes a moderate contribution to preserving the setting and special character of historic towns, as part of the parcel is within 250m of the Madeley Conservation Area and to assisting with urban regeneration. The parcel does not contribute to checking unrestricted sprawl or preventing towns from merging.	Strong contribution
47	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Strong contribution: The parcel forms an essential gap between the neighbouring towns of Madeley and Madeley Heath whereby development of the parcel would significantly reduce the actual and perceived gap and almost result in the merging of the towns. Although the M6 does	Weak contribution: The boundary between the parcel and the settlement of Madeley is an unnamed road to the south west. This is a durable boundary that would be able to prevent encroachment into the parcel. The boundaries between the parcel and the countryside are durable. These consist of Heighley Castle Way to the west, the A531 to the north, the M6 to the east and the A525 to the south which would all be able to prevent encroachment beyond the parcel if the parcel were developed. The existing land use is mixed consisting of open countryside with two water bodies, one of which is a large fish pond, woodland	No contribution: Madeley is a historic town, however the parcel is not located within 250 metres of a Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution. Whilst the parcel does form an essential gap between Madeley and Madeley Heath, it has a weak degree of openness and there are durable boundaries between the parcel and the	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		retain an element of separation. Overall the parcel makes a strong contribution to preventing neighbouring towns from merging.	(Bryn Wood), residential development along Park Close, Madeley Manor Nursing Home and further residential development along the A525 at the southern boundary; The parcel is well connected to the surrounding countryside along most of its boundaries albeit there is existing development within the Green Belt in places. There is a beneficial use of the Green Belt with the pond providing an area for recreational activities. The topography of the parcel is undulating, there is dense vegetation and less than 20% built form which all restrict the presence of long line views and therefore the parcel supports a weak degree of openness. Overall the parcel makes a weak contribution to safeguarding the countryside from encroachment as there are durable boundaries and the presence of built form and dense vegetation impacts on the openness.		regeneration, by encouraging the recycling of derelict and other urban land.	countryside and the parcel and the settlement which would ensure that the openness and permanence of the Green Belt is not compromised. The parcel makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to checking unrestricted sprawl or preserving the setting and special character of historic towns.	
48	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between the neighbouring towns of Madeley and Betley. A reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the parcel makes a weak contribution to preventing towns from merging.	Weak contribution: The boundary between the parcel and the settlement consist of Heighley Castle Way which is a road and therefore forms a durable boundary that would be able to prevent encroachment into the parcel. The remaining boundaries are with the countryside, and consist of Bowsey Wood Road to the west, the A531 to the north and Heighley Castle Way to the east. These are all durable boundaries that are able to prevent encroachment beyond the parcel if the parcel were developed. The existing land use is predominantly open countryside with pockets of dense vegetation, however there is residential development in the north west corner of the parcel, along with a depot, Elmside Plant Centre is located in the north east corner and there is a large area of residential development along Woodland Hills, Hidden Hills and Heighley Castle Way. The parcel is well connected to the countryside along the majority of its boundaries. The parcel is generally sloping towards the south, has areas of dense vegetation and over 30% built form. Therefore views are limited and the parcel supports no degree of openness. Overall, the parcel makes a weak contribution to safeguarding the countryside from encroachment due to the durable boundaries and the lack of openness.	No contribution: Madeley is a historic town, however the parcel is not located within 250 metres of a Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to one purpose, a weak contribution to two purposes and no contribution to two purposes. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel has no degree of openness due to existing encroachment within the parcel and there are durable boundaries between the parcel and the countryside. The parcel forms a less essential gap between Madeley and Betley and makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to checking unrestricted sprawl or preserving the setting and special character of historic towns.	Weak contribution
49	Weak contribution: The parcel is connected to the Stoke-on-Trent urban area along its southern and south eastern boundaries. These consist of Lowlands Road and Boathorse Lane, and are durable boundaries which could prevent sprawl. The parcel is	Moderate contribution: The parcel forms a largely essential gap between the Stoke-on-Trent urban area and Kidsgrove, whereby development would significantly reduce both the actual and perceived gap between the settlements without resulting in merging. Overall the parcel makes a	Strong contribution: The parcel is connected to the Stoke-on-Trent urban area to the south and south east. This consists of Lowlands Road and Boathorse Road, and are durable boundaries which are able to prevent encroachment into the parcel. The parcel is connected to Kidsgrove at its northern most corner which is a durable road boundary able to prevent encroachment. The parcel is well connected to the countryside along a mix of durable and less durable boundaries. The northern and eastern boundaries consist of roads and are durable and could prevent encroachment beyond the parcel if the parcel was	No contribution: Newcastle-under-Lyme is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban	The parcel makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. The parcel has a strong degree of openness and the western boundary with the countryside is less durable, however the parcel's boundary with the settlement is durable and could prevent	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	poorly connected to the settlement. Overall the parcel makes a weak contribution to checking unrestricted sprawl due to its durable boundaries.	moderate contribution to preventing neighbouring towns from merging.	developed. The western boundary consist of tree lined field boundaries and unmade track roads and may not be durable enough to prevent further encroachment if the parcel was developed. The existing land use mainly consists of open countryside. There are two farm properties and part of a caravan park in the parcel, and vegetation is generally low. The parcel supports a strong degree of openness as it contains less than 10% built form, low vegetation and supports long line views of the countryside. Overall, the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and its less durable western boundary with the countryside.		regeneration, by encouraging the recycling of derelict and other urban land.	encroachment from threatening the overall openness and permanence of the Green Belt.	
50	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	No contribution: The parcel does not play a role in preventing towns from merging.	Moderate contribution: The boundary between the parcel and the settlement of Betley is less durable, consisting of the rear of residential development to the west, which is in part strengthened by very dense tree line but is not considered to be a durable boundary that could prevent encroachment into the parcel. The boundaries between the parcel and the countryside consist of Bowhill Lane to the south which is durable. The northern and eastern boundaries defined by a fish pond, Old Wood, Stockings Cote Wood and Betley Gorse Wood, with some other tree line along the boundary, which overall are considered to be durable. These boundaries with the countryside are considered to be durable and able to prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of open countryside which is in agricultural use. There is a path which runs through the parcel providing access, which is a beneficial use of the Green Belt. There are also a small number of residential dwellings located to the south west along Bowhill Lane. The parcel is well connected to the countryside along the majority of its boundaries however the western most section of the parcel is enclosed by the settlement. The parcel has an undulating topography although generally is considered to be flat, there is less than 10% built form as the only development are the dwellings and there are areas of dense vegetation along the northern and eastern boundaries and within the south west corner. There are some views however due to the topography and vegetation the parcel supports a moderate degree of openness. Overall, the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to the openness and durable boundaries between the parcel and the countryside.	Strong contribution: Betley is a historic town. A section of the Betley Conservation Area lies within the Green Belt and is within the west of the parcel and some of the parcel is within the 250m buffer zone for the Conservation Area. There are views into and out of the Conservation Area as it is within the parcel. Overall the parcel makes a strong contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as, while it makes a strong contribution to preserving the Betley Conservation Area, there are durable boundaries between the parcel and the countryside which would be able to prevent further encroachment and ensure that the openness and permanence of the Green Belt is not compromised. The parcel makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to checking unrestricted sprawl or preventing towns from merging.	Moderate contribution
51	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-	No contribution: The parcel does not play a role in preventing towns from merging.	Moderate contribution: The boundary between the parcel and the settlement of Betley is defined by a dense tree line which is marking both the limits of residential development and a fish pond which is	Strong contribution: Betley is a historic town. A section of the Betley Conservation Area lies within the Green Belt and is	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements	The parcel makes a strong contribution to one purpose, a moderate contribution to two and no contribution to two. In line with the methodology, professional judgement has	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	on-Trent urban areas and therefore does not contribute to this purpose.		therefore considered to be durable due to the surrounding features. This boundary would prevent encroachment into the parcel. The boundary between the parcel and the countryside consists of dense tree line to the north, south and east, with a small unmarked area to the north but as this is marking the edge of the fish pond, the boundaries are considered to be durable and would prevent encroachment beyond the parcel if it were developed. The existing land use is predominantly the fish pond, with areas of dense woodland, and a small number of residential dwellings. The pond provides a beneficial use of the Green Belt in terms of providing opportunities for recreation and sport. The parcel is well connected to the countryside along the majority of its boundaries. The parcel is predominately flat, with less than 10% built form, however there is dense vegetation and no long line views and therefore the parcel supports a moderate degree of openness. Overall, the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to the openness and durable boundaries.	across the majority of the parcel and all of the parcel is within the 250m buffer zone for the Conservation Area. There are views into and out of the Conservation Area as it is within the parcel. Overall the parcel makes a strong contribution to preserving the setting and special character of historic towns.	within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as, while it makes a strong contribution to preserving the Betley Conservation Area, there are durable boundaries between the parcel and the countryside which would be able to prevent further encroachment and ensure that the openness and permanence of the Green Belt is not compromised. The parcel makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to checking unrestricted sprawl or preventing towns from merging.	
52	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between the neighbouring towns of Betley and Halmerend. A reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the parcel makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundary between the parcel and the settlement of Betley is durable, consisting of Bowhill Lane to the west and Church Lane to the south. These boundaries could prevent encroachment into the parcel. The boundaries between the parcel and the countryside are of mixed durability, part of the southern boundary links the parcel to the wider countryside, and is formed by Church Lane. The northern boundary is formed by Bowhill Lane. These are both durable boundaries between the parcel and countryside that could prevent encroachment beyond the parcel if it were developed. The eastern boundary however is mixed, with the southern section of the boundary formed by an access road which is durable, and the remainder of the boundary formed by continuous, albeit low lying, hedgerow and intermittent trees. This is considered to be a less durable boundary that would not be able to prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of open countryside that is in agricultural use, with one small barn along the southern boundary which appears to be used by horses. The parcel is well connected to the countryside along the majority of its longer boundaries. The parcel is generally flat, with some undulations in topography although these were minor, there is no built form except the barn which is an appropriate use within the Green Belt however there are pockets of dense vegetation within the south east and centre of the parcel and also along the boundaries. The vegetation and topography therefore reduce the long line views, and the parcel supports a strong-moderate degree of openness. Overall, the	Strong contribution: Betley is a historic town. A section of the Betley Conservation Area lies within the Green Belt and is within the west of the parcel and some of the parcel is within the 250m buffer zone for the Conservation Area. There are views into and out of the Conservation Area as it is within the parcel. Overall the parcel makes a strong contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution. Whilst the parcel makes a strong contribution to preserving the setting and special character of the Betley Conservation Area, the parcel supports a strong-moderate degree of openness and has durable boundaries with the settlement thus this will contain development and prevent it from compromising the openness and permanence of the Green Belt. The parcel makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to checking unrestricted sprawl or preserving the setting and special character of historic towns.	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			parcel makes a moderate contribution to safeguarding the countryside from encroachment as there are durable boundaries between the parcel and the settlement and the topography and vegetation reduce the degree of openness.				
53	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between the neighbouring towns of Betley and Madeley and Madeley Heath. A reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the parcel makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundary between the parcel and the settlement of Betley is formed by part of the northern boundary. This boundary consists of the rear of existing residential development along Church Lane and The Butts and the field boundary surrounding the playing field at St Margaret's Primary School. These are not durable boundaries and would not be able to prevent encroachment into the parcel. The boundaries between the parcel and the countryside consist of Church Lane to the north and the A531 to the west which are durable boundaries able to prevent encroachment beyond the parcel if the parcel were developed. The southern boundary is a track with some tree line and the eastern boundary is a path which has intermittent tree line. These are considered to be less durable boundaries that would not be able to prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside in agricultural use. Within the parcel there is also a cricket ground, two woods and residential development along the A531. The parcel is well connected to the countryside along the majority of the boundaries. The parcel has some gentle undulations, built form in terms of dwellings along the A531 which equates to less than 10% of the parcel and areas of dense vegetation with Shuffers Wood and Wrench's Wood. The majority of the parcel has low levels of vegetation with trees interspersed across the parcel. There are some areas where views are present however overall the parcel supports a moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to the openness and variation in the durability of boundaries.	Strong contribution: Betley is a historic town. A section of the Betley Conservation Area lies within the Green Belt and is within the north west of the parcel and some of the parcel is within the 250m buffer zone for the Conservation Area. There are views into and out of the Conservation Area as it is within the parcel. Overall the parcel makes a strong contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution. Whilst the parcel makes a strong contribution to preserving the setting and special character of the Betley Conservation Area, the parcel supports a moderate degree of openness and has some durable boundaries with the countryside which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The parcel makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to checking unrestricted sprawl or preserving the setting and special character of historic towns.	Moderate contribution
54	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Moderate contribution: The parcel forms a largely essential gap between the neighbouring towns of Bignall End and Audley whereby development would significantly reduce the actual and perceived distance between the towns however would not result in them merging. The parcel also forms a less essential gap between Bignall End and Alsager within the administrative	Strong contribution: The boundary between the parcel and the settlement is the southern boundary which is the edge of the existing development along Chapel Street and the streets that lead off there. This is not a durable boundary and would not prevent encroachment into the parcel. The boundaries between the parcel and the countryside are of mixed durability. The eastern boundary consists of Bignall End Road which is durable and could prevent encroachment beyond the parcel if the parcel were developed. The northern boundary is formed by a path and some tree lined field boundaries, the western boundary is low-lying vegetation. These are less durable boundaries and would not prevent encroachment beyond the parcel if the parcel were	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes, and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution. The parcel supports a strong-moderate degree of openness and has less durable boundaries between the parcel and the settlement and the parcel and the countryside and therefore the parcel makes a strong contribution to safeguarding the countryside. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green	Strong contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		boundary of Cheshire East. Development of the parcel would slightly reduce the gap between the towns however would not result in them merging. Overall the parcel makes a moderate contribution to preventing towns from merging.	developed. The existing land use is mixed, with an area of open countryside to the west and a football ground to the east. The football ground provides a beneficial use of the Green Belt as it is an area for sport and recreation and there are also paths which provide a beneficial use due to the access which they give. The parcel is well connected to the countryside along most of its boundaries. The topography of the parcel has a slight slope to the north, there is less than 10% built form (the only built form relates to the football ground) and the vegetation is generally low although there are pockets of dense vegetation. The topography enhances the long line views and the parcel supports a strong-moderate degree of openness. Overall, the parcel makes a strong contribution to safeguarding the countryside from encroachment due to the less durable boundaries and openness.			Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The parcel makes a moderate contribution to assisting in urban regeneration and in preventing towns from merging. The parcel does not contribute to checking unrestricted sprawl or preserving the setting and special character of historic towns.	
55	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Strong contribution: The parcel forms an essential gap between the neighbouring towns of Audley and Bignall End whereby development of the parcel would significantly reduce the gap and almost result in the merging of the towns. Overall the parcel makes a strong contribution to preventing neighbouring towns from merging.	Moderate contribution: The boundary between the parcel and the countryside is the rear of existing development at Bignall End which is marked by dense vegetation. This is a less durable boundary which would not prevent encroachment into the parcel. The boundaries between the parcel and settlement consist of the B5500 to the south, and Old Road to the north and west. These are durable boundaries that could prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside and the parcel is covered with dense vegetation with some dwellings within the parcel boundary. The parcel is relatively enclosed with the settlements of Bignall End to the immediate east and Audley to the west. There is less than 10% built form in the parcel but the vegetation is dense and the topography of the parcel is sloping towards the centre. This results in there being no open views and the parcel supports a moderate degree of openness. Overall, the parcel makes moderate contribution to safeguarding the countryside from encroachment due to the openness and durability of the boundaries.	Strong contribution: Audley is a historic town. The Audley Conservation Area is partly located within the Green Belt to the north east of Audley. The parcel is adjacent to the Audley Conservation Area and is within the 250m buffer, only separated by Old Road and the B5500. Views are restricted by the surrounding vegetation. Overall the parcel makes a strong contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to two purposes, a moderate contribution to two and no contribution to one purpose. In line with the methodology, the parcel has been judged to make a strong overall contribution. The parcel supports an essential gap between Bignall End and Audley and makes a strong contribution to preserving the setting and special character of the Audley Conservation Area as the parcel is adjacent to the Conservation Area. The parcel makes a moderate contribution to safeguarding the countryside from encroachment as it supports a moderate degree of openness and there are durable boundaries between the parcel and the countryside which would be able to prevent encroachment. The parcel makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to checking unrestricted sprawl.	Strong contribution
56	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Strong contribution: The parcel forms an essential gap between the neighbouring towns of Audley and Bignall End whereby development of the parcel would significantly reduce the gap and almost result in the merging of the towns. Overall the parcel makes a strong contribution to preventing neighbouring towns from merging.	Moderate contribution: The boundary between the parcel and the settlement of Audley is the rear of existing residential development along the B5500 which is not durable and would not prevent encroachment into the parcel and Alsager Road which is durable and would prevent encroachment into the parcel. The boundaries between the parcel and the countryside are the B5500 and Old Road to the south, Alsager Road to the west and a brook lined with dense vegetation to the north which are durable and would prevent encroachment beyond the parcel if the parcel were developed. To the east, the boundary is a track with continuous vegetation, some of which is dense and some to the southern and northern areas	Strong contribution: Audley is a historic town. A section of the Audley Conservation Area lies within the Green Belt in the southern section of the parcel and most of the parcel is located within the 250m buffer of the Audley Conservation Area. There are views of the Audley Conservation Area from the parcel as part of the Conservation Area is within the parcel. Overall the parcel makes a strong contribution to	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging	The parcel makes a strong contribution to two purposes, a moderate contribution to two and no contribution to one purpose. In line with the methodology, the parcel has been judged to make a strong overall contribution. The parcel supports an essential gap between Bignall End and Audley and makes a strong contribution to preserving the setting and special character of the Audley Conservation Area as part of the parcel is located within the Conservation Area. The parcel makes a moderate contribution to safeguarding the countryside from encroachment as it supports a moderate degree of openness and there are	Strong contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			is low-lying. This is a less durable boundary and would not prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside for the majority, with residential development to the north west and an allotment to the south west of the parcel. There are paths running through the parcel which provide access and serve a beneficial use of the Green Belt. The parcel is reasonably well connected to the countryside. The topography of the parcel is sloping to the west, there is less than 10% built form and there is dense vegetation to the south and particularly the south east. Therefore there are limited long line views and the parcel supports a moderate degree of openness. Overall, the parcel makes a moderate contribution to safeguarding from encroachment due to the varying durability of the boundaries and the openness.	preserving the setting and special character of historic towns.	the recycling of derelict and other urban land.	durable boundaries between the parcel and the countryside which would be able to prevent encroachment. The parcel makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to checking unrestricted sprawl.	
57	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between the neighbouring towns of Audley and Alsager within the administrative boundary of Cheshire East. Development of the parcel would slightly reduce the gap between the towns however would not result in them merging. Overall the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement to the south east is the rear of residential properties along Alsager Road which is less durable and to the south west the boundary is Park Lane which is a durable boundary able to prevent encroachment into the parcel. The boundaries with the countryside are mixed. The southern boundary is formed by Park Lane and the B5500 and the eastern boundary is formed by Alsager Road which are durable boundaries able to prevent encroachment beyond the parcel if the parcel were developed. The northern boundary is a track leading up to the sewage works and the western boundary is a series of field boundaries which are following a track for the most part. These are not considered to be durable and would not prevent encroachment beyond the parcel if the parcel were developed. The existing land use is mixed, with the majority of the parcel open countryside in agricultural use, but there is also two farms located along Park Lane and an area of built development containing businesses along Alsager Road. The parcel is well connected to the countryside along most of its boundaries. The topography of the parcel is predominantly flat, with less than 10% built form, and open views to the north and west and low levels of vegetation and therefore supports a strong degree of openness. Overall, the parcel make a strong contribution to safeguarding the countryside from encroachment due to the less durable boundaries and the openness.	Moderate contribution: Audley is a historic town. The Audley Conservation Area is partly located within the Green Belt to the north east of Audley. The south eastern section of the parcel falls within 250m of the Conservation Area however it is separated by a row of residential properties and their associated gardens. As the Audley Conservation Area is surrounded by housing to the west, there are no views. Overall the parcel makes a moderate contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution. The parcel supports a strong degree of openness and the northern and western boundaries with the countryside are less durable and would not be able to prevent encroachment thus the parcel makes a strong contribution to safeguarding the countryside. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The parcel makes a moderate contribution to preserving the setting and special character of the Audley Conservation Area as the parcel is located within the 250m buffer around the Conservation Area. The parcel also makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging. The parcel does not contribute to checking unrestricted sprawl.	Strong contribution
58	Weak contribution: The parcel is connected to the Stoke-on-Trent urban area along its southern boundary. This consists of Peacock Hay Road and Lowlands Road, and is	Strong contribution. The parcel forms an essential gap between the Stoke-on-Trent urban area and Kidsgrove, whereby development of the entire parcel would result in the merging of the	Strong contribution: The parcel has short boundaries with the settlement of Kidsgrove to the north and with the Stoke-on-Trent urban area to the south. These consist of roads and are durable enough to prevent encroachment into the parcel. The parcel is well connected to the countryside along a mix of durable and less durable boundaries. The western boundary with the West Coast Main Line is durable.	No contribution: Newcastle-under-Lyme and Kidsgrove are historic towns, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt	The parcel makes a strong contribution to two purposes, a moderate contribution to one, a weak contribution to one and no contribution to one. In line with the methodology, the parcel has been judged to make a strong overall contribution to the Green Belt. The parcel forms an essential gap between Stoke-on-Trent and Kidsgrove and therefore makes a	Strong contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	<p> durable and could prevent sprawl. The parcel is poorly connected to the settlement along one short boundary. Overall the parcel makes a weak contribution to checking unrestricted sprawl due to its durable boundaries and poor connection to the settlement.</p>	<p>neighbouring towns. Overall the parcel makes a strong contribution to preventing neighbouring towns from merging.</p>	<p>The majority of the long eastern boundary is durable, however the southern section consists of an unmade track road which may not be durable enough to prevent further encroachment if the parcel was developed. The existing land use mainly consists of open countryside. There are three residential properties, two car parks and one farm in the parcel. Vegetation is dense in the west of the parcel and low in the east. The parcel supports a strong degree of openness as it contains less than 10% built form, moderate vegetation and supports long line views of the countryside. Overall, the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and its less durable eastern boundary with the countryside.</p>		<p>perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>	<p>strong contribution to preventing neighbouring towns from merging. The parcel has a strong degree of openness, and the eastern boundary with the countryside is less durable thus it makes a strong contribution to preventing encroachment into the countryside.</p>	
59	<p>No contribution: The parcel is not connected to the Newcastle-under-Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.</p>	<p>Moderate contribution: The parcel forms a largely essential gap between Bignall End and Newcastle-under-Lyme whereby development of the parcel would significantly reduce the actual gap between the neighbouring towns however would not result in them merging. Overall, the parcel makes a moderate contribution to preventing towns from merging.</p>	<p>Moderate contribution: The parcel is poorly connected to Bignall End along its southern boundary, Bignall End Road which is durable and would prevent encroachment into the parcel. The parcel is well connected to the countryside along the western boundary consisting of Bignall End Road, the northern boundary which is the A500 and the eastern boundary which is a disused railway line in use as a path with dense tree line. These are durable boundaries which would prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of open countryside, with a small playground in the south west corner, serving a beneficial use and making up less than 10% built form. Vegetation is low with some denser vegetation including tree line along field boundaries. The topography of the parcel is flat however the dense tree line restricts views across the parcel and therefore the parcel supports a strong-moderate degree of openness. Overall, the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its durable boundaries and strong-moderate openness.</p>	<p>No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.</p>	<p>Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>	<p>The parcel makes a moderate contribution to three purposes and no contribution to two purposes. In line with the methodology, the parcel has been judged to make a moderate overall contribution. The parcel forms a largely essential gap between Bignall End and Newcastle-under-Lyme thus making a moderate contribution to preventing towns from merging. While the parcel supports a strong-moderate degree of openness, the durable boundaries between the parcel and settlement and parcel and countryside make for a moderate contribution to preventing encroachment. The parcel makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to checking unrestricted sprawl or preserving the setting and special character of towns.</p>	<p>Moderate contribution</p>
60	<p>Weak contribution: The parcel is connected to the Newcastle-under-Lyme built-up area along its south eastern boundary. This is a durable boundary consisting of Deans Lane and could prevent sprawl into the parcel. The parcel has a weak connection to the built-up area, along this long south eastern boundary. Overall, the parcel makes a weak contribution to</p>	<p>Strong contribution: The parcel forms an essential gap between Newcastle-under-Lyme and the settlement of Bignall End. Development of the parcel would result in the merging of the two settlements. Weak contribution: The parcel also forms a less essential gap between the Newcastle-under-Lyme urban area and Kidsgrove, whereby development would slightly reduce the actual gap between the</p>	<p>Moderate contribution: The parcel is connected to the Newcastle-under-Lyme along its south east boundary, which is Deans Lane which is a durable road boundary that could prevent encroachment into the parcel. The parcel is also connected to the settlement of Bignall End to the south west which is defined by dense tree line, a less durable boundary which would not prevent encroachment into the parcel. The parcel is well connected to the countryside along the northern, western and part of the southern and eastern boundaries. The northern boundary consists of the A500, the eastern boundary which is Jamage Road with a small section defined by the rear of residential development, the southern boundary is the B5500 and the western boundary is a dismantled railway track which is now a tree lined path. Apart from the western boundary all boundaries are durable</p>	<p>No contribution: Newcastle-under-Lyme is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.</p>	<p>Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>	<p>The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. Although the parcel supports a strong degree of openness, the predominately durable boundaries with both the settlement and countryside would prevent further encroachment into the parcel and wider countryside thus the overall openness and permanence of the Green Belt would not be compromised.</p>	<p>Moderate contribution</p>

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	checking unrestricted sprawl due to its durable boundary with the built-up area.	neighbouring towns but not the perceived gap. Overall the parcel makes a strong contribution to preventing neighbouring towns from merging.	and would prevent further encroachment beyond the parcel if the parcel was developed. Existing land use is comprised of open countryside and agriculture, with less than 10% built form. The parcel has a raised topography in the centre, the low levels of vegetation with pockets of denser vegetation allowing for long line views. This creates a strong degree of openness. Overall, the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its durable boundaries and strong degree of openness.				
61	Weak contribution: The parcel is connected to the built-up area of Newcastle-under-Lyme along its south western boundary which consists of less durable garden boundaries which would not be able to prevent sprawl into the parcel. The parcel has a limited connection to the built up area along this one boundary. Overall, this parcel makes a weak contribution to checking unrestricted sprawl due to the less durable boundary and limited connection with the built up area.	Weak contribution: The parcel forms a less essential gap between the Newcastle-under-Lyme urban area and Kidsgrove, whereby development would slightly reduce the actual gap between the neighbouring towns but not the perceived gap. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: The boundaries between the parcel and the settlement consist of the rear of existing residential development which is less durable and would not prevent encroachment into the parcel. Along the western, northern and eastern boundaries the parcel is well connected to the countryside. These boundaries include Talke Road to the west, the A500 and A34 to the north and Bells Hollow to the east. These are durable boundaries that are able to prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of open countryside and agricultural uses, with less than 10% built form due to one residential house along Bells Hollow Road. The topography is gently sloping downhill from west to east, allowing for long line views towards the east. The parcel has generally low vegetation, with only two hedgerows to separate fields within the parcel. Therefore the parcel supports a strong degree of openness. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its durable boundaries with the countryside, and strong degree of openness.	No contribution: Newcastle-under-Lyme is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to two purposes, a weak contribution to two purposes, and no contribution to one purpose. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel makes a weak contribution to checking unrestricted sprawl due to its less durable boundary and limited connection to the built up area. Although the parcel supports a strong degree of openness, the boundaries between the parcel and countryside are durable, thus the parcel makes a moderate contribution to safeguarding from encroachment. The parcel makes a moderate contribution to assisting in urban regeneration, and makes a weak contribution to preventing towns from merging. It makes no contribution to preserving the setting and special character of towns.	Weak contribution
62	Weak contribution: The parcel is connected to the built-up area of Newcastle-under-Lyme along its western and southern boundaries, which are both defined by the rear of residential development. These boundaries are less durable and would not prevent sprawl into the parcel. The parcel is also connected to the settlement along the southern part of the eastern boundary which is defined by the A34, a durable boundary between the parcel and	Weak contribution: The parcel forms a less essential gap between the Newcastle-under-Lyme urban area and Kidsgrove, whereby development would slightly reduce the actual gap between the neighbouring towns but not the perceived gap. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: The parcel is well connected to the settlement along its eastern, southern and western boundaries. The eastern boundary is durable as consists of the A34, while the southern and western boundaries are less durable and are defined by the rear of residential developments. These boundaries would not prevent encroachment into the parcel. The boundaries between the parcel and the countryside consist of Bells Hollow Road to the north and the A34 to the east which are durable boundaries able to prevent encroachment beyond the parcel if the parcel were developed. The parcel is only connected to the countryside along these boundaries. The existing land use is predominately open countryside in agricultural use with some farm buildings present. Therefore the parcel has less than 10% built form and the topography is gently sloping from the west to the south east, creating long line views. Vegetation is low with dense pockets that don't affect the views due to the topography, therefore the parcel has a strong degree of openness. Overall the parcel makes a	No contribution: Newcastle-under-Lyme is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to two purposes, a weak contribution to two purposes, and no contribution to one purpose. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel makes a weak contribution to checking unrestricted sprawl due to its mix of durable and less durable boundaries and potential for rounding off. Although the parcel supports a strong degree of openness, the boundaries between the parcel and countryside are durable, thus the parcel makes a moderate contribution to safeguarding from encroachment. The parcel makes a moderate contribution to assisting in urban regeneration, and makes a weak contribution to preventing towns from merging. It makes no contribution to preserving the setting and special character of towns.	Weak contribution

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	the built-up area. The parcel is well connected to the built up area along its western, southern and eastern boundaries. Due to the shape of the built up area, development of the parcel (particularly the southern section) could constitute rounding off of the settlement pattern. Overall, this parcel makes a weak contribution to checking unrestricted sprawl due to the mix of durable and less durable boundaries and potential for rounding off.		moderate contribution to safeguarding the countryside from encroachment due to its strong openness and durable boundaries with the countryside.				
63	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	No contribution: The parcel does not play a role in preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement is the rear of residential properties to the eastern corner of the parcel. This is a less durable boundary that would not prevent encroachment into the parcel. The boundaries between the parcel and the countryside are of mixed durability. The southern and eastern boundaries are formed by the B5500 and the northern boundary is Park Lane which are durable boundaries that will prevent encroachment beyond the parcel if the parcel were developed. The western boundary itself is mixed, with Moat Lane to the north west and then field boundaries with dense tree line forms the remainder of the boundary. This is not considered to be durable and would not prevent encroachment beyond the parcel if the parcel were developed. The existing land use is predominantly open countryside with farms located along the B5500 and also a cricket ground. The cricket ground results in some built form in the parcel but also serves a beneficial use of the Green Belt by providing opportunities for outdoor sport and recreation. The parcel is well connected to the countryside along most of its boundaries. The parcel is generally flat, has less than 10% built form, low levels of vegetation and long line views and thus it supports a strong degree of openness. Overall, the parcel make a strong contribution to safeguarding the countryside from encroachment due to the less durable boundaries and the openness.	No contribution: Audley is a historic town, however the parcel is not located within 250 metres of the Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose and no contribution to three purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution. The parcel supports a strong degree of openness and some of the boundaries with the countryside are less durable however Moat Lane and Barthomley Road further west of the parcel could contain any encroachment and prevent it from threatening the overall openness and permanence of the Green Belt.. The parcel also makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to checking unrestricted sprawl or preventing towns from merging or preserving the setting and special character of a historic town.	Moderate contribution
64	No contribution: The parcel is not connected to the Newcastle-under-Lyme or Stoke-	Strong contribution: The parcel forms an essential gap between Audley and Halmerend as it is	Moderate contribution: The parcel is connected to the settlements of Audley and Halmerend along the north east and south east boundaries respectively. These boundaries are both less durable boundaries, defined	Moderate contribution: Audley is a historic town. The Audley Conservation Area is partly located within the Green Belt to	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements	The parcel makes a strong contribution to one purpose, a moderate contribution to three purposes and no contribution to one purpose. In line with the methodology, professional	Moderate contribution

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	on-Trent urban areas and therefore does not contribute to this purpose.	connected to both of these neighbouring towns. Development of the whole of the parcel would result in the merging of the neighbouring towns. Development in the western and northern sections of the parcel would not impact upon the gap between the neighbouring towns. Overall the parcel makes a strong contribution to preventing towns from merging.	by the rear of residential development and a treeline which would not prevent encroachment into the parcel. The parcel is well connected to the countryside along its southern boundary, which consists of Shralebrook Road while the western boundary is defined by Nantwich Road and the eastern boundary is Wereton Road, all of these are durable boundaries able to prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of open countryside and agricultural use, the parcel contains multiple farms but these do not contribute to built form. The parcel contains less than 10% built form, generally low levels of vegetation, with denser pockets in the centre of the parcel and along the south east boundary. The topography of the parcel is undulating which allows for long line views from north to south, and thus the parcel supports a strong degree of openness. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment as whilst it has a strong degree of openness, it has durable boundaries with the countryside.	the north east of Audley. The eastern section of the parcel falls within 250m of the Conservation Area however it is separated by rows of residential properties and their associated gardens and Chester Road. As the Audley Conservation Area is surrounded by housing to the west, there are no views. Overall the parcel makes a moderate contribution to preserving the setting and special character of historic towns.	within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution. Whilst the parcel forms an essential gap between Audley and Halmerend, development within the western and northern sections of the parcel would not result in the merging of these neighbouring towns and would not impact upon the gap. Furthermore whilst the parcel has a strong degree of openness, it has durable boundaries with the countryside which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The eastern section of the parcel falls within 250m of the Audley Conservation Area, therefore the parcel makes a moderate contribution to preserving the setting and special character of towns. The parcel makes a moderate contribution to assisting in urban regeneration, and no contribution to checking unrestricted sprawl.	
65	No contribution: The parcel is not connected to the Newcastle-under-Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Strong contribution: The parcel forms an essential gap between Audley and Miles Green whereby development of the whole of the parcel would result in the merging of these neighbouring towns. Overall, this parcel makes a strong contribution to preventing neighbouring towns from merging.	Moderate contribution: The parcel is connected to Audley along its northern boundary, which is defined by the rear gardens of residential development. This is a less durable boundary which would not prevent encroachment into the parcel. The southern boundary with Miles Green is defined by a disused railway line which is a tree lined path and is a durable boundary between the parcel and the settlement which would prevent encroachment into the parcel. The eastern boundary is Hougher Wall Road and Rye Mills and the western boundary is Wereton Road which are durable boundaries able to prevent encroachment beyond the parcel if the parcel were developed. The parcel is reasonably connected to the countryside along these two boundaries. The existing land use consists of open countryside and agricultural uses, and several residential developments and a garage in the south east corner, although built form is below 10%. The topography of the parcel is undulating, with the central section at a lower level and long line views from south to north. The vegetation is generally low but there is denser vegetation throughout the middle of the parcel. Therefore the parcel supports a strong degree of openness. Overall, the parcel makes a moderate contribution to safeguarding the countryside from encroachment as although it has a strong degree of openness, it has durable boundaries with the countryside.	Moderate contribution: Audley is a historic town. The Audley Conservation Area is partly located within the Green Belt. The northern section of the parcel falls within 250m of the Conservation Area however it is separated from the Conservation Area by rows of residential properties and their associated gardens and Hougher Wall Road. As the Audley Conservation Area is surrounded by housing to the south, there are no views. Overall the parcel makes a moderate contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to three purposes and no contribution to one purpose. In line with the methodology, the parcel has been judged to make a strong overall contribution. The parcel forms an essential gap between Audley and Miles Green whereby development would result in the merging of these neighbouring towns thus it makes a strong contribution to preventing towns from merging. The parcel supports a strong degree of openness and has durable boundaries with the countryside thus it makes a moderate contribution to safeguarding the countryside from encroachment. The northern section of the parcel falls within 250m of the Audley Conservation Area, therefore the parcel makes a moderate contribution to preserving the setting and special character of towns. The parcel makes a moderate contribution to assisting in urban regeneration. The parcel is not connected to Newcastle-under-Lyme or Stoke-on-Trent. Therefore, it makes no contribution to checking the unrestricted sprawl of these areas.	Strong contribution
66	No contribution: The parcel is not connected to the Newcastle-under-Lyme or Stoke-on-Trent urban areas	Strong contribution: The parcel forms an essential gap between the neighbouring towns of Miles Green, Bignall End,	Moderate contribution: The parcel is relatively enclosed by the settlements of Bignall End, Audley, Miles Green and Wood Lane and has a limited connection to the open countryside. The parcel borders Bignall End along its northern boundary,	Moderate contribution: Audley is a historic town. The Audley Conservation Area is partly located within the Green Belt. The northern and western	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme	The parcel makes a strong contribution to one purpose, a moderate contribution to three purposes and no contribution to one purpose. In line with the methodology, professional judgement has been applied to evaluate the	Strong contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	and therefore does not contribute to this purpose.	Audley, and Wood Lane. It forms an essential gap between Miles Green and Bignall End whereby development would result in the merging of the neighbouring towns. It also forms an essential gap between Bignall End and Audley whereby development would result in the perceived merging of the neighbouring towns. It forms a largely essential gap between Audley and Wood Lane whereby development would significantly reduce the actual and perceived gap between the neighbouring towns albeit would not result in them merging. Overall, the parcel makes a strong contribution to preventing neighbouring towns from merging.	defined by the rear of residential development, which is a less durable boundary that would not prevent encroachment into the parcel. The south and south west boundaries are durable, as consist of Hougher Wall Road and Grassygreen Lane respectively. The eastern boundary is defined by a disused railway which is in use as a tree lined path, while the west boundary also runs along a path, making these boundaries less durable and unable to prevent encroachment beyond the parcel if the parcel were developed. The existing land use includes mostly open countryside, but there is a concentration of built form around the south comprised of residential developments and a building yard, creating a built form of 10-20%. Topography is undulating and bowl like with the parcel sunken in the centre. Vegetation is low, but the hedgelines block any long line views, creating a moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate openness and due to it being relatively enclosed by the settlements.	section of the parcel falls within 250m of the Conservation Area however it is separated from the Conservation Area by open countryside within the Green Belt, although is not adjacent or connected to Audley. As the Audley Conservation Area is surrounded by housing to the south, there are no views. Overall the parcel makes a moderate contribution to preserving the setting and special character of historic towns.	and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	overall contribution. The parcel has been judged to make a strong overall contribution to the Green Belt. The parcel makes a strong contribution to preventing towns from merging as it forms an essential gap between Miles Green, Bignall End, and Audley, and a largely essential gap between Audley and Wood Lane. The parcel makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The parcel supports a moderate degree of openness and it is relatively enclosed by the settlements thus it makes a moderate contribution to safeguarding the countryside from encroachment. The northern and western section of the parcel falls within 250m of the Audley Conservation Area, therefore the parcel makes a moderate contribution to preserving the setting and special character of historic towns. The parcel also makes a moderate contribution to assisting in urban regeneration, and no contribution to checking the unrestricted sprawl of the built up area.	
67	No contribution: The parcel is not connected to the Newcastle-under-Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Strong contribution: The parcel forms an essential gap between Audley and Bignall End. Development in the northern section of the parcel would result in the merging of these neighbouring towns. Development of the remainder of the parcel would significantly reduce the actual and perceived gap between Audley, Bignall End and Wood Lane and forms a largely essential gap between these neighbouring towns. Overall, the parcel makes a strong contribution to preventing towns from merging.	Moderate contribution: The parcel is connected to both Audley and Bignall End and is relatively enclosed by the settlements. The parcel is connected to Audley along the western boundary, which is defined by dense vegetation and a small ridge. The parcel is also connected to Bignall End along its north eastern boundary, defined by the rear of residential buildings and a short hedge line. Both of these are less durable boundaries between the parcel and the settlement and would not prevent encroachment into the parcel. The northern boundary connects the parcel and the countryside, consisting of the B5500 and the southern boundary is formed by Hougher Wall Road which are durable boundaries able to prevent encroachment beyond the parcel if the parcel were developed. The eastern boundary is defined by Grassygreen Lane for a short section and then a hedge lined path so the eastern boundary is generally less durable and would not prevent encroachment beyond the parcel if the parcel were developed. The existing parcel and use consists of open countryside. There is no built form within the parcel and the parcel slopes gradually uphill from the north west to south east, therefore there are views stretching westwards across the parcel but there are blocked by the treeline preventing any long line views. There is generally low vegetation aside from the treeline on the western boundary, creating a strong-moderate degree of openness. Overall the	Strong contribution: Audley is a historic town. A section of the Audley Conservation Area lies within the Green Belt in the eastern section of the parcel and most of the parcel is located within the 250m buffer of the Audley Conservation Area. There are views of the Audley Conservation Area from the parcel as part of the Conservation Area is within the parcel. Overall the parcel makes a strong contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to two purposes, a moderate contribution to two purposes and no contribution to one purpose. In line with the methodology, the parcel has been judged to make a strong overall contribution. The parcel makes a strong contribution to preventing towns from merging as it forms an essential gap between Audley and Bignall End and a largely essential gap between Audley, Bignall End and Wood Lane. A section of the Audley Conservation Area lies within the Green Belt in the eastern section of the parcel, thus making a strong contribution to preserving the setting and special character of towns. The parcel supports a strong-moderate degree of openness and is relatively enclosed by the settlements thus it makes a moderate contribution to safeguarding the countryside from encroachment. The parcel makes a moderate contribution to assisting in urban regeneration, and no contribution to checking unrestricted sprawl of built up areas.	Strong contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its strong-moderate openness and due to it being relatively enclosed by the settlements.				
68	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Strong contribution: The parcel forms an essential gap between Bignall End and Wood Lane whereby development of the northern section of the parcel would result in the merging of the neighbouring towns. The parcel also forms an essential gap between Bignall End and Wood Lane, and Miles Green whereby development of the whole of the parcel would result in the merging of these neighbouring towns. Overall, the parcel makes a strong contribution to preventing towns from merging.	Moderate contribution: The parcel is relatively enclosed by the settlements of Bignall End, Miles Green and Wood Lane and has a limited connection to the open countryside. The boundary with Bignall End is to the north and north west and is formed by the rear of the existing development and tree line, which is a less durable boundary that would not prevent encroachment into the parcel. The boundary with Wood Lane is formed by Boon Hill Road which is a durable boundary between the parcel and settlement which would prevent encroachment beyond the parcel if the parcel were developed. The boundary between the parcel and Miles Green is Miles Green Road which is also durable. The boundaries between the parcel and the countryside are durable, with Boon Hill Lane to the east and the disused railway line to the west. These boundaries would prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside and agriculture, there are numerous farms located within the parcel. The western boundary is a path and there are paths running through the parcel which are a beneficial use as provide access to the countryside. The parcel has less than 10% built form, the topography is undulating, allowing for views across the parcel and low levels of vegetation. As a result, the parcel has a strong degree of openness. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment as whilst it has a strong degree of openness, it is relatively enclosed by the settlements and has durable boundaries with the countryside.	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution to the Green Belt. The parcel makes a strong contribution to preventing towns from merging as it forms an essential gap between Miles Green, Bignall End, and Wood Lane. The parcel makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The parcel supports a strong degree of openness and it is relatively enclosed by the settlements thus it makes a moderate contribution to safeguarding the countryside from encroachment. The parcel does not contribute to preserving the setting and special character of historic towns. The parcel also makes a moderate contribution to assisting in urban regeneration, and no contribution to checking the unrestricted sprawl of the built up area.	Strong contribution
69	No contribution: The parcel is not connected to the Newcastle-under-Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Strong contribution: The parcel forms an essential gap between Wood Lane and Miles Green whereby development of the parcel would result in the near merging of the neighbouring towns. Overall, the parcel makes a strong contribution to preventing neighbouring towns from merging.	Moderate contribution: The parcel has less durable boundaries with Wood Lane along its eastern boundary, defined by the rear of residential development. This would not prevent encroachment into the parcel. The parcel is enclosed by Boon Hill Road to the west and Apedale Road to the south which are both durable and would prevent further encroachment into the countryside. The existing land use consists of open countryside and agriculture. The built form is below 10% as the main built form is farm buildings with a small number of residential development along Apedale Road and Boon Hill Road in the north west. The topography slopes from east to west which enhances the open long line views stretching westwards and there is low vegetation which contributes to a strong degree of openness. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment as	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution to the Green Belt. The parcel makes a strong contribution to preventing towns from merging as it forms an essential gap between Miles Green and Wood Lane whereby development would result in the near merging of the towns. The parcel makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The parcel makes a moderate contribution to safeguarding the countryside from encroachment. The parcel does not	Strong contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			whilst it has a strong degree of openness, it has durable boundaries with the countryside.			contribute to preserving the setting and special character of historic towns. The parcel also makes a moderate contribution to assisting in urban regeneration, and no contribution to checking the unrestricted sprawl of the built up area.	
70	No contribution: The parcel is not connected to the Newcastle-under-Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Strong contribution: The parcel forms an essential gap between Bignall End and Wood Lane whereby development of the parcel would result in the merging of the neighbouring towns. Overall, the parcel makes a strong contribution to preventing towns from merging.	Moderate contribution: The parcel is well connected to the settlements of Bignall End and Wood Lane. The boundary with Bignall End is a mix of durable and less durable, the western boundary that is enclosed by Boon Hill Road is more durable than the north west corner of the parcel that is defined by the rear of residential developments. The connection to Wood Lane is similarly less durable, also consisting of the rear of residential development along the southern border of the parcel. The eastern boundary is connected to the countryside and enclosed by Megacre Road which is a durable boundary, and would prevent any further encroachment into the countryside if this parcel were developed. The western boundary with the countryside consists of Boon Hill Road which is durable. The existing land use consists of open country and agriculture, as well as a cricket ground, creating a built form of less than 10% that is a beneficial use of the Green Belt as it provides an opportunity for sport and recreation. Topography slopes from east to west, enhancing long line views in the same direction that are not obstructed due to the low levels of vegetation. This creates a strong degree of openness. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment as while the parcel has a strong degree of openness it has durable boundaries with the countryside.	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution to the Green Belt. The parcel makes a strong contribution to preventing towns from merging as it forms an essential gap between Bignall End and Wood Lane whereby development of the parcel would result in the towns merging. Therefore, the parcel makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
71	Weak contribution: The eastern boundary of the parcel is adjacent to Newcastle-under-Lyme. The eastern boundary is mostly durable, defined by the B5500 Audley Road. This durable boundary could prevent sprawl. There are some section of the eastern boundary which consist of garden boundaries which are not durable. The parcel is only connected to the built up area along this boundary. Overall, the parcel makes a weak contribution to checking unrestricted	Strong contribution: The parcel forms an essential gap between the Newcastle-under-Lyme urban area and Wood Lane, whereby development of the whole of the parcel would result in the merging of the neighbouring towns. Overall the parcel makes a strong contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the built-up area of Newcastle-under-Lyme along its eastern boundary, which is Audley Road. This boundary is mostly durable and could prevent encroachment although there is a small section consisting of rear gardens of residential properties which is less durable. The parcel is also connected to Wood Lane along its western boundary, this is less durable and consists of residential garden boundaries which would not be able to prevent encroachment into the parcel. The parcel is connected to the countryside along its remaining boundaries, Audley Road forms the northern boundary and is durable, the southern boundary is less durable, comprised of field boundaries and the more durable Springwood Road which runs along a portion of the south east of the parcel. This southern boundary would not prevent further encroachment if the parcel was developed. Existing land use consists of open countryside and agriculture, a cricket ground, and residential developments in the north eastern portion of Megacre	No contribution: Newcastle-under-Lyme is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to two purposes, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to one purpose. In line with the methodology, the parcel has been judged to make a strong overall contribution to the Green Belt. The parcel makes a strong contribution to preventing towns from merging as its forms an essential gap between the Newcastle-under-Lyme urban area and Wood Lane whereby development would result in the merging of the neighbouring towns. The parcel makes a strong contribution to safeguarding the countryside from encroachment as it has a strong-moderate openness and less durable boundaries with the settlement and countryside.	Strong contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	sprawl due to its mostly durable boundary with the built up area.		Road. Despite this, the built form is still below 10%. The topography is valley-like, stretching from east to west creating long line views. Vegetation is low, with a pocket of dense vegetation through the centre of the parcel. The degree of openness is strong-moderate. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong-moderate openness and less durable boundaries with the countryside and settlement.				
72	Moderate contribution: The eastern and southern boundaries connects the parcel to Newcastle-under-Lyme. The eastern boundary is durable, defined by the B5500 Audley Road. The southern boundary is less durable, a dense treeline and a path separate the parcel from the adjacent business park. The parcel is well connected to the built up area. Overall, the parcel makes a moderate contribution to checking unrestricted sprawl due to the mix of durable and less durable boundaries.	Moderate contribution: The parcel forms a largely essential gap between Newcastle-under-Lyme and Wood Lane whereby development of the parcel would significantly reduce the actual and perceived gap between the neighbouring towns. However it would not result in them merging. Overall, the parcel makes a moderate contribution to preventing towns from merging.	Strong contribution: The parcel has a durable boundary with Newcastle-under-Lyme to the east which is formed by the B5500 which is durable and would prevent encroachment into the parcel. The southern boundary consists of a tree lined path which is less durable and would not prevent encroachment into the parcel. The northern and western boundaries are between the parcel and the countryside. The northern boundary is formed by Springwood Road which is durable and would prevent encroachment beyond the parcel if the parcel were developed and the western boundary is formed by a path which is less durable and would not prevent encroachment beyond the parcel if it were developed. The existing land use consists of open countryside and agricultural uses as well as dense woodland in the southern area of the parcel. The topography of the parcel is sloping downhill from east to west, enhancing long line views that are not obstructed by the dense vegetation. The parcel therefore supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to some less durable boundaries with the settlement and the countryside and the strong degree of openness.	No contribution: Newcastle-under-Lyme is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to three purposes and no contribution to one purpose. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution to the Green Belt. The parcel makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and there are some less durable boundaries between the parcel and the settlement and the parcel and the countryside. Therefore, the parcel makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
73	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose	Strong contribution: The parcel forms an essential gap between the neighbouring towns of Halmerend and Miles Green whereby development of the parcel would result in the merging of the towns. Overall the parcel makes a strong contribution to preventing neighbouring towns from merging.	Moderate contribution: The parcel has a limited connection to the countryside as it is enclosed by two settlements: Halmerend and Miles Green. The boundary between the settlement of Halmerend to the south and the parcel consists of the rear of existing development which is a less durable boundary between the parcel and the settlement which would not prevent encroachment into the parcel. The northern boundary is between the parcel and the settlement of Miles Green which is defined by the edge of existing development and a tree lined path, which are less durable boundaries that would not prevent encroachment into the parcel. The remaining boundaries connect the parcel and the countryside, including Heathcote Road to the east and Station Road to the west. These are durable boundaries which would prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside which is predominantly in agricultural use with a small number of residential dwellings to the north west of the parcel, adjacent to	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes and no contribution to two purposes. In line with the methodology, professional judgement has been used to evaluation the overall contribution. The parcel has been judged to make a strong contribution. The parcel forms an essential gap between Halmerend and Miles Green whereby development would result in them merging. The parcel therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness and permanence of the Green Belt. The parcel makes a moderate contribution to safeguarding the countryside given its enclosure by the two settlements and its strong-moderate degree of openness. The parcel makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to checking	Strong contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			Miles Green. There is a path which runs through the parcel which provides a beneficial use as gives access to the countryside. The parcel contains less than 10% built form, low levels of vegetation and the topography is sloping to the north. There are views across the parcel, but not beyond due to the dense vegetation along the boundaries and therefore the parcel supports a strong-moderate degree of openness. Overall, the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to enclosure by two settlements, its strong-moderate openness and the less durable boundaries between the parcel and the settlements.			unrestricted sprawl or preserving the setting and special character of a historic town.	
74	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between the neighbouring towns of Halmerend and Madeley Heath. A reduction in the gap would reduce the distance between the towns but would not result in them merging and there is no visual perception of a gap between the towns. Overall the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement of Halmerend is a short section of the eastern boundary to the north which consists of Red Hall Lane. This is a durable boundary which could prevent encroachment into the parcel. The parcel is connected to the countryside along the majority of the boundaries. The northern boundary is the B5367 and the eastern boundary is Red Hall Lane, both of which are durable boundaries with the countryside which would prevent encroachment beyond the parcel if the parcel were developed. The western boundary is a track with dense tree line along the south of the track and dense tree line to the south which are less durable boundaries which would not prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside with some agricultural uses and woodland in the south. There are also a number of ponds in the parcel which are used for fishing which is a beneficial use of the Green Belt as it provides an opportunity for recreation. There are a number of farm buildings and an industrial estate in the south which is used as a processing plant. The built form within the parcel is less than 10%, the vegetation is generally low with areas of denser vegetation to the south east and the topography of the parcel is steep around the boundaries, dropping to the centre as a result of the previous mine uses. There are views across the parcel and to the west of the parcel with a small number of houses visible in this direction, therefore the parcel supports a strong degree of openness. Overall, the parcel makes a strong contribution to safeguarding the countryside from encroachment due to the less durable boundaries and the openness.	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution. Whilst the parcel supports a strong degree of openness and some of the boundaries with the countryside are less durable, the boundaries with the settlement are durable and would be able to prevent encroachment from threatening the overall openness and permanence of the Green Belt. The parcel also makes a moderate contribution to assisting in urban regeneration. The parcel forms a less essential gap between Halmerend and Madeley. The parcel does not contribute to checking unrestricted sprawl or preserving the setting and special character of a historic town.	Moderate contribution
75	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not	Weak contribution: The parcel forms a less essential gap between the neighbouring towns of Halmerend and Madeley Heath. A reduction in the gap would reduce the	Moderate contribution: The boundary between the parcel and the settlement is a less durable boundary that is marked by tree lines which would not prevent encroachment into the parcel. The boundary between the parcel and the countryside is Red Hall Lane to the west which is a durable boundary which could prevent encroachment beyond the parcel if the parcel	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel supports a weak degree of openness and the southern and	Weak contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	scontribute to this purpose.	distance between the towns but would not result in them merging and there is no visual perception of a gap between the towns. Overall the parcel makes a weak contribution to preventing towns from merging.	were developed. The boundary between the parcel and the countryside to the south and east is a dense tree line, which is also considered to be less durable and would not prevent encroachment beyond the parcel if the parcel were developed. However, there is limited potential for further encroachment to the east due to there being a large pond in the adjacent parcel. The existing land use is open countryside that is woodland. Within the parcel there is some built form which is residential and a Bed and Breakfast business The parcel is well connected to the countryside along the southern, eastern and western boundaries. The topography of the parcel is generally flat, with dense vegetation and between 10% and 20% built form, and therefore there are no long line views and the parcel supports a weak degree of openness. Overall, the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to the less durable boundaries and the weak openness.		some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	eastern boundaries are less durable thus it makes a moderate contribution to safeguarding from encroachment. The parcel also makes a moderate contribution to assisting in urban regeneration. The parcel forms a less essential gap between Halmerend and Madeley. The parcel does not contribute to checking unrestricted sprawl or preserving the setting and special character of a historic town.	
76	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Moderate contribution: The parcel forms a less essential gap between the neighbouring towns of Halmerend and Madeley Heath. A reduction in the gap would reduce the distance between the towns but would not result in them merging and there is no visual perception of a gap between the towns. The parcel supports a largely essential gap between the neighbouring towns of Halmerend and Alsagaer's Bank whereby development of the parcel would significantly reduce the actual and perceived gap between the towns however would not result in them merging. The woodland to the east of the parcel would retain the perception of a gap. Overall, the parcel makes a moderate contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement is the rear of residential development along the B5367. In part this is tree lined but is a less durable boundary and would not prevent encroachment into the parcel. The boundaries between the parcel and the countryside include a dense tree line to the south, a path to the west which is surrounded by dense tree lie and to the north west there is an area of dense tree line. The eastern boundary is a long, unmade track which is providing access into the parcel. Overall the boundaries with the countryside are not considered to be durable boundary as they would not prevent encroachment beyond the parcel if the parcel were developed. The existing land use is predominantly open countryside, with a wooded area covering the south of the parcel with the north more open and used for horses grazing. There are a number of paths within the parcel which provide a beneficial use as they provide access and the parcel also includes Bates Wood Nature Reserve which is another beneficial use as it supports biodiversity. The nature reserve covers a large percentage of the parcel. The parcel is well connected to the countryside along the majority of the boundaries. There is less than 10% built form within the parcel, with a small building in the north which is a community facility in use as a café and a farm in the north west being the only built form however the farm is an appropriate use in the Green Belt. There is dense vegetation, particularly in the south of the parcel however the topography is undulating, with a slope in the north towards the west and the more southern areas are flatter. The surrounding land is at a higher level and the parcel therefore supports open long line views due to the	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution. The parcel supports a strong-moderate degree of openness and the boundaries with the countryside are less durable and would not be able to prevent encroachment. Thus the parcel makes a strong contribution to safeguarding the countryside. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The parcel also makes a moderate contribution to assisting in urban regeneration. The parcel forms a less essential gap between Halmerend and Madeley Heath and a largely essential gap between Halmerend and Alsager's Bank. The parcel does not contribute to checking unrestricted sprawl or preserving the setting and special character of a historic town.	Strong contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			topography and the general slope towards the west which reduces the impact of the dense trees in the south. Therefore the parcel supports a strong-moderate degree of openness. Overall, the parcel makes a strong contribution to safeguarding the countryside from encroachment due to the less durable boundaries and openness.				
77	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Moderate contribution: The parcel forms a largely essential gap between the neighbouring towns of Halmerend and Alsager's Bank whereby development of the parcel would significantly reduce the actual and perceived gap between the towns however would not result in them merging. Overall the parcel makes a moderate contribution to preventing neighbouring towns from merging.	Strong contribution: The boundary between the parcel and the settlement is the rear of existing residential development along the B5367. This is a less durable boundary that would not prevent encroachment into the parcel. The boundaries are mixed between the parcel and the countryside. The western boundary is formed by a track which is less durable, and the southern and eastern boundaries consist of woodland associated with the boundary of Bates Wood Nature Reserve. This is partly durable and could prevent encroachment although there are gaps to the south which make it less durable in parts. The existing land use is open countryside that is mostly covered by dense woodland. There are a number of paths within the parcel which provide a beneficial use as they provide access and the parcel also includes Bates Wood Nature Reserve which is another beneficial use as it supports biodiversity. Podmore Cottage is also in the parcel. The parcel has less than 10% built form, dense vegetation, however in the southern section it becomes more open and therefore there are no views across the parcel or beyond and the parcel supports a moderate degree of openness. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to the less durable boundaries.	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes and no contribution to two purposes. In line with the methodology, professional judgement has been used to evaluate the overall contribution. The parcel has been judged to make a strong contribution. The parcel supports a moderate degree of openness and the boundary with the settlement is less durable and some of the boundaries with the countryside are less durable and would not be able to prevent encroachment. Thus the parcel makes a strong contribution to safeguarding the countryside. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The parcel also forms a largely essential gap between Halmerend and Alsager's Bank. The parcel makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to checking unrestricted sprawl or preserving the setting and special character of a historic town.	Strong contribution
78	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose	Strong contribution: The parcel forms an essential gap between the neighbouring towns of Halmerend and Alsager's Bank whereby development of the parcel would result in the merging of the towns. Overall the parcel makes a strong contribution to preventing neighbouring towns from merging.	Strong contribution: The boundaries between the parcel and the settlement to the east consist of the rear of existing development along the B5367 which includes residential developments and other commercial developments such as a pub. This is a less durable boundary which would not prevent encroachment into the parcel. The boundaries between the parcel and the countryside are defined by the B5367 to the north and Scot Hay Road to the south which are durable boundaries able to prevent encroachment beyond the parcel if the parcel were developed. The north western boundary is defined by the rear of existing residential development which is not durable and the south western boundary is defined by tree line and is less durable and would not prevent encroachment. The western boundary is defined by woodland associated with the boundary of Bates Wood Nature Reserve. This is partly durable and could prevent encroachment. The existing land use is open countryside with a care home located in the parcel. The parcel has a band of dense vegetation through the centre which runs along a path, however	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to two purposes, a moderate contribution to one purpose and no contribution to two purposes. In line with the methodology the parcel has been judged to make a strong contribution. The parcel supports a strong degree of openness and some of the boundaries with the countryside are less durable and would not be able to prevent encroachment thus it makes a strong contribution to safeguarding the countryside from encroachment. The parcel also forms an essential gap between Halmerend and Alsager's Bank whereby development would result in the settlements merging. The parcel makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to checking unrestricted sprawl or preserving the setting and special character of a historic town.	Strong contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			has generally low levels of vegetation. The topography of the parcel is sloping downwards towards the west, which results in the dense vegetation adjacent to the parcel being no obstruction to any open and long line views across the parcel and further to the west. Therefore the parcel supports a strong degree of openness. Overall, the parcel makes a strong contribution to safeguarding the countryside from encroachment due to the strong openness and less durable eastern and south western boundaries.				
79	Weak contribution: The parcel is connected to the Stoke-on-Trent urban area along its western boundaries. These partly consist of Oxford Road, which is durable and could prevent sprawl, and garden boundaries along Cumberbatch Avenue, which are less durable and would not be able to prevent sprawl. The parcel is well connected to the settlement along one long side. Development of the parcel would arguably constitute rounding off as the urban area is an irregular shape to the west. Overall the parcel makes a weak contribution to checking unrestricted sprawl as, while it has mainly less durable boundaries with the urban area, development would arguably constitute rounding off.	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and Brown Edge, whereby development would slightly reduce the actual gap but not the perceived gap between the neighbouring towns. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: The parcel is connected to the settlement of Stoke-on-Trent along its western boundaries. These partly consist of Oxford Road, which is durable, and garden boundaries along Cumberbatch Avenue, which are less durable. The parcel is well connected to the countryside along its long eastern boundary. This consists of a footpath and thick tree line and the steep change in topography forms a durable boundary which may be able to prevent further encroachment if the parcel was developed. The existing land use mainly consists of open countryside. There is an allotment garden and a children's play area in the parcel. Vegetation is generally low aside from along the eastern boundary. The parcel supports a strong to moderate degree of openness as it contains less than 10% built form, low vegetation and does not support long line views of the countryside. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment as it has strong to moderate openness and mainly durable boundaries, particularly with the countryside, which would limit encroachment.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to two purposes, a weak contribution to two and no contribution to one. In line with the methodology, the parcel has been judged to make a weak overall contribution to the Green Belt. The parcel has partially less durable boundaries with the settlement and durable boundaries with the countryside, meaning that it makes a moderate contribution to preventing encroachment into the countryside. The parcel makes a weak contribution to checking unrestricted sprawl as whilst it has less durable boundaries with the urban area, development could constitute rounding off. The parcel also forms a less essential gap between Stoke-on-Trent and Brown Edge and does not contribute to preserving the character of the historic town of Stoke-on-Trent.	Weak contribution
80	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the neighbouring towns of Halmerend and Madeley Heath. A reduction in the gap would reduce the distance between the towns but would not result in them merging and there is no visual perception of a	Strong contribution: The boundary between the parcel and the settlement is the edge of the existing settlement at Madeley Heath to the south of the parcel which is a less durable boundary consisting of rear gardens of residential properties, this would not prevent encroachment into the parcel. The northern and western boundaries are defined by the edge of Walton's Wood which is considered durable due to its density and the eastern boundary is Leycett Lane which is also a durable boundary. Both of these would prevent encroachment beyond the parcel if the	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution. The parcel supports a strong-moderate degree of openness and there are durable boundaries between the parcel and the countryside, but	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		gap between the towns. Overall the parcel makes a weak contribution to preventing towns from merging.	parcel were developed. The existing land use is open countryside, which in parts is in agricultural use and also includes a cricket ground, a pavilion, farms, dwellings and a dismantled railway. The parcel is well connected to the countryside. The parcel contains less than 10% built form, generally low levels of vegetation, the topography is sloping to the north and also to the west and there are no views beyond the parcel due to the dense vegetation to the north and west but there are views across the parcel and thus it supports a strong-moderate degree of openness. Overall, the parcel makes a strong contribution to safeguarding the countryside from encroachment due to the openness and less durable boundary with the settlement of Madeley Heath.		contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	not the parcel and the settlement. The parcel also makes a moderate contribution to assisting in urban regeneration. The parcel makes a weak contribution to preventing towns from merging. The parcel does not contribute to checking unrestricted sprawl or preserving the setting and special character of a historic town.	
81	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the neighbouring towns of Halmerend and Madeley Heath. A reduction in the gap would reduce the distance between the towns but would not result in them merging and there is no visual perception of a gap between the towns. Overall the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement is the edge of the existing settlement at Madeley Heath to the south of the parcel which is a less durable boundary consisting of garden boundaries which would not prevent encroachment into the parcel. The boundaries between the parcel and the countryside are the M6 to the west which is durable, and the edge of Walton's Wood to the north and east which would be considered less durable as it would not prevent further encroachment beyond the parcel if the parcel were developed. The parcel is well connected to the open countryside along most of its boundaries, The existing land use is Walton's Wood. There is no built form within the parcel and dense vegetation restricts any views and therefore the parcel supports a moderate degree of openness. Overall, the parcel makes a strong contribution to safeguarding the countryside from encroachment due to the openness and less durable boundary with the settlement of Madeley Heath.	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution. The parcel supports a moderate degree of openness and the boundary with the settlement is less durable and and some of the boundaries with the countryside are less durable and would not be able to prevent encroachment. Thus the parcel makes a strong contribution to safeguarding the countryside. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The parcel also makes a moderate contribution to assisting in urban regeneration. The parcel forms a less essential gap between Halmerend and Madeley Heath. The parcel does not contribute to checking unrestricted sprawl or preserving the setting and special character of a historic town.	Strong contribution
82	No contribution: The parcel is not connected to the Newcastle-under-Lyme or Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Strong contribution: The parcel forms an essential gap between Wood Lane and Miles Green whereby development of the western section of the parcel would result in the merging of the neighbouring towns. The parcel also forms a largely essential gap between Wood Lane and Miles Green, and the Newcastle-under-Lyme urban area	Strong contribution: The parcel is connected to both Wood Lane and Miles Green. The parcel is connected to Wood Lane along a section of its northern boundary, defined by the rear of residential developments which is a less durable boundary that would not prevent encroachment into the parcel. The parcel has a very limited connection to Miles Green at its western edge which is not durable. The rest of the parcel is well connected to the countryside. The northern boundary with the countryside is formed by Apedale Road which is durable and would prevent encroachment beyond the parcel if the parcel were developed. The southern boundary is predominantly formed by a track with some areas of dense tree line	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging	The parcel makes a strong contribution to two purposes, a moderate contribution to one purpose and no contribution to two purposes. In line with the methodology, the parcel has been judged to make a strong overall contribution. The parcel forms an essential gap between Wood Lane and Miles Green, as well as a largely essential gap between Wood Lane and Miles Green, and the Newcastle-under-Lyme urban area, as well as Wood Lane and Alsagers Bank, making a strong contribution to preventing towns from merging. The parcel supports a strong degree of openness and has predominantly less durable boundaries thus it	Strong contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		whereby development of the whole parcel would significantly reduce the actual and perceived gap between the neighbouring towns. The parcel also forms a largely essential gap between Wood Lane and Alsagers Bank, whereby development would significantly reduce the actual and perceived gap without resulting in the merging of the towns. Overall, the parcel makes a strong contribution to preventing towns from merging.	at Miry Wood and the eastern boundary is also formed by a series of tracks. These are less durable boundaries that would not prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of open countryside, woodland and agriculture and the parcel contains no built form. The topography is valley-like stretching east to west, allowing for some long line views across the parcel with some areas of dense vegetation contributing to a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to a lack of durable boundaries and a strong degree of openness.		the recycling of derelict and other urban land.	makes a strong contribution to safeguarding the countryside from encroachment. The parcel makes a moderate contribution to assisting in urban regeneration, and no contribution to checking unrestricted sprawl or preserving the setting and special character of towns.	
83	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose	Strong contribution: The parcel forms an essential gap between the neighbouring towns of Halmerend and Miles Green whereby development of the parcel would result in the merging of the towns. The parcel also forms a largely essential gap between Halmerend, Miles Green and Wood Lane whereby development of the parcel would significantly reduce the actual and perceived distance between the towns but would not result in them merging. Overall the parcel makes a strong contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to two settlements. The boundary between the parcel and the settlement of Halmerend to the south west is defined by the rear of the development and Heathcote Road. This is a split of durable and less durable boundaries. The northern boundary and majority of the western boundary are between the parcel and the settlement of Miles Green. These boundaries consist of the rear of existing development and a short extent of Heathcote Road. This is a predominantly less durable boundary which would not prevent encroachment into the parcel. The boundaries between the parcel and the countryside consist of a short section of Heathcote Road to the west which is durable. There is a track to the north east, and dense tree line to the south and east which is formed by the edge of Miry Wood and Burgess's Wood. These are less durable boundaries which would not prevent encroachment beyond the parcel if the parcel were developed. The parcel is connected to the countryside along two boundaries. The existing land use is open countryside. The parcel contains no built form, low levels of vegetation, which is mostly along field boundaries and the topography is sloping to the north. There are views across the parcel but no long line views beyond due to the built development and topography surrounding the parcel thus it supports a strong-moderate degree of openness. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment as the majority of the boundaries are less durable and the parcel has a strong-moderate degree of openness.	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to two purposes, a moderate contribution to one purpose and no contribution to two purposes. In line with the methodology the parcel has been judged to make a strong contribution. The parcel supports a strong-moderate degree of openness and some of the boundaries with the countryside are less durable and would not be able to prevent encroachment. The parcel also forms an essential gap between Halmerend and Alsager's Bank which would result in the settlements merging. The parcel makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to checking unrestricted sprawl or preserving the setting and special character of a historic town.	Strong contribution
84	Strong contribution: The parcel is connected to the built-up area of Newcastle-under-Lyme along its north eastern,	Weak contribution: The parcel forms a less essential gap between Newcastle-under-Lyme and Alsager's Bank	Moderate contribution: The parcel is connected to the built-up area of Newcastle-under-Lyme along the north eastern, south eastern, and southern boundary. The north eastern boundary consists of dense tree line and the south eastern boundary is the rear of existing	No contribution: Newcastle-under-Lyme is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	south eastern, and southern boundaries. The north eastern boundary consists of dense tree line and the south eastern boundary is the rear of existing residential development which are less durable boundaries and would not prevent sprawl. The southern boundary is defined by the B5367 which is a durable boundary which could prevent sprawl. The parcel is well connected to the built up area. Overall, this parcel makes a strong contribution to checking unrestricted sprawl, due to its less durable boundaries.	whereby development would reduce the actual gap but not the perceived gap between the neighbouring towns. It would not result in the towns merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	residential development which are less durable boundaries which would not prevent encroachment into the parcel. The southern boundary is durable, consisting of the B5367 which would prevent encroachment into the parcel. The boundaries between the parcel and the countryside are predominantly durable. The northern boundary is formed by a track which is less durable and would not prevent encroachment beyond the parcel if the parcel were developed and the western boundary is the B5367 which is durable and would prevent encroachment beyond the parcel if the parcel were developed. The existing land use is comprised of open countryside and woodland, with a small agricultural use. The parcel supports a number of beneficial uses with a number of paths providing access to the countryside and Apedale Community Country Park providing opportunities for recreation and biodiversity. There is no built form within the parcel. The topography of the area is flat with a slight incline westward in the northern area of the parcel but the dense vegetation prevents any long line views in the north, however the southern area is much more open, creating a strong degree of openness. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment as whilst it has a strong degree of openness, it has durable boundaries with the countryside.	therefore does not contribute to this purpose.	and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate contribution to the Green Belt. The parcel makes a strong contribution to checking unrestricted sprawl as it is well connected to the built up area with some less durable boundaries. The parcel supports a strong degree of openness however it has durable boundaries with the countryside that would prevent encroachment from threatening the overall openness and permanence of the Green Belt.	
85	Strong contribution: The northern and eastern boundary connect the parcel to Newcastle-under-Lyme. The northern boundary is formed by Apedale Road which is durable. The north east boundary borders open field, while the south east boundary is formed by the rear of existing development, which are both less durable boundaries and would not prevent sprawl. The parcel is well connected to the built up area along these two boundaries. Overall, this parcel makes a strong contribution to checking unrestricted sprawl due to the prominence of the less	Weak contribution: The parcel forms a less essential gap between Newcastle-under-Lyme and Alsager's Bank whereby development would reduce the actual gap but not the perceived gap between the neighbouring towns. It would not result in the towns merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	Moderate contribution: The parcel is connected to the settlement of Newcastle-under-Lyme along its northern and eastern boundary. The northern boundary is formed by Apedale Road which is durable and able to prevent encroachment into the parcel, while the eastern boundary is the rear of residential development that would not prevent further encroachment into the parcel. The parcel is connected to the countryside along its southern and western boundaries. The south and south west boundaries are durable, formed by Loomer Road, and adjacent to Apedale Community Country Park which is likely to prevent further encroachment into the countryside if the parcel were developed. The existing land use consists of the Apedale Heritage Centre, the Apedale Valley Light Railway, open countryside and dense woodland and therefore the built form is below 10%. The topography is undulating in parts but predominantly flat, and there are no views due to the dense vegetation thus the parcel supports a moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to mostly durable boundaries with the countryside and its moderate openness.	No contribution: Newcastle-under-Lyme is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate contribution to the Green Belt. The parcel makes a strong contribution to checking unrestricted sprawl as it is well connected to the built up area with some less durable boundaries, particularly the eastern boundary. However the parcel supports a moderate degree of openness and has durable boundaries with the countryside that would prevent encroachment from threatening the overall openness and permanence of the Green Belt.	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	durable eastern boundary.						
86	Moderate contribution: The eastern boundary of the parcel is adjacent to the built-up area of Newcastle-under-Lyme. This consists of an unmade track which is a less durable boundary which would not prevent sprawl. Overall, this parcel makes a moderate contribution to checking unrestricted sprawl.	Weak contribution: The parcel forms a less essential gap between Newcastle-under-Lyme and Alsager's Bank whereby development of the parcel would reduce the actual gap but not the perceived gap between the neighbouring towns. It would not result in them merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The parcel is connected to the settlement along the eastern boundary, which is an unmade track and is less durable and would not be able to prevent encroachment into the parcel. The boundaries between the parcel and the countryside are of mixed durability. The southern boundary consists of Apedale Road which is a durable boundary able to prevent encroachment beyond the parcel if the parcel were developed. The western boundary is defined by a path which is less durable and the northern boundary is a track running through a dense woodland, which is also less durable and would not be able to prevent encroachment beyond the parcel if the parcel were developed. The parcel is well connected to the countryside. The existing land use consists of open countryside and agriculture with no built form within the parcel. The topography is sloping downhill from the north west to the south east and there is low vegetation within the parcel, however treelines around the parcel prevent any long line views, creating a strong-moderate degree of openness. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong-moderate openness, strong connection with the countryside, and some less durable boundaries.	No contribution: Newcastle-under-Lyme is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to one purpose. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution to the Green Belt. The parcel makes a strong contribution to safeguarding the countryside from encroachment as it has a strong-moderate degree of openness, a strong connection to the countryside and there are some less durable boundaries. Therefore, the parcel makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
87	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose	Moderate contribution: The parcel forms a largely essential gap between Alsager's Bank and Newcastle-under-Lyme whereby development of the parcel would significantly reduce the actual and perceived gap between the neighbouring towns however would not result in them merging. The parcel also forms a less essential gap between Alsager's Bank and Wood Lane whereby development of the parcel would reduce the gap between the towns but would not result in them merging. Overall, the parcel makes a moderate contribution to preventing towns from merging.	Strong contribution: The parcel is connected to two settlements. The parcel is connected to the settlement of Alsager's Bank along the south and south western boundaries. The majority of these boundaries are defined by the rear of existing residential development, which is less durable and would not prevent encroachment into the parcel. A short part of the south western boundary is formed by The Drive which is durable. The boundaries between the parcel and the countryside are defined by The Drive to the west and Apedale Road to the north which are durable boundaries able to prevent encroachment beyond the parcel if the parcel were developed. The eastern boundary is defined by a track and Watermill Wood, the track is less durable however the wood is durable and could prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside with some residential dwellings within the parcel and a farm. There is also a playground which provides a beneficial use as there is an opportunity for recreation and some paths which provide access to the countryside.. The parcel is connected to the countryside along two boundaries. The parcel contains less than 10% built form, low levels of vegetation and the topography is sloping to the south and therefore the parcel supports open long line views and a strong degree of openness. Overall	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution. The parcel supports a strong degree of openness and the boundary with the settlement is less durable however the boundaries with the countryside are predominantly durable and could contain development and prevent it from threatening the openness and permanence of the Green Belt. The parcel makes a moderate contribution to assisting in urban regeneration. The parcel forms a largely essential gap between Alsager's Bank and Newcastle-under-Lyme and a less essential gap between Alsager's Bank and Wood Lane. The parcel does not contribute to checking unrestricted sprawl or preserving the setting and special character of a historic town.	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			the parcel makes a strong contribution to safeguarding the countryside from encroachment due to the openness and less durable boundaries with the settlement.				
88	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose	Strong contribution: The parcel forms an essential gap between the neighbouring towns of Halmerend and Alsagers Bank whereby development of the parcel would result in the merging of the towns. Overall the parcel makes a strong contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to two settlements. The boundaries between the parcel and the settlement of Halmerend is to the south west, consisting of a tree lined track. This is a less durable boundary between the parcel and the settlement which would not prevent encroachment into the parcel. The boundary between the parcel and the settlement of Alsager's Bank are the edge of the existing development and tree line which is also a less durable boundary to the south east which would not prevent encroachment into the parcel. The boundaries with the countryside include a tree lined track to the west, Burgess Wood to the north and the edge of existing residential development to the south east which are less durable boundaries not able to prevent encroachment beyond the parcel if the parcel were developed. The eastern boundary is formed by The Drive which is a durable boundary able to prevent encroachment beyond the parcel if the parcel were developed. The parcel is connected to the countryside along two boundaries The existing land use is predominantly open countryside and along the southern boundary there is Church Farm, and two churches. There is a path which runs through the parcel which provides a beneficial use as gives access to the countryside. The parcel has less than 10% built form, low levels of vegetation and has a gentle slope south. There are views across the parcel but not beyond due to the dense vegetation and built form therefore the parcel supports a strong-moderate degree of openness. Overall, the parcel makes a strong contribution to safeguarding the countryside from encroachment due to the majority of the boundaries being less durable and the strong-moderate degree of openness.	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to two purposes, a moderate contribution to one purpose and no contribution to two purposes. In line with the methodology the parcel has been judged to make a strong contribution. The parcel supports a strong-moderate degree of openness and the boundaries with the countryside are less durable and would not be able to prevent further encroachment and ensure that the openness and permanence of the Green Belt is not compromised. The parcel also forms an essential gap between Halmerend, Wood Lane and Miles Green which would result in the settlements merging. The parcel makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to checking unrestricted sprawl or preserving the setting and special character of a historic town.	Strong contribution
89	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose	Moderate contribution: The parcel forms a largely essential gap between the neighbouring towns of Halmerend and Newcastle-under-Lyme whereby development of the parcel would significantly reduce the actual and perceived gap between the towns however would not result in them merging. The parcel forms a less essential gap between Halmerend and Madeley Heath whereby	Strong contribution: The boundary between the parcel and the settlement is defined by the rear of existing development along Scot Hay Lane and the B5367 to the north west of the parcel. This is a less durable boundary and would not prevent encroachment into the parcel. The boundaries between the parcel and the countryside consist of Scot Hay Lane to the west and the B5367 to the north which are durable boundaries able to prevent encroachment beyond the parcel if the parcel were developed. The southern boundary is defined by a tree lined field boundary and the eastern boundary is a track which is tree lined in parts. These are less durable boundaries which would not prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside,	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes, and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution. The parcel supports a strong-moderate degree of openness and the boundary with the settlement and some of the boundaries with the countryside are less durable and would not be able to prevent encroachment. Thus the parcel makes a strong contribution to safeguarding the countryside. It therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under	Strong contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		development of the parcel would reduce the actual gap but not the perceived gap as there is no visual perception of a gap between the towns. Overall the parcel makes a moderate contribution to preventing towns from merging.	much of which is in agricultural use with a farm located to the north of the parcel. There are also a small number of residential dwellings in the north west of the parcel. Overall the parcel contains less than 10% built form, low levels of vegetation and the parcel itself is flat however there are views across the parcel but not beyond the parcel and thus it supports a strong-moderate degree of openness. Overall, the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong-moderate openness and presence of less durable boundaries with the settlement and countryside.			paragraph 79 of the NPPF in protecting the openness of the Green Belt. The parcel also makes a moderate contribution to assisting in urban regeneration. The parcel forms a largely essential gap between Halmerend and Newcastle-under-Lyme and a less essential gap between Halmerend and Madeley Heath. The parcel does not contribute to checking unrestricted sprawl or preserving the setting and special character of a historic town.	
90	Strong contribution: The parcel is connected to the built-up area of Newcastle-under-Lyme along its eastern and southern boundary. The boundaries are defined by the rear of existing residential development, tracks and paths, and sections which cut through existing development with no physical boundaries on the ground. These are less durable boundaries which may not be able to prevent sprawl into the parcel. The south western boundary is defined by Scot Hay Road which is durable and could prevent sprawl. Overall, this parcel makes a strong contribution to checking unrestricted sprawl, due to its less durable boundaries some of which are undefined by any physical features.	Weak contribution: The parcel forms a less essential gap between the neighbouring towns of Alsager's Bank and Newcastle-under-Lyme. A reduction in the gap would reduce the distance between the towns but would not result in them merging and there is no visual perception of a gap between the towns. Overall the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the Newcastle-under-Lyme urban areas is defined to the east and south by the edge of the existing development which in part is defined by tree line and tracks however sections of this boundary cut through existing development with no physical boundaries on the ground. These are less durable boundaries which would not prevent encroachment into the parcel. The boundaries between the parcel and the countryside are defined by a short extent of the B5367 to the north east which is durable, but most of the boundaries are less durable and consist of paths and tree line which mark the edge of Silverdale Community Country Park. These are less durable boundaries and would not prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside, with the majority of the parcel consisting of Silverdale Community Country Park which includes water bodies. Within the parcel there is part of Silverdale Enterprise Park. Overall the parcel contains less than 10% built form, there are low levels of vegetation across most of the parcel with denser areas and limited long line views thus the parcel supports a strong-moderate degree of openness. Overall, the parcel makes a strong contribution to safeguarding the countryside from encroachment due to the less durable boundaries and strong-moderate openness.	No contribution: Newcastle-under-Lyme is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to two purposes, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, the parcel has been judged to make a strong overall contribution. The parcel supports a strong-moderate degree of openness and has predominantly less durable boundaries which would not be able to prevent encroachment. The parcel makes a strong contribution to checking unrestricted sprawl due to the less durable boundaries with Newcastle-under-Lyme and the parcel forms a less essential gap between Alsager's Bank and Newcastle-under-Lyme. The parcel also makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to preserving the setting and special character of a historic town.	Strong contribution
91	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the neighbouring towns of Madeley Heath and Newcastle-under-Lyme. A reduction in the gap would slightly reduce the distance between the towns but would not result in them	Strong contribution: The boundary between the parcel and the settlement of Madeley Heath is Leycett Lane to the south west. This is a short, but durable boundary between the parcel and the settlement which would prevent encroachment into the parcel. The majority of the boundaries are between the parcel and the countryside, and the parcel is well connected to the countryside.. The northern and western boundary are formed by Leycett Lane, the southern boundary consists of the A525	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been used to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution. The parcel supports a strong degree of openness and is well connected to the countryside	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		merging. Overall the parcel makes a weak contribution to preventing towns from merging.	and the southern section of the eastern boundary is formed by Agger Hill. These are durable boundaries able to prevent encroachment beyond the parcel if the parcel were developed. However the northern section of the eastern boundary is formed by a tree lined track which may not be permanently durable enough to prevent encroachment in the long term. The existing land use is open countryside in agricultural use with a number of farms located within the parcel. The parcel contains less than 10% built form, has dense vegetation in the south but low levels of vegetation across the parcels with the topography sloping to the north west with gentle undulations throughout, this allows for open long line views across and beyond the parcel and thus the parcel supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to the strong openness and strong connection to the countryside.		parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	however it has predominantly durable boundaries which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The parcel also makes a moderate contribution to assisting in urban regeneration and forms a less essential gap between Madeley Heath and Newcastle-under-Lyme. The parcel does not contribute to checking unrestricted sprawl or preserving the setting and special character of a historic town.	
92	Moderate contribution: The parcel is connected to the built-up area of Newcastle-under-Lyme along its eastern boundary. The boundaries are defined by the rear of existing residential development which are less durable boundaries which would not be able to prevent sprawl into the parcel. The parcel is only connected to the built up area along this eastern boundary. Overall, this parcel makes a moderate contribution to checking unrestricted sprawl, due to its less durable eastern boundary.	Weak contribution: The parcel forms a less essential gap between the neighbouring towns of Madeley Heath and Newcastle-under-Lyme. A reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the parcel makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundary between the parcel and the settlement is the eastern boundary with Newcastle-under-Lyme. This consists of the rear of existing residential development which is a less durable boundary that would not prevent encroachment into the parcel. The boundaries between the parcel and the countryside are of varying durability. The northern boundary is formed by Scot Hay Lane, the southern boundary is formed by Hollywood Lane, and the western boundary is formed by Crackley Lane, all of which are durable boundaries able to prevent encroachment beyond the parcel if the parcel were developed. The existing land use is woodland with a farm along the western boundary and a playing field to the south east, and the parcel is well connected to the countryside. The parcel contains no built form and there is dense vegetation across the parcel which results in no long line views and thus the parcel supports a moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate openness and the boundaries with the countryside being durable.	No contribution: Newcastle-under-Lyme is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to three purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, the parcel has been judged to make a moderate overall contribution. The parcel supports a moderate degree of openness and there are durable boundaries between the parcel and the countryside which would be able to prevent encroachment. The parcel makes a moderate contribution to checking unrestricted sprawl due to the less durable boundaries with Newcastle-under-Lyme and the parcel forms a less essential gap between Madeley Heath and Newcastle-under-Lyme. The parcel also makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to preserving the setting and special character of a historic town.	Moderate contribution
93	Moderate contribution: The parcel is connected to the built-up area of Newcastle-under-Lyme along its northern boundary. The boundaries are defined by the rear of existing residential development which are less durable boundaries	Weak contribution: The parcel forms a less essential gap between the neighbouring towns of Madeley Heath and Newcastle-under-Lyme. A reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the	Moderate contribution: The boundary between the parcel and the settlement is the northern boundary with Newcastle-under-Lyme. This is defined by the rear of existing residential development which is less durable and would not prevent encroachment into the parcel. The boundaries between the parcel and the countryside are defined by the A525 to the south, B5044 to the west and Job's Wood to the east. These are durable boundaries that would prevent encroachment beyond the parcel if the parcel were developed. The parcel is well connected to the	No contribution: Newcastle-under-Lyme is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate	The parcel makes a moderate contribution to three purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, the parcel has been judged to make a moderate overall contribution. The parcel supports a moderate degree of openness and there are durable boundaries between the parcel and the countryside which would be able to prevent encroachment. The parcel makes a moderate contribution to checking unrestricted sprawl	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	which may not be able to prevent sprawl into the parcel. The parcel is only connected to the built up area along this long boundary. Overall, this parcel makes a moderate contribution to checking unrestricted sprawl, due to its less durable boundaries.	parcel makes a weak contribution to preventing towns from merging.	countryside along three boundaries. The parcel is of mixed use, with Keele Driving Range located within the parcel and covering a large area, some residential dwellings located along Quarry Bank, Steve Thomas Golf Academy along the southern boundary and Keele Cemetery also located along the southern boundary. Although there are a number of uses, the parcel still contains less than 10% built form due to its large size, there is dense vegetation and an undulating topography in part due to the golf range which restricts views and the parcel supports a moderate degree of openness. Overall, the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate openness and durable boundaries with the countryside.		contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	due to the less durable boundaries with Newcastle-under-Lyme and the parcel forms a less essential gap between Madeley Heath and Newcastle-under-Lyme. The parcel also makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to preserving the setting and special character of a historic town.	
94	Moderate contribution: The parcel is connected to the built-up area of Newcastle-under-Lyme along its eastern boundary which is defined by Cemetery Road and Park Road which are durable and would be able to prevent sprawl into the parcel. There is also a short north-western boundary which is defined by the rear of existing residential development which is a less durable boundary. The parcel is only connected to the two built up area along these boundaries. Overall, this parcel makes a moderate contribution to checking unrestricted sprawl due to the varying durability of the boundaries.	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose	Moderate contribution: The boundary between the parcel and the settlement of Newcastle-under-Lyme is defined along its eastern boundary by Cemetery Road and Park Road which are durable and a short north-western boundary which is defined by the rear of existing residential development which is a less durable boundary. The durable boundaries would be able to prevent encroachment into the parcel. The boundaries between the parcel and the countryside are the A525 to the south and Job's Wood to the west which are durable boundaries able to prevent encroachment beyond the parcel if the parcel were developed. The parcel is reasonably well connected to the countryside along two boundaries. The existing land use is open countryside and there is a beneficial use within the parcel as there is a playing field which provides an opportunity for recreation. The parcel has no built form, and low levels of vegetation, although there is dense vegetation to the west at Job's Wood. The topography of the parcel is sloping south to north and this restricts long line views beyond the parcel and thus the parcel supports a strong-moderate degree of openness. Overall, the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to the strong-moderate openness and predominantly durable boundaries.	No contribution: Newcastle-under-Lyme is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to three purposes and no contribution to two purposes. In line with the methodology, the parcel has been judged to make a moderate overall contribution. The parcel supports a strong-moderate degree of openness, and there are durable boundaries between the parcel and the countryside which would be able to prevent encroachment. The parcel makes a moderate contribution to checking unrestricted sprawl due to the mixed durability of the boundaries with Newcastle-under-Lyme and the parcel makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to preventing towns from merging and preserving the setting and special character of historic towns.	Moderate contribution
95	Weak contribution: The parcel is connected to the built-up area of Stoke-on-Trent along its eastern boundary. The boundary is defined by the A500, making it a durable boundary which could prevent sprawl. The	Strong contribution: The parcel forms an essential gap between the Newcastle-under-Lyme urban area and the Stoke-on-Trent urban area whereby development of the parcel would significantly reduce the gap and result in the	Moderate contribution: The parcel is connected to the settlement along its eastern boundary consisting of the A500. This is durable and would be able to prevent encroachment into the parcel. The boundaries with the countryside are of mixed durability. The A34 which forms the western boundary is durable and could prevent encroachment beyond the parcel if the parcel was a developed. The southern boundary consists of a treeline that is less durable and unlikely to prevent encroachment however there is limited	No contribution: Newcastle-under-Lyme is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. Whilst the parcel makes a strong contribution to	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	parcel is reasonably well-connected to the built-up area along this long boundary. This parcel makes a weak contribution to checking unrestricted sprawl due to the durable boundary with the built up area.	merging of the neighbouring towns, although arguably the urban areas have already merged elsewhere. Overall the parcel makes a strong contribution to preventing neighbouring towns from merging.	potential for encroachment in this direction given that the urban area is located in close proximity. The existing land use is open countryside, with a petrol station in the northern corner of the parcel. Within the centre of the parcel is a scrapyard, contributing to a built form of less than 10%. Despite dense vegetation south of the parcel, there are long line views due to the parcel gently sloping from north to south. Therefore, the parcel supports a strong-moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to the durable boundaries and strong-moderate openness.		parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	preventing the urban areas merging further together, the parcel has durable boundaries with the countryside which could prevent encroachment from threatening the overall openness and permanence of the Green Belt. The parcel also makes a moderate contribution to assisting in urban regeneration, and no contribution to preserving the setting and special character of towns.	
96	Moderate contribution: The parcel is connected to the built-up area of Stoke-on-Trent along its eastern boundary which is the A500, making it a durable boundary. The parcel is also connected to Newcastle-under-Lyme along its southern boundary, defined by the rear of residential development and a dense tree line. These boundaries are less durable and could not prevent sprawl into the parcel. The parcel is well connected to the built-up area along these boundaries, and there is some potential for rounding off the pattern of the built up area in the south west of the parcel between Parkhouse Industrial Estate and residential development. Overall the parcel makes a moderate contribution to checking unrestricted sprawl due to its less durable boundaries and strong connection with both built up areas.	Strong contribution: The parcel forms an essential gap between the Newcastle-under-Lyme urban area and the Stoke-on-Trent urban area whereby development of the parcel would significantly reduce the gap and result in the merging of the neighbouring towns, although arguably the urban areas have already merged elsewhere. Overall the parcel makes a strong contribution to preventing neighbouring towns from merging.	Moderate contribution: The boundaries between the parcel and the settlements of Stoke-on-Trent and Newcastle-under-Lyme are of mixed durability. The eastern boundary is the A500 which is durable and could prevent encroachment into the parcel. The southern boundary is the rear of residential development and dense tree line which is not durable and would not be able to prevent encroachment into the parcel. The parcel is well connected to the settlement. The parcel has weak connections to the countryside which consist of a less durable treeline along its northern boundary which would not be able to prevent encroachment however there is limited potential for encroachment to the north due to the durable boundaries further north. The short western boundary consists of the A34, which is durable. The existing land use is mostly comprised of Bradwell Wood with pockets of open countryside. The parcels topography is gently sloping south however there are very few views due to the dense vegetation of Bradwell Wood. There is less than 10% built form, only a clay pit along the eastern boundary. As a result, the parcel has a moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to the moderate degree of openness, and limited connection to the open countryside.	No contribution: Newcastle-under-Lyme is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to three purposes, and no contribution to one purpose. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. Whilst the parcel makes a strong contribution to preventing the urban areas merging further together, the parcel has a limited connection with the countryside and therefore encroachment would not threaten the overall openness and permanence of the Green Belt. The parcel also makes a moderate contribution to assisting in urban regeneration, and no contribution to preserving the setting and special character of towns.	Moderate contribution
97	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-	Moderate contribution: The parcel forms a largely essential gap between Madeley and Madeley	Moderate contribution: The parcel is connected to the settlement of Madeley Heath along the eastern boundary. This consists of the A531 to the east which is durable and could prevent encroachment into the	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements	The parcel makes a moderate contribution to three purposes and no contribution to two purposes. In line with the methodology the parcel has been judged to make a moderate	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	on-Trent urban areas and therefore does not contribute to this purpose	Heath whereby development of the parcel would significantly reduce the actual and perceived gap between the towns however would not result in them merging. The M6 retains an element of separation between the towns. Overall, the parcel makes a moderate contribution to preventing towns from merging.	parcel and the rear of existing residential development at Madeley Heath to the south east which is a less durable boundary that would not prevent encroachment into the parcel. The boundary between the parcel and the countryside is the A531 to the north and east, the M6 to the west and the A525 to the south which is a durable boundary able to prevent encroachment into the parcel if the parcel were developed. The existing land use is open countryside with a small number of residential dwellings and farms. The parcel contains less than 20% built form, it has dense vegetation in the south and has a flat topography with views across the parcel but not beyond due to vegetation and thus the parcel supports a moderate-weak degree of openness. Overall, the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to the moderate-weak openness and the predominantly durable boundaries.		within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	overall contribution. The parcel supports a moderate-weak degree of openness and there are durable boundaries between the parcel and the countryside which would be able to prevent encroachment. The parcel forms a largely essential gap between Madeley and Madeley Heath and makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to checking unrestricted sprawl or preserving the setting and special character of historic towns.	
98	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the neighbouring towns of Madeley Heath and Newcastle-under-Lyme. A reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the parcel makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundaries between the parcel and the settlement include Roneyhall Lane to the west and the edge of the Timber Yard. Although Roneyhall Lane is durable, the remainder of the boundary with the settlement is formed by less durable boundaries and therefore would not prevent encroachment into the parcel. The boundaries between the parcel and the countryside include the A525 to the north which is a durable boundary able to prevent encroachment beyond the parcel if the parcel were developed. The remainder of the boundaries with the countryside include dense tree line and a dismantled railway line which are less durable boundaries which would not prevent encroachment beyond the parcel if the parcel were developed. The existing land use includes areas of open countryside, as well as residential dwellings along Watering Trough Bank and areas of woodland. The parcel contains less than 20% built form, dense vegetation and there are no views due to the dense vegetation and raised area of Dunge Wood thus the parcel supports a weak degree of openness. Overall, the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its weak openness and the less durable boundaries.	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel supports a weak degree of openness and has some less durable boundaries between the parcel and the countryside which would not be able to prevent encroachment. The parcel also makes a moderate contribution to assisting in urban regeneration and forms a less essential gap between Madeley Heath and Newcastle-under-Lyme. The parcel does not contribute to checking unrestricted sprawl or preserving the setting and special character of a historic town.	Weak contribution
99	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose	Moderate contribution: The parcel forms a largely essential gap between Madeley and Madeley Heath whereby development of the parcel would significantly reduce the actual and perceived gap between the towns however would not result in them merging. The M6	Moderate contribution: The parcel is relatively enclosed by the settlement of Madeley Heath to the north and east. The boundaries between the parcel and the settlement consists of the northern boundary which is the A525 and is durable, and part of the eastern boundary which is formed by Works Drive which is durable and a dismantled railway line which is less durable. The boundaries between the parcel and the countryside are of mixed durability. The western boundary is the M6 and part of the northern boundary is with the countryside and consists of the	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate	The parcel makes a moderate contribution to three purposes and no contribution to two purposes. In line with the methodology the parcel has been judged to make a moderate overall contribution. The parcel supports a strong-moderate degree of openness however it is relatively enclosed by the settlement of Madeley Heath to the north and east and there are some durable boundaries. The parcel forms a largely essential gap between Madeley and Madeley Heath and makes a moderate	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		retains an element of separation between the towns. Overall, the parcel makes a moderate contribution to preventing towns from merging.	A525 which are durable boundaries able to prevent encroachment beyond the parcel if the parcel were developed. The south eastern boundary is a dismantled railway which is a less durable boundary that would not prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside, with Hazeley Brook running through the parcel and a small number of residential dwellings in the north western section of the parcel. The parcel has less than 10% built form, dense vegetation, particularly along Hazeley Brook and the topography is sloping towards Hazeley Brook which is surrounded by dense tree line and embankments. There are some views across the parcel but not beyond due to the vegetation and therefore the parcel supports a strong-moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its strong-moderate openness and due to it being relatively enclosed by the settlement of Madeley Heath to the north and east.		contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	contribution to assisting in urban regeneration. The parcel does not contribute to checking unrestricted sprawl or preserving the setting and special character of historic towns.	
100	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose	Moderate contribution: The parcel forms a largely essential gap between Madeley and Madeley Heath whereby development of the parcel would reduce the actual gap between the neighbouring towns however would not result in them merging, although it would reduce the perception of the gap. Overall, the parcel makes a moderate contribution to preventing towns from merging.	Strong contribution: The boundaries between the parcel and the settlement include the edge of the settlement of Madeley Heath which is defined by tree lined field boundaries which are a less durable boundary that would not prevent encroachment into the parcel. The boundaries between the parcel and the countryside are the M6 to the south which is durable and would prevent encroachment beyond the parcel if the parcel were developed. The western boundary is defined by a dismantled railway which is partly accompanied by tree lining and is a less durable boundary which may not be able to prevent encroachment. The eastern boundary is defined by a disused railway and sections of woodland which on the whole are less durable and may not be able to prevent encroachment. The northern boundary is defined by Dunge Wood which is durable and could prevent encroachment. The existing land use is open countryside however it borders industrial development with the Clay Pit and Timber Yard. The parcel contains no built form, and the topography is sloping towards the M6 which allows some views but these are restricted due the pockets of dense vegetation throughout the parcel and the vegetation along the motorway and thus the parcel supports a moderate degree of openness. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to the less durable boundaries between the settlement and the countryside.	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution. The parcel supports a moderate degree of openness and the boundary with the settlement is less durable however some of the boundaries with the countryside are durable, and in particular the M6 to the south provides a durable boundary which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The parcel forms a largely essential gap between Madeley and Madeley Heath and makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to checking unrestricted sprawl or preserving the setting and special character of historic towns.	Moderate contribution
101	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-	Weak contribution: The parcel forms a less essential gap between Newcastle-under-Lyme	Moderate contribution: The parcel is connected to the Keele University inset settlement along its south eastern boundaries. These are generally less durable boundaries and may not be able to prevent	Strong contribution: Keele is a historic town. A section of the Keele Conservation Area lies within the Green Belt in the	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements	The parcel makes a strong contribution to one of the purposes, a moderate contribution to two of the purposes, a weak contribution to one purpose, and no contribution to one of the	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	on-Trent urban areas and therefore does not contribute to this purpose.	urban area and the neighbouring towns of Madeley and Madeley Heath to the west. Development of the parcel would slightly reduce the actual gap but not the perceived gap between the neighbouring towns given the size of the gap. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	encroachment into the parcel. The washed over village of Keele is located adjacent to the western most edge of the parcel. The parcel is well connected to the countryside along mostly durable boundaries. The southern and north western boundaries consist of roads, which are durable. The short north eastern boundary consists of the edge of a sports facility, and may not be durable enough to prevent further encroachment if the parcel was developed. The existing land use mainly consists of playing fields, woodland and open air sports facilities such as athletics tracks, tennis courts and hockey pitches. Built form consists of a small property in the south west of the parcel. There is dense vegetation in the south of the parcel and low vegetation elsewhere, meaning the parcel as a whole has a moderate level of vegetation. The parcel supports a strong to moderate degree of openness as it contains less than 10% built form, moderate vegetation and some limited long line views of the countryside. A wall along the north western boundary prevents long line views to the north west. The sports facilities located in the parcel constitute a beneficial use of the Green Belt. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its strong to moderate openness and mostly durable boundaries with the wider countryside.	western section of the parcel and part of the parcel is located within the 250m buffer of the Keele Conservation Area. There are views are restricted due to the Church Plantation. Overall the parcel makes a strong contribution to preserving the setting and special character of historic towns.	within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. While the parcel makes a strong contribution to preserving the Keele Conservation Area, the parcel has mainly durable boundaries with the countryside which could prevent encroachment from threatening the overall openness and permanence of the Green Belt.	
102	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between Newcastle-under-Lyme urban area and the neighbouring towns of Madeley and Madeley Heath to the west. Development of the parcel would slightly reduce the actual gap but not the perceived gap between the neighbouring towns given the size of the gap. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: The parcel is located adjacent to the Keele University inset settlement along its southern and south eastern boundaries. These consists of the edge of existing development, a foot path and vegetation and is a less durable boundary which may not be able to prevent encroachment into the parcel. The parcel is moderately well connected to the countryside along its northern, western and south western boundaries. The A525 Keele Road along the northern boundary, and Keele Road along a small part of the western boundary form durable boundaries between the parcel and the countryside which could prevent encroachment beyond the parcel if the parcel was developed. The small section of the south western boundary is not durable and may not be able to prevent encroachment. The existing land use is a multi-use grass sports pitch with no existing built form. The parcel supports a strong-moderate degree of openness as it contains less than 10% built form, limited long line views and low vegetation. The parcel supports a beneficial use of the Green Belt in the form of the sports pitch. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its strong to moderate openness and mostly durable boundaries with the countryside.	No contribution: Keele is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, the parcel is judged to make a weak overall contribution to the Green Belt. The parcel makes a moderate contribution to assisting in urban regeneration and safeguarding the countryside from encroachment due to its strong to moderate openness and mostly durable boundaries. The parcel makes a weak contribution to preventing towns from merging. The parcel makes no contribution to checking unrestricted sprawl and no contribution in preserving the setting and special character of historic towns.	Weak Contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
103	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between Newcastle-under-Lyme urban area and the neighbouring towns of Madeley and Madeley Heath to the west. Development of the parcel would slightly reduce the actual gap but not the perceived gap between the neighbouring towns given the size of the gap. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the Keele University inset settlement along part of its north-eastern boundary by predominantly less durable boundaries in the form of the edge of existing development, vegetation and private roads. These boundaries may not be able to prevent encroachment into the parcel. The parcel is well connected to the countryside along its western, eastern, southern and part of its northern boundaries however the washed over village of Keele is located adjacent to the western boundary of the parcel. The boundaries of Three Mile Lane along the western boundary and Church Plantation Road on part of the northern boundary form durable boundaries between the parcel and the countryside. However, the south and eastern boundaries consist of less durable boundaries in the form of Lymes Road which is an unmade rural road along the southern boundary and an unnamed private track along the eastern boundary. These boundaries may not be able to prevent encroachment. The existing land uses consists of open countryside, woodland and partly agricultural use and pasture grazing. Paddock Farm is located in the north-eastern edge of the parcel however this is an acceptable Green Belt use. Although the woodland area within part of the parcel interrupt views in parts, the parcel generally supports a strong degree of openness due to the less than 10% built form, the open long line views which is further emphasised by the gently undulating topography and the low vegetation. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and has less durable boundaries with the countryside.	Strong contribution: Keele is a historic town. A section of the Keele Conservation Area lies within the Green Belt in the northern section of the parcel and part of the parcel is located within the 250m buffer of the Keele Conservation Area. There are views into and out of the Conservation Area to and from the parcel. Overall the parcel makes a strong contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to two purposes, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, the parcel has been judged to make an overall strong contribution to the Green Belt. The parcel has a strong degree of openness and mainly less durable boundaries with the countryside. It therefore makes a strong contribution to safeguarding the countryside from encroachment. The parcel also makes a strong contribution to preserving the setting and special character of the Keele University Conservation Area. It makes no contribution in checking unrestricted sprawl and a weak contribution in preventing neighbouring towns from merging.	Strong Contribution
104	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between Newcastle-under-Lyme urban area and the neighbouring towns of Madeley and Madeley Heath to the west. Development of the parcel would slightly reduce the actual gap but not the perceived gap between the neighbouring towns given the size of the gap. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the countryside from the east, west and south. The parcel is connected to the Keele University inset settlement along its northern boundary. This consists of an unmade farm access track and area of vegetation, this is a less durable boundary which may not be able to prevent encroachment into the parcel. The southern boundary is formed by Lymes Road and tree planting, the east by a private unmade track and the west by a gated private unmade track, all of which form less durable boundaries, which would not be able to prevent further encroachment beyond the parcel. The existing land use consists mainly of open countryside, with one residential dwelling situated on the north eastern boundary, another dwelling in the south western edge, in addition to a small National Grid utility station (Keele Uni IP). There are clusters of vegetation along the eastern boundary and in the vicinity of the residential dwellings. The southern area of the parcel allows for views of the countryside and the eastern edge does contain partial vegetation	No contribution: Keele is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one of the purposes, a moderate contribution to one of the purposes, a weak contribution to one of the purposes and no contribution to two of the purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution to the Green Belt. While the parcel does not contribute to three of the Green Belt purposes, its strong to moderate openness and less durable boundaries with both the settlement and the countryside mean that the parcel makes a strong contribution to preventing encroachment into the wider countryside. Therefore the parcel makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			and trees, which to a degree limit views. The topography of the parcel slopes marginally from south to north, which in addition to the northern edge being framed by dense vegetation and university buildings, does not contribute to open country views. The parcel supports a strong-moderate degree of openness as whilst it has less than 10% built form, and clusters of vegetation, the Keele University buildings and views of the M6 motorway to the south (outside of the parcel) limit long line (and perceived) views across the parcel. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment as all of its boundaries are less durable and it supports a strong-moderate degree of openness.				
105	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between Newcastle-under-Lyme urban area and the neighbouring towns of Madeley and Madeley Heath to the west. Development of the parcel would slightly reduce the actual gap but not the perceived gap between the neighbouring towns given the size of the gap. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to Keele University along part of its northern boundary by predominantly less durable boundaries in the form of existing development with irregular boundaries, and field boundaries with mature vegetation in parts. These boundaries would not be able to prevent encroachment into the parcel. The parcel is surrounded by countryside on three sides. The parcel has a strong durable eastern boundary with the countryside in the form of Springpool Wood, but less durable boundaries to the west in the form of a private unmade track and to the south in the form of Lymes Road which is an unmade rural road. These less durable boundaries would not be able to prevent encroachment. The existing land use is predominantly agricultural. There are few existing buildings on the northern part of the parcel consisting of Keele Hall and an events venue which are both within the university campus. The parcel supports a strong-moderate degree of openness due to less than 20% built form, the relatively low vegetation within the parcel and the open long-line views available in parts. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment as it is predominantly surrounded by countryside with less durable boundaries which would not be durable enough to prevent encroachment and the parcel supports a strong-moderate degree of openness.	No contribution: Keele is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology professional judgement is applied to evaluate the overall contribution. The parcel is judged to make an overall strong contribution. The parcel is well connected to the countryside with less durable boundaries and supports a strong-moderate degree of openness, and therefore makes a strong contribution to safeguarding the countryside from encroachment. Therefore the parcel makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
106	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between Newcastle-under-Lyme urban area and the neighbouring towns of Madeley and Madeley Heath to the west. Development of the parcel would slightly reduce the actual gap but not the	Strong contribution: The parcel is connected to Keele University on part of its northern boundary which is formed of a mix of durable and less durable boundaries consisting of Plantation Park Road and the garden of established residential development accompanied by mature vegetation. The parcel is predominantly surrounded on all sides by countryside. It is connected to the countryside by predominantly less durable boundaries consisting of Lymes Road (which is an unmade rural road), irregular field boundaries, mature vegetation and the	No contribution: Keele is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution to the Green Belt. The parcel is well connected to the countryside with less durable boundaries and supports a strong-moderate degree of	Strong contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		perceived gap between the neighbouring towns given the size of the gap. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	edge of existing development. The parcel supports a strong-moderate degree of openness as it has less than 10% built form, dense vegetation and no long line views. The parcel is a dense woodland area known as Springpool Wood. As an established mature woodland, the parcel serves a beneficial Green Belt use in that it provides opportunities for biodiversity. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong-moderate openness, strong connection with the countryside and less durable boundaries with the settlement and the countryside.		contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	openness, and therefore makes a strong contribution to safeguarding the countryside from encroachment. Therefore the parcel makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
107	Weak contribution: The parcel is connected to the Newcastle-under-Lyme urban area along its north eastern and south eastern boundaries. The parcel is well enclosed by the urban area. The parcel's boundaries with the urban area are partly durable and partly less durable consisting of the A53 (Whitmore Road) along the south eastern boundary which is durable and residential garden boundaries along the north eastern boundary which are less durable and would not be able to prevent sprawl into the parcel. Due to the pattern of the built-up area, development of the whole of the parcel could constitute rounding off of the settlement pattern. Overall the parcel makes a weak contribution to checking unrestricted sprawl due to its potential for rounding off.	Weak contribution: The parcel forms a less essential gap between Newcastle-under-Lyme and Madeley Heath whereby development of the parcel would reduce the actual gap between the towns but not the perceived gap. Furthermore the gap is already narrower in other places. The parcel therefore makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: The parcel is connected to the settlement mainly along its north eastern and south eastern boundary with Newcastle-under-Lyme urban area. The boundaries with the urban area are partly durable and partly less durable consisting of the A53 (Whitmore Road) along the south eastern boundary which is durable and residential garden boundaries along the north eastern boundary which are less durable and would not be able to prevent sprawl into the parcel. The parcel is very enclosed by the urban area, particularly the southern section of it. The parcel is only connected to the countryside along its western and south western boundary however the Keele University Campus is located further west of the parcel. The south western boundary consists of the edge of the golf course which is demarcated by mature tree lining along a ditch. This represents a durable boundary which could prevent encroachment beyond the parcel. The western boundary is defined by woodland (Flagstaff Plantation and Hands Wood) which represents a durable boundary which could prevent encroachment. The existing land use consists mainly of open countryside. There is a small amount of built form in the parcel in the form of three residential dwellings and small maintenance sheds within the golf course. There are also clusters of vegetation throughout the parcel. The parcel supports a moderate degree of openness as whilst it has less than 10% built form, the clusters of vegetation, and gently sloping topography limit long line views across the parcel. The parcel supports a beneficial use of the Green Belt through providing recreational facilities, namely, Newcastle-under-Lyme Golf course and a part public park to the north eastern edge. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment as it is well enclosed by the urban area and it has some durable boundaries with the countryside.	No contribution: Keele is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to two of the purposes, a weak contribution to two of the purposes and no contribution to one of the purposes. In line with the methodology, the parcel has been judged to make a weak overall contribution to the Green Belt. The parcel makes a moderate contribution to safeguarding the countryside from encroachment as the parcel has a moderate degree of openness but it is well enclosed by the urban area and has durable boundaries with the countryside. It moderately supports urban regeneration and makes a weak contribution to checking unrestricted sprawl due to its potential for rounding off the settlement pattern.. It makes a weak contribution to preventing towns from merging and no contribution in the preservation of the setting and special character of historic towns.	Weak contribution
108	Weak contribution: The parcel has a very limited connection to	Weak contribution: The parcel forms a less essential gap between	Strong contribution: The parcel is adjacent to the Keele University inset settlement along its western boundary. This is not defined by any physical	No contribution: Keele is a historic town, however the parcel is not located within 250	Moderate contribution: All Green Belt land can be considered to support urban	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to two purposes	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	the built up area of Newcastle-under-Lyme at its south eastern corner. This consists of the A53 which represents a durable boundary which could prevent sprawl into the parcel. Overall the parcel makes a weak contribution to checking unrestricted sprawl due to its very limited connection the built up area.	Newcastle-under-Lyme and Madeley Heath whereby development of the parcel would reduce the actual gap between the towns but not the perceived gap. Furthermore the gap is already narrower in other places. The parcel therefore makes a weak contribution to preventing neighbouring towns from merging.	features and is therefore not a durable boundary which could prevent encroachment into the parcel. The parcel has predominately durable boundaries with the countryside. The A525 Keele Road along the northern boundary, Springpool Wood on part of the south-western boundary, Flagstaff Plantation and Hands Wood woodlands along the north eastern boundary, and the M6 and A53 to the very south of the parcel. The easternmost boundary consists of the boundary of the golf course which is demarcated by mature trees lining a ditch. These boundaries provide durable boundaries between the parcel and the countryside which could prevent encroachment beyond the parcel. The parcel is partly in agricultural use, partly woodland areas and partly open countryside fields. The parcel supports a moderate degree of openness as whilst it has less than 10% built form the clusters of vegetation and woodland around and within the parcel (Pie Rough and Brickkiln Plantation) limit long line views in certain directions. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment as whilst it has a moderate degree of openness, the boundary with the Keele University inset settlement is not defined by any physical features and would not be able to prevent encroachment.	metres of a relevant Conservation Area and therefore does not contribute to this purpose.	regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	and no contribution to one purpose. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. While the parcel makes a strong contribution to safeguarding from encroachment as the western boundary with the Keele University inset settlement is not defined by any physical features, the parcel's boundaries with the countryside are durable and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt.	
109	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Moderate contribution: The parcel forms a largely essential gap between Madeley and Madeley Heath whereby development of the parcel would reduce the actual gap between the neighbouring towns however would not result in them merging, although it would reduce the perception of the gap. Overall, the parcel makes a moderate contribution to preventing towns from merging.	Moderate contribution: The boundaries between the parcel and the settlement are less durable and consist of the rear of existing residential development to the north and west of the parcel. These would not prevent encroachment into the parcel. The boundaries between the parcel and the countryside are the A525 to the north, the M6 to the east and Hungerford Lane and a hedge lined field boundary to the south. The boundaries with the countryside are predominantly durable and could prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside that is within agricultural use with an area of built development in the north east corner (Little Madeley) which includes a farm. The parcel is connected to the countryside along two of the boundaries. The parcel has less than 10% built form, an undulating topography and low levels of vegetation and thus supports some long line views and has a strong degree of openness. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment as there are predominately durable boundaries between the parcel and the countryside.	Strong contribution: Madeley is a historic town. A section of the Madeley Conservation Area is adjacent to the parcel and part of the parcel is within the Conservation Area buffer. There are views out from the Conservation Area boundary which are of the open countryside and are an integral part of the Conservation Area. Overall the parcel makes a strong contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to three purposes and no contribution to one purpose. In line with the methodology, professional judgement has been used to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution. The parcel supports a strong degree of openness and there are durable boundaries between the parcel and the countryside which would be able to prevent future encroachment and ensure that the openness and permanence of the Green Belt is not compromised. The parcel forms a largely essential gap between Madeley and Madeley Heath and makes a moderate contribution to assisting in urban regeneration. The parcel makes a strong contribution to preserving the Madeley Conservation Area which is adjacent to the parcel. The parcel does not contribute to checking unrestricted sprawl.	Moderate contribution
110	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas	Moderate contribution: The parcel forms a largely essential gap between Madeley and Madeley Heath whereby	Moderate contribution: The boundary between the parcel and the settlement of Madeley is a short section of the northern boundary and is formed by Castle Lane. This is a durable boundary that is able to prevent encroachment into the parcel. The boundaries	Strong contribution: Madeley is a historic town. A section of the Madeley Conservation Area lies within the Green Belt in the northern section of the parcel	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme	The parcel makes a strong contribution to one purpose, a moderate contribution to three purposes and no contribution to one purpose. In line with the methodology, professional judgement has been applied to evaluate the	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	and therefore does not contribute to this purpose.	development of the parcel would reduce the actual gap between the neighbouring towns however would not result in them merging, although it would reduce the perception of the gap. Overall, the parcel makes a moderate contribution to preventing towns from merging.	between the parcel and the countryside are of mixed durability. The northern boundary consists of Hungerford Lane and the western boundary is defined by Nethersey Hey Lane which are durable boundaries able to prevent encroachment beyond the parcel if the parcel were developed. The south eastern boundary is defined by low-lying hedges which follow field boundaries which are less durable boundaries and would not prevent encroachment beyond the parcel if it were developed. The existing land use is open countryside which is predominantly in agricultural use with a small number of dwellings in the north west corner. The parcel is well connected to the countryside along most of its boundaries. The topography of the parcel is undulating with a small hill in the western section. There is less than 10% built form and pockets of dense vegetation. There are some views to the south and east, however the parcel overall supports a strong-moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its durable boundaries with the settlement and mostly durable boundaries with the countryside and its moderate openness.	and most of the parcel is located within the 250m buffer of the Madeley Conservation Area. There are views of the open countryside from Castle Lane and this is considered to be an integral part of the Conservation Area. Overall the parcel makes a strong contribution to preserving the setting and special character of historic towns.	and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	overall contribution. The parcel has been judged to make a moderate overall contribution. The parcel supports a strong-moderate degree of openness and the boundary with the settlement is durable and there are mostly durable boundaries between the parcel and the countryside. This durable boundary with the settlement could contain development and prevent encroachment to ensure that the openness and permanence of the Green Belt is not compromised. The parcel forms a largely essential gap between Madeley and Madeley Heath and makes a moderate contribution to assisting in urban regeneration and makes a moderate contribution to assisting with urban regeneration. The parcel makes a strong contribution to preserving the Madeley Conservation Area which is adjacent to the parcel. The parcel does not contribute to checking unrestricted sprawl.	
111	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	No contribution: The parcel does not play a role in preventing towns from merging.	Moderate contribution: The boundary between the parcel and the settlement of Madeley is of mixed durability. To the north west is Station Road and the A525 and part of the northern boundary is Vicarage Lane and Castle Lane. These are durable boundaries able to prevent encroachment into the parcel. However part of the northern boundary consists of the rear of existing development along Vicarage Lane which is a less durable boundary. The boundary between the parcel and the countryside consists of Station Road and the railway line to the west and Nethersey Hey Lane to the east which are durable boundaries able to prevent encroachment beyond the parcel if it were developed. The southern boundary consists of the limits of an existing depot facility with is defined by an unmade track and is a less durable boundary which could prevent encroachment. The existing land use is predominantly open countryside however in the north east corner there are residential dwellings and a small industrial estate. The parcel is well connected to the wider countryside along three of the boundaries. The parcel is flat, with some built form however this is less than 10% and there is dense vegetation which restricts views and thus the parcel supports a moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to the dense vegetation and mostly durable boundaries between the parcel and the countryside.	Strong contribution: Madeley is a historic town. There is no part of the Madeley Conservation Area within the parcel, however a large part of the parcel is within the buffer and there is little separation between the parcel and the Conservation Area. There are views of the open countryside from Castle Lane and this is considered to be an integral part of the Conservation Area. Overall the parcel makes a strong contribution to preserving the setting and special character of historic towns.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution. The parcel supports a moderate degree of openness and there are mostly durable boundaries between the parcel and the countryside which would be able to prevent future encroachment and ensure that the openness and permanence of the Green Belt is not compromised. The parcel makes a strong contribution to preserving the Madeley Conservation Area as the parcel is within the 250m buffer. The parcel makes a moderate contribution to assisting with urban regeneration but does not contribute to checking unrestricted sprawl or preventing towns from merging.	Moderate contribution
112	No contribution: The parcel is not connected	No contribution: The parcel does not play a role	Strong contribution: The boundaries between the parcel and the settlement of Baldwin's Gate is the	No contribution: The parcel is not adjacent to a historic town	Moderate contribution: All Green Belt land can be	The parcel makes a strong contribution to one purpose, a moderate contribution to one	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	in preventing towns from merging.	limits of residential development to the south of the parcel. This is a less durable boundary and would not prevent encroachment into the parcel. The boundaries with the countryside consist of the railway line to the west and Snape Hall Road to the east which are durable boundaries able to prevent encroachment beyond the parcel. The northern boundary is a tree lined field boundary which is less durable and would not prevent encroachment beyond the parcel. The existing land use is open countryside in agricultural use and there is a farm (Snapehall Farm) in the north east corner of the parcel and New House Farm in the south of the parcel which are appropriate uses in the Green Belt and do not contribute to the built form. The parcel is connected to the countryside along three of its boundaries however to the east there is residential development within the Green Belt consisting of Whitmore Heath. The parcel is flat with a gentle slope to the railway, with no built form, low levels of vegetation except along field boundaries and long line views which are enhanced by the topography. Therefore the parcel supports a strong degree of openness. Overall, the parcel makes a strong contribution to safeguarding the countryside from encroachment due to the less durable northern and southern boundaries and the strong openness.	and therefore does not contribute to this purpose.	considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	purpose and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution. The parcel supports a strong degree of openness and the boundary with the settlement is less durable however the boundaries with the countryside are mostly durable and could contain development and prevent it from threatening the openness and permanence of the Green Belt. The parcel also makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving the setting and special character of a historic town.	
113	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	No contribution: The parcel does not play a role in preventing towns from merging.	Weak contribution: The boundaries between the parcel and the settlement of Baldwin's Gate is Common Lane which is a durable boundary that would prevent encroachment into the parcel. The boundaries between the parcel and the countryside consist of Snape Hal Road to the west and north and Heath Road to the east which are durable boundaries able to prevent encroachment into the parcel. The existing land use is residential development. The parcel is well connected to the countryside along 3 boundaries. The parcel is generally flat, with dense vegetation which restricts views and between 20% and 30% built form, thus the parcel supports no degree of openness. Overall the parcel makes a weak contribution to protecting the countryside from encroachment due to the durable boundaries and amount of existing residential development within the parcel.	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to one purpose, a weak contribution to two purposes and no contribution to two purposes. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel has no degree of openness and there are durable boundaries between the parcel and the countryside thus the parcel makes a weak contribution to safeguarding from encroachment. The parcel makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving the setting and special character of historic towns.	Weak contribution
114	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	No contribution: The parcel does not play a role in preventing towns from merging.	Moderate contribution: The boundaries between the parcel and the settlement of Baldwin's Gate consist of Common Lane to the south west of the parcel which is a durable boundary able to prevent encroachment into the parcel. The boundaries between the parcel and the countryside consist of the A53 to the south, Heath Road to the west, an unnamed road to the north and Three Mile Lane to the east. These are all durable boundaries that are able to prevent encroachment beyond the parcel if the parcel were developed. The existing land use is	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate	The parcel makes a moderate contribution to two purposes, and no contribution to three purposes. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel supports a moderate degree of openness and the boundaries between the parcel and the countryside are durable thus the parcel makes a moderate contribution to safeguarding from encroachment. The parcel makes a moderate contribution to assisting in urban regeneration.	Weak contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			predominantly open countryside that is in agricultural use. However within the parcel there are a number of farms which are an appropriate use within the Green Belt and a small number of residential dwellings. The parcel is well connected to the countryside however there is existing residential development within the Green Belt to the north and the washed over village of Whitmore to the east. The topography of the parcel is undulating, with a slope from north to south restricting views, there is less than 10% built form and dense vegetation in the northern and southern areas. Therefore the parcel supports a moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to the moderate openness and durable boundaries.		contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving the setting and special character of historic towns.	
115	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	No contribution: The parcel does not play a role in preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement is Coneygrave Lane which is durable and could prevent encroachment into the parcel and the edge of the existing residential development along Appleton Drive which is less durable and would not prevent encroachment. The boundaries to the countryside are mixed, with the A53 to the north, the safeguarded route for HS2 Phase 2a to the north east and the existing railway line to the south forming durable boundaries that would prevent encroachment beyond the parcel if the parcel was developed. The eastern boundary is a track which is hedge lined and is less durable so would not prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside and there is a farm located within the parcel. The parcel is well connected to the countryside along all boundaries. The parcel is flat with no built form and no vegetation except pockets of denser areas along the western boundary and the centre. The parcel therefore supports a strong-moderate degree of openness. Overall, the parcel makes a strong contribution to safeguarding the countryside from encroachment due to the presence of some less durable boundaries and the openness.	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose and no contribution to three purposes. In line with the methodology, professional judgement has been used to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution. The parcel supports a strong-moderate degree of openness and there are some durable boundaries between the parcel and the settlement and the parcel and the countryside which would ensure that the openness and permanence of the Green Belt is not compromised. The parcel also makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving the setting and special character of a historic town.	Moderate contribution
116	Moderate contribution: The parcel is connected to the built up area of Newcastle-under-Lyme along its northern and north-eastern boundaries. The majority of these boundaries are less durable in the form of garden boundaries and planting, and some durable boundaries on some parts including	No contribution: The parcel does not play a role in preventing towns from merging.	Moderate contribution: The parcel is connected to the built up area of Newcastle-under-Lyme along its north and north-eastern boundaries. The majority of these boundaries are less durable in the form of garden boundaries and planting, and some durable boundaries on some parts including Westcliffe Avenue road and some established existing development. These may not be durable enough to prevent encroachment into the parcel. The parcel is connected to the countryside on two sides along the southern and western boundaries. The M6 and the A53 Whitmore road provide strong durable boundaries between the parcel and the countryside which are durable enough to prevent further	No contribution: Newcastle-under-Lyme is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging	The parcel makes a moderate contribution to three purposes and no contribution to two purposes. In line with the methodology, the parcel is judged to make a moderate overall contribution to the Green Belt. The parcel moderately contributes to a majority of Green Belt purposes. It moderately contributes to checking unrestricted sprawl and safeguarding the countryside from encroachment due to its strong-moderate degree of openness and its durable boundaries with the countryside. The parcel also makes a moderate contribution to assisting in urban regeneration.	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	Westcliffe Avenue road and some established existing development. The parcel is well connected to the built up area along the full extent of the north and north-eastern boundaries. Due to the irregular shape of the built up area, development of the parcel could constitute rounding off of the settlement pattern. Overall the parcel makes a moderate contribution to checking unrestricted sprawl due to its mostly less durable boundaries with the built up area and the potential for rounding off.		encroachment beyond the parcel if the parcel were developed. The existing land use mainly consists of open countryside, woodland and small amounts of built form including a horticultural nursery, Wye Road Community Centre, a play area and some farm buildings. The parcel supports a strong-moderate degree of openness as it contains less than 10% built form, open long line views in parts with gently undulating landform that further increases opportunities for long line views and dense vegetation in some parts of the parcel. A public right of way from St Helier Close cuts across the parcel and provide access to countryside beyond the M6. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its strong to moderate openness and its durable boundaries with the countryside.		the recycling of derelict and other urban land.		
117	Weak Contribution: The parcel is adjacent the Newcastle-under-Lyme urban area to the north and west. The parcel boundaries with the urban area consists of a mix of a lay-by off the A519 Clayton Road to the west which is durable and could prevent sprawl, and garden boundaries to the north which are less durable and may not be able to prevent sprawl. Due to the existing shape of the built up area, development of the parcel could constitute rounding off of the settlement pattern. There is existing ribbon development south of the parcel and the parcel plays some role in preventing further ribbon development. Overall the parcel makes a weak	No contribution: The parcel does not play a role in preventing towns from merging.	Moderate Contribution: The parcel is adjacent to the settlement to the north and west. The parcel boundaries with the settlement consists of a mix of a lay-by off the A519 Clayton Road to the west which is durable and could prevent encroachment, and garden boundaries to the north which are less durable and would not prevent encroachment. The mature line of trees along the eastern and south-eastern boundary of the parcel forms predominantly less durable boundaries with the countryside to the south and south-east and would not be able to prevent encroachment beyond the parcel if the parcel was developed. The existing land use is open countryside. The parcel supports a moderate degree of openness given that it has less than 10% built form, dense vegetation and no long line views. There is a public footpath along the south-eastern boundary providing access to the countryside. Overall, the parcel makes a moderate contribution to safeguarding against encroachment due to its mix of boundaries and moderate degree of openness.	No contribution: Newcastle-under-Lyme is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, the parcel is judged to make an overall weak contribution to the Green Belt. The parcel makes no contribution in preventing towns from merging and no contribution in preserving the setting and special character of historic towns. The parcel moderately contributes in checking the unrestricted sprawl of large built-up areas due to its mix of durable and less durable boundaries and potential for rounding off the settlement pattern. The parcel also moderately contributes in safeguarding the countryside from encroachment due to its moderate degree of openness. The parcel makes a moderate contribution in assisting in urban regeneration.	Weak contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	contribution to checking unrestricted sprawl due to its durable and less durable boundaries and potential for rounding off the settlement pattern.						
118	<p>Weak contribution: The parcel is connected to the built up area of Newcastle-under-Lyme along the northern and western boundaries. The western boundary is formed by the A519 Clayton Road which is durable and could prevent sprawl, the northern boundary is formed by Clayton Lane and Cornwall Avenue which are durable and could prevent sprawl. There is a small section of the north eastern boundary which is not durable as it consists of the rear gardens of residential properties. The parcel is well connected to the built up area on two sides, north and west. Development of the parcel would arguably help to 'round off' the settlement pattern of the built up area. Overall the parcel makes a weak contribution to checking unrestricted sprawl due to its mostly durable boundaries and potential for rounding off the settlement pattern.</p>	<p>Weak contribution: The parcel forms a less essential gap between the Newcastle-under-Lyme and Stoke-on-Trent urban area, whereby development would not reduce the perceived gap between the neighbouring towns. Furthermore the gap between the towns is already narrower to the north of the parcel. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.</p>	<p>Weak Contribution: The A519 Clayton Road to the west, Clayton Lane and Cornwall Avenue to the north form durable boundaries between the parcel and the settlement which would prevent future encroachment into the parcel. The parcel is partly connected to the countryside on the east and south-east boundaries. These boundaries generally consist of undefined irregular field boundary plantings which are less durable. The existing land use includes residential, education and recreational uses. There is a considerable amount of existing built form within the parcel including Clayton Hall Academy, the school outdoor sports pitch, and some residential properties on the western edge along Clayton Road. The parcel has no degree of openness given that it has more than 30% built form and no long line views. The parcel supports a Green Belt beneficial use in the form of the sports pitches within the parcel. Overall the parcel makes a weak contribution to safeguarding the countryside from encroachment due to the existing built form within the parcel and the lack of any openness.</p>	<p>No contribution: Newcastle-under-Lyme is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.</p>	<p>Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>	<p>The parcel makes a moderate contribution to one purpose, a weak contribution to three purposes and no contribution to one purpose. In line with the methodology, the parcel has been judged to make an overall weak contribution to the Green Belt. The parcel makes a moderate contribution in assisting in urban regeneration. The parcel makes a weak contribution in checking unrestricted sprawl, preventing the merging of towns and a weak contribution in safeguarding the countryside from encroachment due to its durable boundaries with the settlement, and its lack of any openness due to the levels of existing built form within the parcel. The parcel makes no contribution in preserving the setting and special character of historic towns.</p>	Weak Contribution
119	<p>Moderate contribution: The parcel is connected to the Newcastle-under-Lyme urban area along its western, north western and south western boundaries.</p>	<p>Strong contribution: The parcel forms an essential gap between Newcastle-under-Lyme urban area and Stoke-on-Trent urban area whereby development of the parcel would</p>	<p>Moderate contribution: The parcel is connected to the Newcastle-under-Lyme urban area along its western, north western and south western boundaries. The western and north western boundaries consist of the A519 (Clayton Road) and Cambridge Drive respectively and are durable. The south western boundaries consist of residential rear gardens and are</p>	<p>No contribution: Newcastle-under-Lyme is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.</p>	<p>Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that</p>	<p>The parcel makes a strong contribution to one of the purposes, a moderate contribution to three of the purposes and no contribution to one of the purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to</p>	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	The western and north western boundaries consist of the A519 (Clayton Road) and Cambridge Drive respectively and are durable. The south western boundaries consist of residential rear gardens and are less durable. The parcel is moderately well connected to the urban area along these boundaries. The development of the entire parcel would not constitute rounding off, however development in the west of the parcel close to the A519 may constitute rounding off. Overall the parcel makes a moderate contribution to checking unrestricted sprawl due to its mix of durable and less durable boundaries.	significantly reduce the gap and result in the merging of the neighbouring towns. Development in the north of the parcel may result in the actual merging of the towns however the urban area has already merged further north. Overall the parcel makes a strong contribution to preventing neighbouring towns from merging.	less durable, and may not be able to prevent encroachment into the parcel. Given the location of the parcel between both the Newcastle-under-Lyme and Stoke-on-Trent urban areas, it is mainly connected to the countryside on its southern boundary, which is bounded by the durable A500 Road. The existing land uses of the parcel is quite varied given its size, they include: green open space, farmland, nursery, recreational (numerous soccer pitches at various locations), agricultural, a small amount of residential development and patches of dense tree planting. The parcel supports a strong to moderate degree of openness as it contains less than 10% built form, moderate vegetation and the low lying topography provides views of other settlements and to the countryside and beyond, however, some views are punctuated by patches of woodland. The parcel serves a beneficial Green Belt use through providing the Clayton Wood, Stoke City FC Training Ground and Academy grounds and other pitches for recreational uses, in addition to agricultural uses. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment as it is only connected to the countryside on its durable southern boundary and supports a strong to moderate degree of openness.		some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	make a moderate overall contribution to the Green Belt. It makes a strong contribution in preventing towns from merging as the development of the parcel would significantly reduce the gap and almost result in the merging of the towns however the parcel makes a moderate contribution to safeguarding the countryside from encroachment as it is only connected to the countryside on its southern edge thus development would not threaten the overall openness and permanence of the Green Belt. It moderately supports urban regeneration and makes a moderate contribution to checking unrestricted sprawl due to its mix of durable and less durable boundaries. It makes no contribution in the preservation of the setting and special character of historic towns.	
120	Moderate contribution: The parcel is connected to the Newcastle-under-Lyme urban area along its western boundary. This consists of Buckmaster Avenue and Lilleshall Road, and is durable. The parcel is moderately well connected the urban area along its western boundary. It is also located a short distance from the Stoke-on-Trent urban area to the east. Overall this parcel makes a weak contribution to checking unrestricted sprawl due to its moderate connection and generally durable boundaries with the urban area.	Strong contribution: The parcel forms an essential gap between Newcastle-under-Lyme urban area and Stoke-on-Trent urban area. Whilst there is existing merging between the urban area in parts, development of the parcel would result in the further merging. Overall the parcel makes a strong contribution to preventing neighbouring towns from merging.	Weak contribution: The parcel is connected to the Newcastle-under-Lyme urban area along its western edge. The existing boundaries between the parcel and settlement are the durable boundaries of Lilleshall Road, Stafford Avenue and Lyme Brook, which may be able to prevent encroachment into the parcel. The parcel is connected to the countryside to the north, east and south, although the extent of the countryside to the east of the parcel is very limited due to the Stoke-on-Trent urban area being located very close to the east of the parcel. Clayton Lane to the south of the parcel is a durable boundary with the countryside which could contain encroachment in the long term if the parcel was further developed. The parcel's other boundaries with the countryside consist of a tree lined private road to the north and a brook, footpath and tree line to the east. These may be durable in the short term but in the long term may not be able to prevent further encroachment beyond the parcel, although encroachment to the east would be extremely limited due to the Stoke-on-Trent urban area. The existing use is a recreational ground which includes sports pitches, a play area, public park and a velodrome. Existing built form includes pavilion/buildings connected to sports uses. The	No contribution: Newcastle-under-Lyme is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one of the purposes, a moderate contribution to two of the purposes, a weak contribution to one of the purposes and no contribution to one of the purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate contribution overall. While development of the parcel would result in the further merging of the Newcastle-under-Lyme and Stoke-on-Trent urban areas, the parcel has a weak degree of openness and mainly durable boundaries with both the settlement and the countryside and a limited connection to the countryside. This means that further encroachment into the open countryside would be limited and the overall openness and permanence of the Green Belt would not be threatened..	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			parcel supports a weak degree of openness as it contains less than 20% built form, moderate vegetation and supports very limited long line views due to vegetation around the parcel's boundaries and existing uses. The beneficial Green Belt uses this parcel provides are opportunities for outdoor sport and recreation. Overall the parcel makes a weak contribution to safeguarding the countryside from encroachment due to its weak degree of openness, weak connection to the open countryside and mostly durable boundaries.				
121	Moderate contribution: The parcel is connected to the Newcastle-under-Lyme urban area along its northern, western and north western boundaries. These are primarily less durable rear gardens of the dwellings on Buckmaster Avenue and a small section of the durable A519 Clayton Road to the north west. The northern boundary contains Sorrel Gardens residential dwellings and an unmade track. The parcel is well contained by the urban area and development of the northern half of the parcel would round off the settlement pattern. Overall the parcel makes a moderate contribution to checking unrestricted sprawl due to its mainly less durable boundaries and potential for rounding off.	Strong contribution: The parcel forms an essential gap between Newcastle-under-Lyme urban area and Stoke-on-Trent urban area whereby development of the parcel would significantly reduce the gap and almost result in the merging of the towns albeit the urban area has already merged further north. In addition, on the opposite side of the A34 road to the east, the Royal Stoke University Hospital buildings are visible through the trees giving the perception that it is closer. Overall the parcel makes a strong contribution to preventing neighbouring towns from merging.	Moderate contribution: The parcel is connected to the Newcastle-under-Lyme urban area along its northern, western and north western boundaries. These are primarily less durable rear gardens of the dwellings on Buckmaster Avenue and a small section of the durable A519 Clayton Road to the north west. The northern boundary contains Sorrel Gardens residential dwellings and an unmade track, and is also less durable. The parcel is connected to the countryside to the east and south, although the extent of the countryside to the east of the parcel is very limited due to the Stoke-on-Trent urban area being located close by. The parcel's long eastern boundary consists of the tree and footpath lined Lyme Brook, which may be durable enough to prevent further encroachment if the parcel was developed. The parcel's southern boundary consists of Stafford Avenue / Clayton Lane and is also durable. The existing uses of the parcel are recreational, which include: a basketball court, walking paths, playing fields, cycleways and skater ramps. Built form includes a surface car park at the southern edge of the parcel, and there is dense vegetation through a large section of the parcel as well as along most of its boundaries. The parcel supports a strong-moderate degree of openness as it contains less than 10% built form, high to moderate vegetation and very few long line views of the countryside. The beneficial Green Belt uses this parcel provides are opportunities for outdoor sport and recreation. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its strong-moderate openness, its limited connection to the countryside and predominantly durable boundaries with the countryside.	No contribution: Newcastle-under-Lyme is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one of the purposes, a moderate contribution to three of the purposes and no contribution to one of the purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. While development of the parcel would result in the further merging of the Newcastle-under-Lyme and Stoke-on-Trent urban areas, the parcel has a strong-moderate degree of openness and mainly durable boundaries with the countryside and a limited connection to the countryside. This means that further encroachment into the open countryside would be limited and the overall openness and permanence of the Green Belt would not be threatened	Moderate contribution
122	Weak contribution: The parcel is well contained by both the Stoke-on-Trent and Newcastle-under-Lyme urban areas. The parcel is	Strong contribution: The parcel forms an essential gap between the Newcastle-under-Lyme urban area and the Stoke-on-Trent urban area.	Weak contribution: The parcel is well contained by both the Stoke-on-Trent and Newcastle-under-Lyme urban areas. The parcel is located adjacent to the Newcastle-under-Lyme urban area with a mix of durable and less durable boundaries to the west and north. To the north are irregular boundaries of	No contribution: Newcastle-under-Lyme is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to two purposes and no contribution to one purpose. In line with the methodology, professional judgement has been applied to evaluate the overall	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	located adjacent to the Newcastle-under-Lyme urban area with a mix of durable and less durable boundaries to the west and north. To the north are irregular boundaries of existing development, some of which do not have identifiable features. This represents a less durable boundary which may not be able to prevent sprawl. To the west is the tree and footpath lined Lyme Brook which is durable and could prevent sprawl. The parcel is adjacent to the Stoke-on-Trent urban area along its eastern boundary. This consists of the durable A34 Newcastle Road which could prevent sprawl. The parcel is well connected to the built up area and development of the northern section of the parcel could be considered as rounding off the settlement pattern. Overall the parcel makes a weak contribution to checking unrestricted sprawl due to its potential for rounding off the settlement pattern.	Whilst there is existing merging between the neighbouring towns, development of the parcel would result in the further merging of the towns reducing the actual and perceived gap further. Overall the parcel makes a strong contribution to preventing towns from merging.	existing development, some of which do not have identifiable features. This represents a less durable boundary which may not be able to prevent encroachment into the parcel. To the west is the tree and footpath lined Lyme Brook which is durable and could prevent encroachment. The parcel is adjacent to the Stoke-on-Trent urban area along its eastern boundary. This consists of the durable A34 Newcastle Road which could prevent encroachment into the parcel. The parcel has a limited connection with the countryside to the south west and south east. These boundaries include the durable Lyme Brook to the south west and a private road to the south east, which is made and may be durable enough to prevent further encroachment if the parcel was developed. There are a mix of uses within the parcel including part of Lyme Valley Park which is a public recreational park with play area, a place of worship, the London Road Bowling Club with the associated car parking area and the Martec Training Apprenticeship facility. Built form within the parcel includes the bowling club, the place of worship and Martec Training Apprenticeship building. The parcel supports a moderate-weak degree of openness as it contains less than 20% built form and dense vegetation particularly along the boundaries and gently rising landform which mostly restricts long line views. The parcel supports Green Belt beneficial uses in terms of providing access to sports facilities in the form of the Lyme Valley Park and the children's play area. Overall the parcel makes a weak contribution to safeguarding the countryside from encroachment due to its moderate to weak openness and mainly durable boundaries with the countryside.	therefore does not contribute to this purpose.	not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	contribution. The parcel has been judged to make an overall moderate contribution to the Green Belt. The parcel makes a strong contribution to preventing the merging of the Stoke-on-Trent urban area and the Newcastle-under-Lyme urban area however the neighbouring towns have already merged and although development would result in the further merging of the neighbouring towns, the parcel makes a weak contribution to safeguarding the countryside from encroachment due to its limited connection with the countryside and its moderate-weak degree of openness. Thus development of the parcel would not threaten the overall openness and permanence of the Green Belt.	
123	Strong contribution: The parcel is located adjacent the large built-up area of Stoke-on-Trent with a mix of durable and less durable boundaries. On the east the parcel is partly bounded by the A34 Newcastle Road which is durable and could prevent sprawl.	Moderate contribution: The parcel forms a largely essential gap between the Newcastle-under-Lyme urban area and Stoke-on-Trent urban area. Whilst there is already existing merging between the neighbouring towns, development of the parcel would significantly reduce the actual and perceived	Moderate contribution: The A34 Newcastle Road to the east and the edges of existing development to the east and south provide both durable and less durable boundaries with the settlement which may not be able to prevent encroachment into the parcel. To the north and west, the boundaries with the countryside are durable. The durable Lyme Brook to the west and a private road to the north, provides durable boundaries which may be able to prevent encroachment beyond the parcel if the parcel was developed. The existing land use includes Lyme Brook recreational park, some residential properties and a surface car park.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban	The parcel makes a strong contribution to one purpose, a moderate contribution to three purposes and no contribution to one purpose. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make an overall moderate contribution to the Green Belt. The parcel makes a strong contribution to checking unrestricted sprawl due to its strong connections with the built up area and its less durable boundaries around existing	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	However, the eastern boundary also consists of less durable boundaries in the form of the edge of existing development which would not prevent sprawl. To the south of the parcel the boundary consists of the edge of existing development which is not durable and would not be able to prevent sprawl. The parcel is well connected to the built up area to the east and south. Overall the parcel makes a strong contribution to checking unrestricted sprawl due to its strong connection with the built up area and less durable boundaries.	gap between the towns. Albeit the gap between them is already narrower to the south of the parcel. Overall the parcel makes a moderate contribution to preventing towns from merging.	The parcel supports a moderate degree of openness as it contains less than 20% built form, moderate vegetation and supports some long line views of the countryside. The parcel provides a Green Belt beneficial use in that it provides opportunities for outdoor sport and recreation and biodiversity. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate openness and durable boundaries with the countryside.		regeneration, by encouraging the recycling of derelict and other urban land.	development to the east and south. However the parcel makes moderate contributions in assisting in urban regeneration, a moderate contribution in preventing the merging of towns, and a moderate contribution in safeguarding the countryside from encroachment due to its moderate openness and durable boundaries with the countryside. These durable boundaries with the countryside could contain encroachment and prevent it from threatening the overall openness and permanence of the Green Belt.	
124	Moderate contribution: The eastern and northern edges of the parcel are adjacent to the Stoke-on-Trent urban area. The existing boundary with the urban area on the eastern edge is primarily less durable and may not be able to prevent sprawl. This consists of residential rear gardens, allotment gardens, some tree planting, hedgerows, some wooden fencing and the more durable Brookfield Road in a smaller section in the north east. The shorter northern boundary is more durable with dense vegetation and a tributary of the Lyme Brook as a boundary between the parcel and the urban area. These durable boundaries could prevent sprawl.	Strong contribution: The parcel forms an essential gap between Newcastle-under-Lyme urban area and Stoke-on-Trent urban area whereby development of the parcel would significantly reduce the gap and almost result in the merging of the towns albeit the urban area has already merged further north. Overall the parcel makes a strong contribution to preventing neighbouring towns from merging.	Moderate contribution: The eastern edge of the parcel is adjacent to the Stoke-on-Trent urban area. The existing boundary with the urban area on the eastern edge is primarily less durable rear gardens, allotment gardens, tree planting, hedgerows, some wooden fencing, which which may not be durable enough to prevent encroachment into the parcel. The parcel is connected to the countryside to the west and south along mainly durable boundaries. The parcel's durable boundaries with the countryside include the tree lined Lyme Brook to the west and Rosetree Avenue to the south which both would be capable of containing encroachment if the parcel was developed in the future. The existing land uses of the parcel are allotments, open countryside and football training pitches. There is very little existing built form within the parcel, in the form of small sheds. The parcel presents opportunities for views from north to south and of surrounding countryside. The parcel supports a strong to moderate degree of openness as it contains less than 10% built form, low vegetation and very limited long line views to the north and south. The beneficial Green Belt uses this parcel provides are opportunities for outdoor sport and recreation, and access to the countryside. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its strong to moderate openness, limited connection to the countryside and durable boundaries with the countryside.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to three of the purposes and no contribution to one of the purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. While development of the parcel would result in the near further merging of the Newcastle-under-Lyme and Stoke-on-Trent urban areas, the parcel has a strong-moderate degree of openness and mainly durable boundaries with the countryside and a limited connection to the countryside. This means that further encroachment into the open countryside would be limited and the overall openness and permanence of the Green Belt would not be threatened.	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	<p>The parcel is well connected to the built up area along the north and east boundaries. Development of the entire parcel would not constitute the ‘rounding off’ of the built up area, however development in the north east of the parcel close to the eastern boundary may ‘round off’ the urban area. Overall the parcel makes a moderate contribution to checking unrestricted sprawl due to the presence of less durable boundaries and some potential for rounding off the settlement pattern.</p>						
125	<p>Moderate contribution: The parcel is connected to the Stoke-on-Trent urban area along its northern and eastern boundaries. The northern boundary is less durable residential rear gardens lined with hedgerows and wooden fencing and also a public footpath which is adjacent to Riverside Road. This less durable boundary may not be able to prevent sprawl. The eastern boundary is a tall and thick tree line which may be durable and able to prevent sprawl. The parcel is connected to the built up area on two sides. Overall the parcel makes a moderate contribution to checking unrestricted sprawl due to its mix of durable and less durable boundaries.</p>	<p>Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and the Newcastle-under-Lyme urban area whereby development of the parcel would slightly reduce the actual but not the perceived gap between the neighbouring towns. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.</p>	<p>Moderate contribution: The parcel is connected to the Stoke-on-Trent urban area along its northern and eastern boundaries. The northern boundary is less durable residential rear gardens lined with hedgerows and wooden fencing and also a public footpath which is adjacent to Riverside Road. The eastern boundary is a tall and thick tree line which may be durable. The parcel is connected to the countryside to the west and south. The A500 Queensway to the south and Lyme Brook to the west form durable boundaries which would be able to contain encroachment if the parcel were to be developed. The existing use of the parcel consists of open countryside used as playing fields for football. There is no built form in the parcel. There is generally low vegetation, although trees along the parcel’s boundaries limit views of the open countryside. The parcel therefore supports a strong to moderate degree of openness as it contains no built form, low vegetation and very limited long line views of the countryside. The beneficial Green Belt use this parcel provides is opportunities for outdoor sport and recreation and access. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its strong to moderate openness and durable boundaries with the countryside.</p>	<p>No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.</p>	<p>Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>	<p>The parcel makes a moderate contribution to three of the purposes, a weak contribution to one of the purposes and no contribution to one of the purposes. In line with the methodology, the parcel has been judged to make a moderate overall contribution to the Green Belt. The parcel makes a moderate contribution to checking unrestricted sprawl and safeguarding the countryside from encroachment due to its strong to moderate openness and durable boundaries with the countryside. The parcel also makes a moderate contribution to encouraging urban regeneration and a weak contribution to preventing towns from merging as it forms a less essential gap between Newcastle-under-Lyme and Stoke-on-Trent.</p>	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
126	Weak contribution: The parcel has an extremely limited connection to the Stoke-on-Trent urban area in its north eastern corner. This boundary consists of a major road junction (roundabout) and is durable and could prevent sprawl. Overall the parcel makes a weak contribution to checking unrestricted sprawl due to its limited connection to the urban area along a durable boundary.	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and the Newcastle-under-Lyme urban area whereby development of the parcel would slightly reduce the actual but not the perceived gap between the towns. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: The parcel has an extremely limited connection to the Stoke-on-Trent urban area in its north eastern corner. This boundary consists of a major road junction (roundabout) and is durable and could prevent encroachment. The parcel is well connected to the countryside along durable boundaries consisting of a slip road of the A500 Queensway, the River Trent and Lyme Brook. Existing uses of the parcel are primarily open countryside with sheep grazing on the parcel. The parcel contains approximately less than 10% built form as a Seven Trent facility/services building lies within the north western edge of the site. The parcel supports a strong to moderate degree of openness as it contains less than 10% built form, low vegetation and limited long line views of the countryside. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its strong-moderate degree of openness and completely durable boundaries.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to two of the purposes, a weak contribution to two of the purposes and no contribution to one of the purposes. In line with the methodology, the parcel has been judged to make a weak contribution overall. The parcel makes a weak contribution to checking unrestricted sprawl and a moderate contribution to safeguarding the countryside from encroachment due to its durable boundaries with both the settlement and the countryside and its strong-moderate degree of openness. The parcel also makes a weak contribution to preventing towns from merging as it forms a less essential gap between Newcastle-under-Lyme and Stoke-on-Trent.	Weak contribution
127	Moderate contribution: The eastern edge of the parcel is connected to the Stoke-on-Trent urban area. The existing boundary with the built up area consists partly of the durable A34 Stone Road which could prevent sprawl, and partly the less durable rear gardens lined with hedgerows which would not be able to prevent sprawl. The parcel is moderately well connected to the settlement along this long boundary. Overall the parcel makes a moderate contribution to checking unrestricted sprawl due to its mix of durable and less durable boundaries.	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and the Newcastle-under-Lyme urban area whereby development of the parcel would slightly reduce the actual but not the perceived gap between neighbouring towns. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Weak contribution: The eastern edge of the parcel is connected to the Stoke-on-Trent urban area. The existing boundary with the built up area consists partially of the durable A34 Stone Road and the less durable rear gardens lined with vegetation/hedgerows, which may not be durable enough to prevent encroachment into the parcel. The parcel is connected to the countryside to the west along a durable boundary comprised of the River Trent. This would be capable of containing encroachment if the parcel were to be developed. The existing land uses of the parcel are grazing lands, open countryside with overgrown vegetation, in addition to Hisseys Garage and a residential dwelling to the southern boundary. The parcel supports a strong degree of openness as it contains less than 10% built form, low to moderate vegetation and supports long line views of the countryside to the west. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its mostly durable boundaries and strong openness.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to three of the purposes, a weak contribution to one of the purposes and no contribution to one of the purposes. In line with the methodology, the parcel has been judged to make a moderate contribution overall. The parcel makes a moderate contribution to checking unrestricted sprawl and safeguarding the countryside from encroachment due to its strong openness and mostly durable boundaries. The parcel also makes a moderate contribution to encouraging urban regeneration and a weak contribution to preventing towns from merging as it forms a less essential gap between Newcastle-under-Lyme and Stoke-on-Trent.	Moderate contribution
128	Weak contribution: The parcel is connected to the Stoke-on-Trent urban area along its eastern boundary. This consists of the A34 Stone Road and is durable and could	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and the Newcastle-under-Lyme urban area whereby development of the parcel would slightly reduce the	Moderate contribution: The parcel is connected to the settlement along its eastern boundary. This consists of the A34 Stone Road and is durable and could prevent encroachment. To the west of the parcel is residential development in the open countryside and therefore the parcel is well contained by existing development. To the west, the parcel's boundary consists of the River Trent which is durable and	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt	The parcel makes a moderate contribution to two of the purposes, a weak contribution to two of the purposes and no contribution to one. In line with the methodology, the parcel has been judged to make a weak overall contribution to the Green Belt. The parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its	Weak contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	prevent sprawl. Overall the parcel makes a weak contribution to checking unrestricted sprawl due to its durable boundary with the urban area.	actual but not the perceived gap between neighbouring towns. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	could prevent encroachment beyond the parcel. To the south is the B5038 Whitmore Road which is durable and could prevent encroachment beyond the parcel. The short northern boundary consists of a private road which is less durable and may not be able to prevent encroachment into the parcel. The existing land use mainly consists of open countryside. There is a derelict building in the west of the parcel. Vegetation is concentrated along the parcel boundaries. The parcel supports a strong degree of openness as it contains less than 10% built form, low vegetation and supports some long line views to the north west. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its strong openness and nearly completely durable boundaries.		perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	strong openness and nearly completely durable boundaries. The durable boundaries with the settlement mean that it makes a weak contribution to checking unrestricted sprawl, and it also forms a less essential gap between the Stoke-on-Trent urban area and the Newcastle-under-Lyme urban area.	
129	Weak contribution: The parcel is connected to the built up area of Stoke-on-Trent along the northern and eastern boundaries. The northern boundary consists of a small section of garden and field boundaries which are less durable and also Longton Road A5035 which is durable and would be able to prevent sprawl. The north-eastern boundary consists of Barlaston Old Road which forms a durable boundary and would be able to prevent sprawl. The parcel is well connected to the built up area and development of the parcel could be seen as rounding off the settlement pattern. Overall the parcel makes a weak contribution to checking unrestricted sprawl due to its predominantly durable boundaries with the built up area.	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and the neighbouring town of Barlaston in the authority of Stafford. Development would slightly reduce the actual gap but not the perceived gap between the neighbouring towns. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Weak contribution: The boundaries between the built up area and the parcel are predominantly durable and could prevent encroachment into the parcel. To the west, Stone Road (A34) forms a durable boundary between the parcel and the countryside which could prevent encroachment beyond the parcel if it was developed. To the south, the boundary between the parcel and the countryside consists of the River Trent and the limits of the sewage works, this is partly durable and may be able to prevent encroachment. The existing land use consists of a large golf course in the northern section of the parcel (Trentham Golf Course), meaning that it serves a beneficial use to the Green Belt which should be safeguarded. Other existing uses within the parcel include some residential properties, open countryside and partly agricultural use. The parcel has a strong-moderate degree of openness, with less than 10% built form, dense vegetation along the boundaries with clusters of dense vegetation in some parts and although boundary plantings and the clusters of vegetation in parts of the parcel, screen and restricts views in parts, there are opportunities for open long line views which is further emphasised by the gently undulating topography. Overall, the parcel makes a weak contribution to safeguarding from encroachment as whilst it has a strong-moderate openness, it has predominately durable boundaries with both the settlement and countryside.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to one purposes, a weak contribution to three purposes, and no contribution to one purpose. In line with the methodology, the parcel has been judged to make an overall weak contribution to the Green Belt. The parcel makes a moderate contribution in assisting with urban regeneration, makes a weak contribution in preventing towns from merging and a weak contribution to checking unrestricted sprawl and safeguarding the countryside from encroachment. The parcel makes no contribution in preserving the setting and special character of historic towns.	Weak contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
130	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and the neighbouring towns of Barlaston and Tittensor in the neighbouring authority of Stafford whereby development would slightly reduce the actual gap but not the perceived gap between the neighbouring towns. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Weak contribution: The parcel is not connected to the settlement. The parcel is completely connected to the countryside along mainly less durable boundaries consisting of tree lined development boundaries. The existing land use consists of a sewage works. The parcel supports no degree of openness as it entirely consists of built form and does not support long line views of the countryside. Overall the parcel makes a weak contribution to safeguarding the countryside from encroachment due to it being completely developed with no degree of openness, although it has less durable boundaries.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to one of the purposes, a weak contribution to two of the purposes and no contribution to two of the purposes. In line with the methodology, the parcel has been judged to make a weak overall contribution. While the parcel moderately supports urban regeneration, it makes a weak contribution to safeguarding the countryside from encroachment and preventing towns from merging as it is completely developed and supports no degree of openness and forms a less essential gap between settlements.	Weak contribution
131	Moderate contribution: The parcel is adjacent to the Stoke-on-Trent urban area along its northern boundary. The parcel has a partly durable boundary of Grenadiar Close and also less durable garden boundaries of existing housing which may not be able to prevent sprawl into the parcel. The parcel is connected to the built up area along its northern boundary only and is therefore not well connected to the built up area. There is existing ribbon development immediately adjacent to the south of the parcel along Barlaston Old Road. The parcel has a role in preventing further ribbon development along this road. Overall the parcel makes a moderate contribution to checking unrestricted sprawl due to its predominantly less durable boundary with the built up area and its	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and the neighbouring town of Barlaston in the authority of Stafford. Development would slightly reduce the actual gap but not the perceived gap between the neighbouring towns. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: The boundary between the parcel and the settlement is predominantly less durable in the form of Grenadier Close and the garden boundaries of existing housing which may not be able to prevent encroachment. The parcel is surrounded by countryside although there is existing development within the Green Belt to the east (World of Wedgewood), to the west (sewage works) and to the south of the parcel (residential development). There are a mix of durable and less durable boundaries between the parcel and the countryside. Barlaston Old Road to the west and the Trent and Mersey Canal to the east are durable however the field boundary vegetation along the southern boundary may not be durable enough to prevent encroachment if the parcel were developed. The parcel consists of open countryside with no built-form. The parcel supports a strong degree of openness because it has no built form, low vegetation and generally open long line views. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment as although it supports a strong degree of openness it is surrounded by existing development within the Green Belt which limit its connection with the open countryside.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to three purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, the parcel has been judged to make an overall moderate contribution to the Green Belt. The parcel makes a moderate contribution to safeguarding the countryside from encroachment as although it has a strong degree of openness, it is surrounded by existing development within the Green Belt which limit its connection with the open countryside. The parcel makes a moderate contribution to checking unrestricted sprawl and a weak contribution to preventing towns from merging. The parcel makes a moderate contribution to assisting in urban regeneration and makes no contribution in preserving the setting and special character of historic towns.	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	role in preventing further ribbon development.						
132	Moderate contribution: The parcel is located on the edge of the Stoke-on-Trent urban area. It is connected to the built-up area along its north-western boundary which is less durable in the form of the garden boundaries of existing development with mature vegetation. The parcel is not well-connected to the built up area as it is only connected to it on one side. Overall the parcel makes a moderate contribution to checking unrestricted sprawl due to its less durable boundary with the built up area.	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and the neighbouring town of Barlaston within the authority of Stafford. Development of the parcel would slightly reduce the actual gap but not the perceived gap between the neighbouring towns. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: The boundary between the parcel and the settlement is less durable in the form of garden boundaries and mature vegetation which is not durable enough to prevent future encroachment into the parcel. The parcel is connected to the countryside to the east and west however there is existing development within the Green Belt adjacent to the eastern boundary of the parcel (World of Wedgwood). The boundaries between the parcel and the countryside are predominantly durable in the form of railway line to the east and the Trent and Mersey Canal to the west. These boundaries could prevent encroachment. The southern boundary is less durable in the form of mature vegetation, but is extremely short. The existing land use of the parcel is a mix of open countryside and woodland. There is no existing built form within the parcel. The parcel supports a moderate degree of openness because it has less than 10% built form, dense vegetation particularly along the boundaries and the southern part of the parcel and no long line views. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its durable boundaries with the countryside and moderate degree of openness.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to three purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, the parcel has been judged to make an overall moderate contribution. The parcel makes a moderate contribution in checking unrestricted sprawl, a moderate contribution in safeguarding the countryside from encroachment and a moderate contribution in assisting with urban regeneration. The parcel makes a weak contribution in preventing towns from merging and has no role in preserving the setting and special character of historic towns.	Moderate contribution
133	Moderate contribution: The parcel is adjacent to the Stoke-on-Trent urban area on its western, northern and north eastern boundaries. The western and northern boundaries consist of the West Coast Main Line and the A5035 Trentham Road and are durable and could prevent sprawl. The north eastern boundaries consist of thick tree lined development boundaries which may also be durable and could prevent sprawl. The parcel is well connected to the urban area, particularly in the north of the parcel. Development of the parcel could potentially	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and the neighbouring towns of Barlaston in the neighbouring authority of Stafford whereby development would slightly reduce the actual gap but not the perceived gap between the towns. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: The parcel is adjacent to the Stoke-on-Trent urban area on its western, northern and north eastern boundaries. The western and northern boundaries consist of the West Coast Main Line and the A5035 Trentham Road and are durable and could prevent encroachment. The north eastern boundaries consist of thick tree lined development boundaries which may also be durable. The parcel is connected to the countryside to the south and south east albeit there is existing development within the Green Belt to the south of the parcel consisting of the World of Wedgwood Visitor Centre. The boundaries to the south and south east consist of thick tree lines which are within the parcel and would therefore not be durable if the parcel was developed. The existing land use consists of woodland. There is no built form. The parcel supports a moderate degree of openness as it contains no built form, dense vegetation and does not support long line views of the countryside. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate openness and mix of durable and less durable boundaries.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to three of the purposes, a weak contribution to one of the purposes and no contribution to one of the purposes. In line with the methodology, the parcel has been judged to make a moderate contribution overall. The parcel makes a moderate contribution to checking unrestricted sprawl and safeguarding the countryside from encroachment as it has moderate openness and a mix of durable and less durable boundaries. The parcel also makes a weak contribution to preventing towns from merging as it forms a less essential gap between Stoke-on-Trent and makes a moderate contribution to encouraging urban regeneration.	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	constitute rounding off, particularly in the north and west of the parcel. Overall the parcel makes a moderate contribution to checking unrestricted sprawl due to its mostly durable boundaries and potential for rounding off.						
134	Moderate contribution: The parcel is connected to the settlement along its northern, north western and north eastern boundaries. These mainly consist of development boundaries with an industrial estate to the north and north west and a mix of Waterside Drive, residential gardens and Newstead Brook to the north east. These boundaries may not be durable enough to prevent sprawl into the parcel. The parcel is moderately well connected to the urban area, mainly in the north of the parcel. Development in the north of the parcel would constitute a rounding off of the urban area. Overall the parcel makes a moderate contribution to checking unrestricted sprawl due to its mostly less durable boundaries and potential for rounding off.	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and the neighbouring town of Barlaston in the neighbouring authority of Stafford whereby development would reduce the actual gap but not the perceived gap between the towns. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: The parcel is moderately well connected to the settlement along its northern, north western and north eastern boundaries. These mainly consist of development boundaries with an industrial estate to the north and north west and a mix of Waterside Drive, residential gardens and Newstead Brook to the north east. These boundaries may not be durable enough to prevent encroachment into the parcel. The parcel is connected to the countryside, particularly in the south of the parcel, along a mix of durable and less durable boundaries. The southern boundary consists of a thick woodland which is durable. Other boundaries to the east and south east consist of tree lined field boundaries and are less durable, although there is a significant amount of residential development in the open countryside to the south east of the parcel which would limit encroachment in this direction. The existing land use mainly consists of open scrubland. There is some built form including a small waste transfer station relating to the adjacent industrial estate. There is low vegetation within the parcel. The parcel supports a strong to moderate degree of openness as it contains around 10% built form, low vegetation and supports some long line views of the countryside to the east. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its mix of durable and less durable boundaries and strong to moderate openness.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to three of the purposes, a weak contribution to one and no contribution to one of the purposes. In line with the methodology, the parcel has been judged to make a moderate overall contribution. The parcel makes a moderate contribution to checking unrestricted sprawl as it is connected to the urban area with a mix of durable and less durable boundaries however there is potential for rounding off. The parcel makes a moderate contribution to assisting in urban regeneration and safeguarding the countryside from encroachment. The parcel makes a weak contribution to preventing towns from merging as it forms a less essential gap between the Stoke-on-Trent urban area and Barlaston.	Moderate contribution
135	Weak contribution: The parcel is adjacent to the Stoke-on-Trent built up area along its northern boundary only. The parcel's existing boundary with the built up area consists of iron	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and the neighbouring town of Barlaston in the neighbouring authority of Stafford whereby	Moderate contribution: The parcel is connected to the settlement along its northern boundary. This consists of iron fencing as part of the grounds of a primary school. This may not be a durable enough boundary to prevent encroachment into the parcel. The parcel is well connected to the countryside on three sides. These boundaries consist of a tree line and are less durable, and may not be able to prevent further	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt	The parcel makes a moderate contribution to two of the purposes, a weak contribution to two of the purposes and no contribution to one of the purposes. In line with the methodology, the parcel has been judged to make a weak overall contribution to the Green Belt. The parcel makes a moderate contribution to safeguarding the countryside from	Weak contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	fencing as part of the grounds of a primary school. This may not be a durable enough boundary to prevent sprawl. The parcel is poorly connected to the built up area along one boundary. Given the small size of the parcel, this is not a large connection. Overall the parcel makes a weak contribution to checking unrestricted sprawl due to its less durable boundary and poor connection with the built up area.	development would slightly reduce the actual gap but not the perceived gap between towns. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	encroachment if the parcel was developed. The existing land use consists of Newstead School with the section within the Green Belt consisting of a construction site (an extension to the existing school), a playing field and a surface car park. There is low vegetation within the parcel. The parcel supports a weak degree of openness as it contains between 20% and 30% built form, low vegetation and does not support long line views of the countryside. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its weak openness and mainly less durable boundaries.		perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	encroachment due to its weak openness and mainly less durable boundaries with both the settlement and the countryside. The parcel makes a weak contribution to checking unrestricted sprawl due to its limited connection to the built up area. The parcel also makes a weak contribution to preventing towns from merging as it forms a less essential gap between Stoke-on-Trent and makes a moderate contribution to encouraging urban regeneration.	
136	Moderate contribution: The parcel is connected to the Stoke-on-Trent urban area along its north western and north eastern boundaries. These mainly consist of garden boundaries which are less durable and may not be able to prevent sprawl into the parcel. The parcel is moderately well connected to the built up area along two boundaries. Development of the entire parcel would not constitute 'rounding off' of the Stoke-on-Trent built up area, although limited development in the north of the parcel may constitute rounding off. The parcel plays some role in preventing ribbon development due to the short row of houses on Woodpark Lane which could continue along the parcel's south eastern boundary. Overall the parcel makes a moderate contribution	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and the neighbouring town of Meir Heath where by development would reduce the actual gap but not the perceived gap between the towns. However the neighbouring towns have already merged anyway. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: The parcel is connected to the settlement along its north western and north eastern boundaries. These mainly consist of garden boundaries which are less durable and may not be able to prevent encroachment into the parcel. The parcel is connected to the countryside to the south west and south east. These boundaries consist of Cocknage Road and Woodpark Lane, which are durable and may be able to prevent further encroachment if the parcel was developed. The existing land use mainly consists of open countryside. There are allotment gardens and several public rights of way in the parcel. Built form is limited to a single residential property in the east of the parcel. There is dense vegetation in the west of the parcel. The parcel supports a strong to moderate degree of openness as it contains less than 10% built form, moderate vegetation and some long line views to the south. The parcel supports a beneficial use of the Green Belt in providing access to the countryside. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its strong to moderate openness and durable boundaries with the countryside.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to three of the purposes, a weak contribution to one of the purposes and no contribution to one of the purposes. In line with the methodology, the parcel has been judged to make a moderate overall contribution to the Green Belt. The parcel makes a moderate contribution to checking unrestricted sprawl due to its less durable boundaries with the Stoke-on-Trent urban area and the potential for rounding off. The parcel makes a moderate contribution to safeguarding from encroachment due to its strong-moderate degree of openness and durable boundaries with the countryside. The parcel makes a weak contribution to preventing towns from merging as it forms a less essential gap between the Stoke-on-Trent urban area and Meir Heath.	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	to checking unrestricted sprawl due to its mainly less durable boundaries with the built up area and potential for rounding off.						
137	Moderate contribution: The parcel is located adjacent the Stoke-on-Trent urban area. It is connected to the built up area on the eastern boundary and on a small section of the northern boundary. The parcel has a mix of durable and less durable boundaries. The durable boundaries are formed of Woodpark Lane to the north and the A5005 Lightwood Road partly to the east. These durable boundaries could prevent sprawl. The less durable boundaries consist of garden boundaries of existing residential development on part of the eastern boundary. These boundaries may not be able to prevent sprawl. There is existing ribbon development adjoining the parcel on Woodpark Lane and the A5005 Lightwood Road. Therefore the parcel has a role in preventing further ribbon development. Overall the parcel makes a moderate contribution to checking unrestricted sprawl due to its role in preventing further ribbon development and due to its mix of durable and less durable boundaries.	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and the neighbouring town of Meir Heath whereby development would significantly reduce the gap between the neighbouring towns however the towns have already merged to the east of the parcel and the parcel plays a limited role in preventing further merging. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: The parcel is connected to the settlement along its eastern boundary and a small section of its northern boundary. The parcel has a mix of durable and less durable boundaries with the settlement. The parcel is connected to the countryside to the south, west and north. These boundaries consist of Cocknage Road, Woodpark Lane, and Lightwood Road which are durable boundaries which could prevent encroachment beyond the parcel if the parcel was developed. The existing land use mainly consists of open countryside. There is built form due to residential properties located along the southern and eastern boundaries with some sparse farm properties throughout the parcel. The parcel has a gently rising topography which enables open long line views of the surrounding countryside and of the settlement. The parcel supports a strong degree of openness because although the boundary vegetation restricts views in some parts, the parcel generally has open long line views, less than 10% built form, and low vegetation overall. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its strong openness and durable boundaries with the countryside.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to three purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, the parcel has been judged to make an overall moderate contribution. The parcel makes a moderate contribution in checking unrestricted sprawl, a moderate contribution in safeguarding the countryside from encroachment and a moderate contribution in assisting with urban regeneration. The parcel makes a weak contribution in preventing towns from merging and has no role in preserving the setting and special character of historic towns.	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
138	Moderate contribution: The parcel is adjacent to the Stoke-on-Trent urban area on its northern and eastern boundaries. The north is partially bounded by the durable Gravely Bank Road lined with vegetation and iron cast fencing and partially by less durable rear residential gardens. The east is bounded by the durable A520 Sandon Road. The parcel is moderately well connected to the built up area. Overall the parcel makes a moderate contribution to checking unrestricted sprawl due to its mix of durable and less durable boundaries.	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and the neighbouring town of Meir Heath whereby development would result in the further merging of these neighbouring towns however they have already merged anyway. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Weak contribution: The parcel is connected to the settlements of the Stoke-on-Trent urban area and Meir Heath along its northern, eastern and southern boundaries. The north is partially bounded by the durable Gravely Bank Road lined with vegetation and iron cast fencing and partially by less durable rear residential gardens. The east is bounded by the durable A520 Sandon Road. The southern boundaries mainly consist of less durable garden boundaries which may not be able to prevent encroachment into the parcel. However due to the parcel being contained by both settlements, there is limited potential for encroachment beyond the parcel. The parcel has a very limited connection to the countryside only along its western boundary. This consists of the A5005 Lightwood Road and is durable enough to prevent further encroachment if the parcel was developed. The existing land use consists of a mix of open countryside, woodland, residential development, a concrete-covered utilities access point and a small building containing a phosphoric acid dousing room. There is built form spread throughout the parcel and dense vegetation in the west. The parcel supports no degree of openness as it contains around 30% built form, high to moderate levels of vegetation and does not support long line views of the countryside. Overall the parcel makes a weak contribution to safeguarding the countryside from encroachment due to its lack of any degree of openness and very limited connection with the countryside.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to two of the purposes, a weak contribution to two of the purposes and no contribution to one of the purposes. In line with the methodology, the parcel has been judged to make a weak overall contribution to the Green Belt. The parcel makes a moderate contribution to checking unrestricted sprawl due to its mix of durable and less durable boundaries. The parcel makes a weak contribution to preventing towns from merging and a weak contribution to safeguarding the countryside from encroachment due to its very limited connection with the countryside and its lack of any openness due to existing encroachment.	Weak contribution
139	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	No contribution: The parcel is enclosed by Meir Heath and therefore does not contribute to this purpose.	Moderate contribution: The parcel is connected to the settlement of Meir Heath along its northern, north western and eastern boundaries. These consist of garden boundaries marked by a thick tree line, which in the long term may not be durable enough to prevent encroachment into the parcel. The parcel is connected to the countryside along its western and southern boundaries. These mainly consist of durable road boundaries which would be able to prevent further encroachment if the parcel was developed. The existing land use consists of a mix of open countryside, woodland and residential development. Residential properties are mainly in the south of the parcel and vegetation is concentrated in the north. The parcel supports a moderate degree of openness as it contains around 20% built form, moderate vegetation and supports some long line views of the countryside to the west. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate openness and durable boundaries with the countryside.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to two of the purposes and no contribution to three of the purposes. In line with the methodology, the parcel has been judged to make a weak overall contribution to the Green Belt. The parcel does not contribute to checking unrestricted sprawl or preventing towns from merging. The parcel makes a moderate contribution to assisting in urban regeneration and safeguarding the countryside from encroachment due to its moderate openness and durable boundaries with the countryside.	Weak contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
140	Weak contribution: The parcel is adjacent to the Stoke-on-Trent urban area along its northern, eastern and western boundaries. The northern and eastern boundary consists of Grange Road which is durable and could prevent sprawl. The western boundary consists of the less durable garden boundaries of existing residential development which would not prevent sprawl. The parcel is well connected to the built up area. Development of the parcel could be seen as rounding off the settlement pattern. Overall the parcel makes a weak contribution to checking unrestricted sprawl due to its potential for rounding off the settlement pattern.	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and the neighbouring town of Meir Heath whereby development would result in the further merging of these neighbouring towns however they have already merged anyway. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: The parcel is well contained by the Stoke-on-Trent urban area and the inset settlement of Meir Heath and has a very limited connection to the open countryside. The parcel is connected to the Stoke-on-Trent urban area along its northern, eastern and western boundaries. The northern and eastern boundary consists of Grange Road which is durable and could prevent encroachment. The western boundary consists of the less durable garden boundaries of existing residential development which would not prevent encroachment. The parcel is connected to the settlement of Meir Heath (within the authority of Stafford Council) along its southern boundary. The southern administrative boundary has no identifiable features. This is less durable and may not be able to prevent further encroachment if the parcel was developed. The existing land use consists of overgrown undeveloped greenfield land with no built form. The parcel supports a strong to moderate degree of openness as it contains no built form, moderate vegetation and some limited long line views of the countryside. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its lack of connection with the open countryside.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to two purposes, a weak contribution to two purposes, and no contribution to one purpose. In line with the methodology, the parcel has therefore been judged to make a weak overall contribution to the Green Belt. The parcel makes a moderate contribution to safeguarding from encroachment due to its lack of connection with the open countryside. The parcel makes a weak contribution to checking unrestricted sprawl and preventing towns from merging. The parcel also makes a moderate contribution to assisting in urban regeneration.	Weak contribution
141	Weak contribution: The parcel is connected to the Stoke-on-Trent urban area along the full extent of its northern boundary and part of the eastern and western boundaries. The parcel has a mix of durable and less durable boundaries with the built up area. The northern and eastern boundaries are less durable in the form of irregular garden boundaries of existing housing and vegetation. Grange Road to the west is more durable. Development of the parcel could be seen as	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and the neighbouring town of Meir Heath whereby development would result in the further merging of these neighbouring towns however they have already merged anyway. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: The parcel has a mix of durable and less durable boundaries with the settlements of Stoke-on-Trent urban area and Meir Heath. The northern and eastern boundaries are less durable in the form of irregular garden boundaries of existing housing and vegetation and these would not be able to prevent encroachment. Grange Road to the west is more durable and could prevent encroachment. The parcel is connected to the countryside along its long southern boundary. This consists of the B5029 Grindley Lane which is durable and could prevent encroachment beyond the parcel if the parcel was developed. The existing land use consists of undeveloped open countryside. Although boundary vegetation and clusters of mature vegetation within the parcel restricts views in some parts, the parcel generally supports a strong-moderate degree of openness due to the absence of built form on the parcel and the open long line views. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to two purposes, a weak contribution to two purposes, and no contribution to one purpose. In line with the methodology, the parcel has therefore been judged to make a weak overall contribution to the Green Belt. The parcel makes a moderate contribution to safeguarding from encroachment due to its strong-moderate openness and durable boundaries with the countryside. The parcel makes a weak contribution to checking unrestricted sprawl and preventing towns from merging. The parcel also makes a moderate contribution to assisting in urban regeneration.	Weak contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	rounding off the settlement pattern. Overall the parcel makes a weak contribution to checking unrestricted sprawl due to its potential for rounding off the settlement pattern.		to its strong-moderate openness and durable boundary with the countryside.				
142	Weak contribution: The parcel is adjacent to the Stoke-on-Trent urban area along its western and part of its southern boundaries. The parcel is connected to the built up area on the west by the durable Coverswall Lane and the durable railway line to the south. These durable boundaries could prevent sprawl. Overall the parcel makes a weak contribution to checking unrestricted sprawl due to its durable boundaries with the built up area.	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and the neighbouring towns of Blythe Bridge, Caverswall and Forsbrook in the neighbouring authority of Staffordshire Moorlands whereby development would slightly reduce the actual and perceived gap between the neighbouring towns but would not result in them merging. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is adjacent to the settlement along its western and part of its southern boundaries. The parcel is connected to the built up area on the west by the durable Coverswall Lane and the durable West Coast Main Line to the south. The parcel is well connected to the countryside along mostly less durable boundaries. The southern boundary along the West Coast Main Line is durable, however the northern and eastern boundaries consist of hedge lined field boundaries which are less durable and may not be able to prevent further encroachment if the parcel was developed. The existing land use consists of mainly open countryside. There is an area of scrubland in the south of the parcel as well as an allotment garden and a nursery. The parcel supports a strong degree of openness as it contains no built form, low vegetation and supports long line views to the north and east. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness, strong connection to the countryside, and less durable boundaries with the countryside.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one of the purposes, a moderate contribution to two of the purposes and no contribution to one of the purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. The parcel has a strong degree of openness and a strong connection to the countryside however the parcel's boundaries with the settlement are durable and will prevent development from encroaching into the parcel and compromising the overall openness and permanence of the Green Belt.	Moderate contribution
143	Moderate contribution: The parcel is adjacent to the Stoke-on-Trent urban area along its western and southern boundary. The parcel is connected to the existing built up area on the west by partly durable and less durable boundaries in the form of Holyhead Crescent and rear of residential gardens. To the south it is connected via the durable Caverswell Road which could prevent sprawl. Overall given the mix of durable and less durable boundaries this	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and the neighbouring town of Cookshill in the neighbouring authority of Staffordshire Moorlands whereby development would slightly reduce the actual and perceived gap between towns. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is adjacent to the Stoke-on-Trent urban area along its western and southern boundary. The parcel is connected to the existing built up area on the west by partly durable and less durable boundaries in the form of Holyhead Crescent and rear residential gardens and the south it is connected via the durable Caverswell Road which may not be able to prevent encroachment into the parcel. The parcel is well connected to the countryside along its eastern boundary and is bounded by the durable River Blithe, which would be able to contain encroachment in the long term if the parcel were to be developed. The existing land use consists of open countryside providing recreational opportunities for dog walking and recreational sport. There is no built form, some areas of dense vegetation with overall low levels, and some long line views in places. The parcel therefore supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness, strong	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two of the purposes, a weak contribution to one of the purposes and no contribution to one of the purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. The parcel has a strong degree of openness and a strong connection to the countryside however the parcel's boundary with the countryside is durable and it could contain development and prevent it from threatening the overall openness and permanence of the Green Belt.	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	parcel makes a moderate contribute to preventing sprawl.		connection to the countryside, and mix of durable and less durable boundaries.				
144	Moderate contribution: The parcel is adjacent to the Stoke-on-Trent urban area along its southern and eastern boundaries. The existing boundary with the built up area along the south is the durable A5272 Fairhall Road which could prevent sprawl and to the east the less durable rear residential gardens lined with hedgerows and an unmade track which may not be able to prevent sprawl. Overall the parcel makes a moderate contribution to checking unrestricted sprawl due to the mix of durable and less durable boundaries.	No contribution: The parcel is enclosed by the Stoke-on-Trent urban area and therefore does not contribute to this purpose.	Strong contribution: The parcel is adjacent to the Stoke-on-Trent urban area along its southern and eastern boundaries. The boundary to the south consists of the durable A5272 Fairhall Road and to the east consists of the less durable rear residential gardens lined with hedgerows and an unmade track, which may not be able to prevent encroachment. The west and north edges of the parcel have a strong connections to the countryside. These are less durable boundaries which would not be able to contain encroachment if the parcel were to be developed as the northern and western boundaries are both tracks. The land use is Park Hill Country Park which consists of unmade tracks for walkers and alike (public rights of way). The adjacent area of the Green Belt to the west of the parcel is designated as a Site of Special Scientific Interest (SSSI). The parcel does not contain any built form and there are semi mature and mature trees, in conjunction with ditches, bushes and unkept grass. The gently undulating topography does facilitate some long line views, however the vegetation within does interrupt these and there are no views of the surrounding urban area. The parcel therefore contributes to a strong degree of openness. The beneficial Green Belt use this parcel provides is access to the countryside and biodiversity. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to the mix of durable and mostly less durable boundaries and the strong degree of openness.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one of the purposes, a moderate contribution to two of the purposes, and no contribution to two of the purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution to the Green Belt. While the parcel only makes a strong contribution to one purpose, its strong openness and mostly less durable boundaries with both the settlement and the countryside mean that the parcel makes a strong contribution to preventing encroachment into the wider countryside. Therefore the parcel makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
145	Moderate contribution: The parcel is connected to the Stoke-on-Trent urban area mainly along its western boundaries. It is connected to the built up area by a mix of durable and less durable boundaries. The durable boundaries consist of the A5272 Dividy Road and Park Hall Road along the south-western boundary which could prevent sprawl. The less durable boundaries consist of Ford Hayes Lane which is an unmade footpath along the north western	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and the neighbouring town of Werrington. Development of the parcel would reduce the actual gap but not the perceived gap between the neighbouring towns given that the gap is already narrower to the north west and the towns have already merged. Overall the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The parcel is connected to the settlement by a mix of durable and less durable boundaries which may not be able to prevent encroachment into the parcel. The parcel is well connected to the countryside as it is mostly surrounded by countryside on three boundaries. Hulme Road on part of the eastern and south-eastern boundary is durable and able to contain encroachment if the parcel were developed. However Ford Hayes Lane to the north and the unmade footpath and vegetation on the north-east are not durable enough to prevent encroachment into the countryside if the parcel were developed. The existing land uses consists of open countryside, overgrown fields, recreational in the form of sports pitches to an adjacent Discovery Academy College and Park Hall Golf Course, the car park to the adjacent Park Hall Country, a farm building and a National Grid utility facility. There is only a small amount of built form within the parcel consisting of Park Hall Golf Course building, a National Grid facility, and a farm building. Whilst mature	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one, and no contribution to one purpose. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make an overall strong contribution to the Green Belt. The parcel makes a strong contribution in safeguarding the countryside from encroachment due to its strong-moderate degree of openness, its strong connection with the countryside and its partially less durable boundaries. The parcel makes a strong contribution to preventing encroachment into the wider countryside. Therefore the parcel makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

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	boundary, the garden boundaries of existing residential properties, irregular undefined field boundaries, mature vegetation and the edge of existing development. These less durable boundaries may not be able to prevent sprawl. Development of some of the south western area of the parcel may constitute rounding off of the settlement pattern given the shape of the built up area. Overall the parcel makes a moderate contribution to checking unrestricted sprawl due to the mix of durable and less durable boundaries.		vegetation on parts of the parcel boundaries and sporadic clusters of mature vegetation restricts views in parts, the parcel generally supports a strong-moderate degree of openness due to less than 10% built form within the parcel, and available long line views which is reinforced by the gently undulating topography. The parcel serves a number of beneficial Green Belt uses including outdoor sport and recreation and providing access to the countryside via the footpaths and designated cycle route cutting across the parcel. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its partially less durable boundaries, the strong-moderate degree of openness and its strong connection to the countryside.				
146	Moderate contribution: The parcel is adjacent to the Stoke-on-Trent urban area along its western and northern boundaries. It is connected to the existing built up area along the western edge by both durable and less durable boundaries in the form of Cranswick Grove, Hethersett Walk, Norwich Road as durable and rear residential gardens lined with wooden fencing and some vegetation growth in the less durable areas. The boundaries are mostly durable and could prevent sprawl. Overall the parcel makes a moderate contribution to checking unrestricted sprawl due to the	Moderate contribution: The parcel forms a largely essential gap between the Stoke-on-Trent urban area and the neighbouring town of Werrington to the north-east. Development of the parcel will significantly reduce the perceived and actual distance between the towns, with a degree of further merging which could potentially occur on the northern edge due to existing ribbon development along the A52 which means that the neighbouring towns have arguably already merged. Overall the parcel makes a moderate contribution to preventing towns from merging.	Strong contribution: The parcel is adjacent to the Stoke-on-Trent urban area along its western and northern boundaries. It is connected to the existing built up area along the western and northern edge by both durable and less durable boundaries, however, these are predominantly durable in the form of road boundaries which may be able to prevent encroachment. The parcel's boundary with the countryside to the east is of less durable hedgerows and tree planting which would not be able to prevent encroachment beyond the parcel if the parcel was developed. The topography is slightly sloped towards Ford Hayes Lanes, however, the dense vegetation along Ford Hayes Lanes limits long line views to a degree. The existing land use consists of a farm situated to the northeast and open countryside with a few unmade tracks within, contributing to less than 10% built form and an overall strong-moderate degree of openness. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment because it supports a strong-moderate degree of openness, has strong connections with the countryside and has less durable boundaries with the countryside.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to three of the purposes, and no contribution to one of the purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution to the Green Belt. While the parcel only makes a strong contribution to one purpose, it has a strong degree of openness and a strong connection to the countryside with less durable boundaries. Furthermore the boundary with the settlement is not completely durable although it is mostly durable. The parcel makes a strong contribution to preventing encroachment into the wider countryside. Therefore the parcel makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	durable and less durable boundaries.						
147	<p>Moderate contribution: The parcel is adjacent the large built up area of Stoke-on-Trent. The parcel has a combination of durable and less durable boundaries with the built up area. The durable boundaries consist of Eaves Lane on part of the western and northern boundaries and Brookhouse Lane on part of the southern boundary. These boundaries could prevent sprawl. The less durable boundaries consist of the garden boundaries and edge of existing residential properties which would not be able to prevent sprawl. The parcel is predominantly connected to the built-up area along the western, southern and part of the northern boundaries and is therefore moderately connected to the built up area. Development in the west of the parcel has the potential to 'round off' the built up area, however development of the entire parcel would not constitute rounding off. Overall the parcel makes a moderate contribution to checking unrestricted sprawl due to the mix of durable and less durable boundaries, its moderate connection with the built up area and the potential for</p>	<p>Moderate contribution: The parcel forms a largely essential gap between the Stoke-on-Trent urban area and the neighbouring town of Werrington. Development of the parcel will significantly reduce the perceived and actual gap between the towns, particularly due to the eastern most section of the parcel however arguably the towns have already merged along Werrington Road. Overall the parcel makes a moderate contribution to preventing towns from merging.</p>	<p>Strong contribution: The parcel has a combination of durable and less durable boundaries with the settlement including Eaves Lane and Brookhouse Lane which are durable, and the garden boundaries of residential properties which are less durable and would not be able to prevent encroachment. The boundaries between the parcel and the countryside are all made up of less durable boundaries consisting of irregular undefined field boundaries and the edge of existing development which may not be durable enough to prevent encroachment if the parcel were developed. The parcel accommodates a mix of uses including residential, agricultural pasture land, farm buildings, horticultural; nursery (Hillside Nurseries), open countryside, allotments and a reservoir. Built form within the parcel consists of a number of residential properties within Fourth Avenue cul-de-sac and some properties along Brookhouse Lane on the southern part of the parcel. The parcel is connected to the countryside along the eastern boundary and on part of the southern and northern boundaries and is therefore well connected to the countryside. The parcel supports a strong-moderate degree of openness due to the less than 20% built form, open long line views and generally low vegetation. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its mostly less durable boundaries and strong to moderate degree of openness.</p>	<p>No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.</p>	<p>Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>	<p>The parcel makes a strong contribution to one purpose, a moderate contribution to three purposes, and no contribution to one purpose. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make an overall strong contribution to the Green Belt. The parcel makes a strong contribution in safeguarding the countryside from encroachment due to its strong-moderate degree of openness, and it's mostly less durable boundaries. The parcel makes a strong contribution to preventing encroachment into the wider countryside. Therefore the parcel makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.</p>	Strong contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	some rounding off in parts of the parcel.						
148	Moderate contribution: The parcel is adjacent to the Stoke-on-Trent urban area along its western and northern boundaries. The western boundary largely consists of garden boundaries and is less durable and may not be able to prevent sprawl. The shorter northern boundary consists of the durable Holehouse Road which is lined with dense vegetation, and is more durable and could prevent sprawl. The parcel is moderately well connected to the built up area along two boundaries. Overall the parcel makes a moderate contribution to checking unrestricted sprawl due to its moderate connection and mostly less durable boundaries with the built up area.	Weak contribution: The parcel forms a less essential gap between the Stoke -on-Trent urban area and the neighbouring towns of Light Oak north east of the parcel and Werrington to the south east. Given the scale of the distance between the neighbouring towns, development would slightly reduce the actual gap but not the perceived gap and it would not result in them merging. Overall the parcel makes a weak contribution to preventing towns from merging.	Moderate contribution: The parcel is adjacent to the Stoke-on-Trent urban area along its western and northern boundaries, forming primarily less durable boundaries in the form of rear residential gardens lined with wooden fencing and some vegetation growth, which would not be able to prevent encroachment. The parcel is connect to the countryside along its southern and eastern boundaries, which are bounded by the durable boundaries consisting of Eaves Lane and Little Eaves Lane (lined with hedgerows and some trees), which are able to prevent encroachment beyond the parcel if the parcel was developed. The land is used for horse grazing, agricultural and residential, containing around 10% built form and topography of the site slopes from east to west which facilitates some long line views through the mature trees which surround the parcel, contributing to a strong to moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its strong to moderate openness and durable boundaries with the countryside.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to three of the purposes, a weak contribution to one of the purposes, and no contribution to one of the purposes. In line with the methodology, the parcel has been judged to make a moderate overall contribution to the Green Belt. The parcel supports a strong-moderate degree of openness and has durable boundaries with the countryside thus it makes a moderate contribution to safeguarding from encroachment. The parcel makes a moderate contribution checking unrestricted sprawl due to its mainly less durable boundaries with the built up area. The parcel makes a weak contribution to preventing towns from merging and a moderate contribution to assisting in urban regeneration.	Moderate contribution
149	Weak contribution: The parcel is located on the edge of the Stoke-on-Trent urban area. The parcel's boundary with the built up area consists of Holehouse Road which is an unmade rural road along the northern boundary and is less durable and would not be able to prevent sprawl. The parcel is not well connected to the built up area and is predominantly surrounded by countryside. Overall the parcel makes a weak contribution in checking unrestricted	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and the neighbouring town of Werrington to the south-east. Development of the parcel would slightly reduce the actual but not the perceived gap between the neighbouring towns. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: There are no durable boundaries between the parcel and the settlement that will prevent encroachment. The parcel's boundary with the settlement consists of Holehouse Road which is an unmade rural road along the northern boundary and is less durable. The parcel is predominantly surrounded by countryside on all boundaries. It is connected to the countryside along the western, eastern and southern boundaries and on part of the northern boundary. The parcel is connected to the countryside by less durable boundaries in the form of irregular undefined field boundaries to the east and south, Holehole Road to the north and Little Eaves Lane which is an unmade track to the west. These less durable boundaries would not be able to prevent encroachment beyond the parcel if the parcel was developed. The existing land use consists of agricultural grazing land, open countryside and recreational use in the form of the Stoke-on-Trent Disabled Angling Club. The only built form within the parcel is the Stoke-on-Trent Disabled Angling Club. The parcel supports a strong to moderate	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two purposes, and no contribution to one purpose. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make an overall strong contribution to the Green Belt. The parcel makes a strong contribution in safeguarding the countryside from encroachment due to its strong connection to the countryside, its strong-moderate degree of openness, and it's mostly less durable boundaries. The parcel makes a strong contribution to preventing encroachment into the wider countryside. Therefore the parcel makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	sprawl due to its poor connection to the built up area along a less durable boundary.		degree of openness due to the less than 10% built form within the parcel, the mixture of low and dense vegetation across the parcel and the open long line views which is reinforced by the undulating topography of the parcel. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment because it is well connected to the countryside and supports a strong to moderate degree of openness with less durable boundaries.				
150	Moderate contribution: The parcel is adjacent to the Stoke-on-Trent urban area along its western boundary. The existing boundary with the built up area consists of the less durable rear residential gardens and tree and shrubbery planting, which may not be able to prevent sprawl into the parcel. The parcel is only connected to the built up area along one boundary. Overall the parcel makes a moderate contribution to checking unrestricted sprawl due to its less durable boundary with the built up area.	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and the neighbouring towns of Baddeley Edge/Light Oaks.. Given that the gap between the towns is already narrower in other places, development of the parcel would not reduce the perceived distance between the towns. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is adjacent to the Stoke-on-Trent urban area along its western boundary. The existing boundary with the built up area consists of the less durable rear residential gardens and tree and shrubbery planting, which may not be durable enough to prevent encroachment into the parcel. The north, south and east boundaries with the countryside consist of primarily less durable boundaries consisting of tree planting, and in the south partially the durable Holehouse Road and a gravel path. Existing land uses include open greenfield and a farm with an associated residential dwelling (less than 10% built form). Some long line views from the parcel are possible due to its sloping topography, although vegetation limits this in some directions. The parcel therefore supports a strong-moderate degree of openness. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong to moderate openness and less durable boundaries with both the settlement and the countryside.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one of the purposes, a moderate contribution to two of the purposes, a weak contribution to one of the purposes and no contribution to one of the purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution to the Green Belt. While the parcel only makes a strong contribution to one purpose, its strong to moderate openness and less durable boundaries with both the settlement and the countryside mean that the parcel makes a strong contribution to preventing encroachment into the wider countryside. Therefore the parcel makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
151	Weak contribution: The parcel is connected to the built up area along its western boundary which is less durable in the form of existing development with irregular boundaries with vegetation. This would not be able to prevent sprawl into the parcel. The parcel is poorly connected to the urban area along one boundary. Overall the parcel makes a weak contribution to checking unrestricted sprawl due to its poor connection to the built	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and the neighbouring town of Light Oaks to the north-east. Development of the parcel would slightly reduce the actual but not the perceived gap between the neighbouring towns, particularly given the gap is already narrower to the north. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement along its western boundary which is less durable in the form of existing development with irregular boundaries with vegetation. The parcel is well connected to the countryside along three boundaries – north, east and south. The boundaries between the parcel and the countryside is all formed of less durable boundaries consisting of Woodhead Road which is an unmade rural track to the north, undefined hedge line field boundaries to the east and a brook accompanied with mature vegetation to the south. Therefore the boundaries are not durable enough to prevent encroachment into the countryside if the parcel were developed. The existing land use consists of open countryside and an allotment on the western part of the parcel. Other than the sheds within the allotment there is no built form within the parcel. The parcel supports a strong degree of openness as it contains less than 10% built form, has relatively low vegetation and open long line views which is further emphasised by the rising topography of the parcel. Overall the parcel makes a strong	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two purposes, and no contribution to one purpose. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make an overall strong contribution to the Green Belt. The parcel makes a strong contribution in safeguarding the countryside from encroachment due to its strong connection to the countryside, its strong degree of openness, and its less durable boundaries. The parcel makes a strong contribution to preventing encroachment into the wider countryside. Therefore the parcel makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	up area along a less durable boundary.		contribution to safeguarding the countryside from encroachment due to its less durable boundaries, strong connection to the countryside and strong degree of openness.				
152	Weak contribution: The parcel is adjacent to the Stoke-on-Trent urban area along its western, northern and southern boundaries. The parcel is well contained by the built up area. The existing boundary with the built up area on the west is the durable A5009 Leek Road which could prevent sprawl. The northern and southern boundaries consist partly of durable roads and partly of less durable residential garden boundaries which may not be able to prevent sprawl. The parcel is well connected to the built up area on three sides. Given the pattern of the built up area, development in the majority of the parcel, principally the west, would constitute the 'rounding off' of the existing settlement pattern. Overall the parcel makes a weak contribution to checking unrestricted sprawl due to its mix of durable and less durable boundaries and its potential for rounding off.	Strong contribution: The parcel forms an essential gap between the Stoke-on-Trent urban area and the neighbouring towns of Baddeley Edge/Light Oaks to the north east. Development of the northern section of the parcel would result in the actual merging of the neighbouring towns. Limited development in the southern section of the parcel would not result in the merging of the neighbouring towns however it would significantly reduce the actual and perceived gap between the neighbouring towns. Overall the parcel makes a strong contribution to preventing neighbouring towns from merging.	Moderate contribution: The parcel is adjacent to the settlement along its western, northern and southern boundaries. The existing boundary with the built up area on the west is the durable A5009 Leek Road which could prevent encroachment into the parcel. The northern and southern boundaries consist partly of durable roads and partly of less durable residential garden boundaries which may not be able to prevent encroachment into the parcel. The parcel is connected to the countryside to the east and part of its southern boundary. The boundary with countryside along the southern edge is the durable Woodhead Road, which would be capable of preventing encroachment beyond the parcel, however to the east is less durable hedgerows and tree planting which would not be able to prevent encroachment beyond the parcel if the parcel was developed. The existing land use mainly consists of a large cemetery and crematorium. There is also open countryside, woodland and residential development in the east of the parcel. The parcel slopes from west to east which provides long line views of the countryside. The parcel supports a moderate to weak degree of openness as it contains less than 20% built form, generally moderate vegetation and supports some long line views of the countryside. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate to weak openness and predominantly durable boundaries with the countryside.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one of the purposes, a moderate contribution to two of the purposes, a weak contribution to one, and no contribution to one of the purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. While the parcel makes a strong contribution to preventing towns from merging, it makes a moderate or weak contribution to the majority of the other Green Belt purposes. It makes a weak contribution to checking unrestricted sprawl and a moderate contribution to safeguarding the countryside from encroachment due to its moderate-weak openness and predominantly durable boundaries with the countryside which could contain encroachment and prevent it from compromising the overall openness and permanence of the Green Belt. The parcel also makes a moderate contribution to encouraging urban regeneration.	Moderate contribution
153	Moderate contribution: The parcel is connected to the Stoke-on-Trent urban area along its western boundary. The parcel's boundaries with the built up area are all less durable consisting of residential	Moderate contribution: The parcel forms a largely essential gap between the Stoke-on-Trent urban area and the neighbouring towns of Baddeley Edge/Light Oaks to the east. Development of the parcel would significantly reduce	Weak contribution: The parcel is connected to the Stoke-on-Trent urban area along its western boundary. The parcel has less durable boundaries in the form of residential rear gardens which may not be able to prevent encroachment into the parcel. The parcel is connected to the countryside on its eastern edge, which consists of Red Lane and Greenway Bank, which are lined by a stone wall and tall grass and may be durable enough to prevent further	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or	The parcel makes a moderate contribution to three of the purposes, a weak contribution to one of the purposes and no contribution to one of the purposes. In line with the methodology, the parcel has been judged to make a moderate overall contribution to the Green Belt. The parcel makes a moderate contribution to checking unrestricted sprawl due to its less durable boundary with the built up area and	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	rear gardens which would not be able to prevent sprawl into the parcel. Furthermore there is already existing sprawl within the parcel thus it plays a role in preventing further sprawl. The parcel is well connected to the built up area as it is surrounded by high levels of development predominantly on one boundary - the western boundary. Given the shape of the built up area development along the western most edge of the parcel could constitute rounding off of the settlement pattern. Overall the parcel makes a moderate contribution to checking unrestricted sprawl due to it having less durable boundaries and given the existing sprawl already in the parcel.	the actual and perceived gap between the neighbouring towns however it would not result in them merging. The perceived gap has already been reduced given the existing development within the parcel and adjacent to it. Overall the parcel makes a moderate contribution to preventing towns from merging.	encroachment if the parcel was developed. Baddeley Edge/Light Oaks is located in close proximity to the south east of the parcel. Existing land uses consist of residential properties, farmland and open countryside, resulting in around 30% built form. Vegetation is scattered with mature trees, low lying shrubbery and grasslands. The parcel supports a weak degree of openness as it contains around 30% built form, generally low vegetation and does not support long line views of the countryside. Overall the parcel makes a weak contribution to safeguarding the countryside from encroachment due to its weak openness and durable boundaries with the countryside.		weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	the existing sprawl within the parcel. The parcel makes a weak contribution to safeguarding from encroachment due to its weak openness and durable boundaries with the countryside. The parcel makes a moderate contribution to preventing the merging of the Stoke-on-Trent urban area and Baddeley Edge/Light Oaks given that development would significantly reduce the actual and perceived gap between the towns without resulting in them merging.	
154	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Moderate contribution: The parcel forms a largely essential gap between the Stoke-on-Trent urban area and the neighbouring towns of Baddeley Edge/Light Oaks to the east. Development of the parcel would significantly reduce the actual and perceived gap between the neighbouring towns however it would not result in them merging. The perceived gap has already been reduced given the existing development within the parcel and adjacent to it. Overall the parcel makes a moderate contribution to preventing towns from merging.	Weak contribution: The parcel has mostly less durable boundaries with the settlement. These consist of irregular undefined boundaries of existing development and Warden Road (an unmade rural track) along the eastern boundary which would not be able to prevent encroachment into the parcel. The parcel is predominantly surrounded by existing development and has limited connection with the open countryside. The parcel's boundaries with the countryside are all durable consisting of road boundaries (Flash Lane, Red Lane, Spout Lane and Bagnall Road). The parcel accommodates a mix of uses including residential, farm buildings and open countryside. There are a number of public rights of ways cutting across the parcel providing access to the countryside. The parcel supports no degree of openness as it contains around 30% built form, moderate vegetation and does not support long line views of the countryside. Overall the parcel makes a weak contribution to safeguarding the countryside from encroachment due to its lack of connection to open countryside, lack of openness and durable boundaries with the countryside.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, the parcel is judged to make an overall weak contribution to the Green Belt. The parcel makes a weak contribution to safeguarding the countryside from encroachment due to the considerable amount of built form within the parcel, its limited connection to the open countryside and its durable boundaries with the countryside. The parcel makes a moderate contribution to assisting in urban regeneration and preventing towns from merging.	Weak contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
155	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	No contribution: The parcel is contained by the settlement of Baddeley Edge/Light Oaks and does not play a role in preventing towns from merging.	Strong contribution: The parcel has a mix of durable and less durable boundaries with the settlement of Baddeley Edge/Light Oaks. Bagnall Road along the eastern boundary and Fowlers Lane along part of the western boundary forms durable boundaries whilst the garden boundaries of residential properties along the south-eastern boundary is less durable and could not prevent encroachment. The parcel is only connected to the countryside along the northern and north-eastern boundary by less durable boundaries in the form of treeline field boundaries which is not durable enough to contain encroachment if the parcel was developed. The existing land uses consist of open countryside and residential development. Built form within the parcel consist of the approximately six residential properties and a place of worship (Baptist Chapel) on the western boundary along Fowlers Lane. The parcel supports a strong degree of openness as it contains less than 10% built form within the parcel, fairly low vegetation and open long line views. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment because it supports a strong degree of openness and only less durable boundaries with the countryside.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. In line with the methodology professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. The parcel only makes a strong contribution to one Green Belt purpose and makes no contribution to the majority of purposes. Whilst the parcel supports a strong degree of openness and has less durable boundaries with the countryside, some of the parcel's boundaries with the settlement are durable and could prevent encroachment into the parcel. Thus development would not compromise the openness and permanence of the Green Belt.	Moderate contribution
156	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	No contribution: The parcel does not play a role in preventing towns from merging.	Moderate contribution: The parcel is connected to the settlement along one boundary – the north-western boundary - which is less durable in the form of the edge of existing housing and not able to prevent future encroachment into the parcel. The parcel is predominantly surrounded by countryside. It is connected to the countryside along the north-eastern and southern boundaries by a mix of durable and less durable boundaries in the form of mature woodland area which is durable along the north-eastern boundary and treeline field boundaries which is less durable along the southern boundary. The parcel is currently in use as a business – Thursfield Nurseries. The built form within the parcel are all associated with its use as a nursery. The surrounding built form and dense boundary vegetation completely screens the parcel and restricts views. As such the parcel supports a weak degree of openness due to the less than 20% built form, dense vegetation in parts and no long line views. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its less durable boundaries, strong connection with the countryside and weak degree of openness.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to two purposes, and no contribution to three purposes. In line with the methodology, the parcel is judged to make an overall weak contribution to the Green Belt. The parcel makes a moderate contribution in assisting with urban regeneration and safeguarding the countryside from encroachment due to its weak degree of openness, its strong connection with the countryside and less durable boundaries. The parcel does not contribute to preventing towns from merging. The parcel makes no contribution in checking unrestricted sprawl and makes no contribution in preserving the setting and special character of historic towns.	Weak contribution
157	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not	Moderate contribution: The parcel forms a largely essential gap between the Stoke-on-Trent urban area and the Baddeley Edge/Light Oaks whereby	Weak contribution: The parcel is not connected to the settlement and is completely connected to the countryside. The parcel is well connected to the countryside along road boundaries which may be durable enough to prevent further encroachment if the parcel was developed. Existing land uses mainly	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is	The parcel makes a moderate contribution to two of the purposes, a weak contribution to one of the purposes and no contribution to two of the purposes. In line with the methodology, the parcel has been judged to make a weak overall contribution to the Green Belt. The	Weak contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	contribute to this purpose.	development would significantly reduce the actual and perceived gap between the neighbouring towns although it would not result in them merging. The parcel also forms a less essential gap between the Stoke-on-Trent urban area and the neighbouring town of Bagnall to the east of the parcel. Due to the considerable distance between the towns, development of the parcel would slightly reduce the actual gap but not the perceived gap. Overall the parcel makes a moderate contribution to preventing towns from merging.	consist of residential properties and gardens, open countryside, farm properties, stables and an equestrian centre. There is moderate vegetation throughout the parcel. There are limited long line views of the countryside due to the parcel's steep topography sloping from east to west. The parcel supports a weak degree of openness as it contains 20-30% built form, moderate vegetation and very limited long line views of the countryside. Overall the parcel makes a weak contribution to safeguarding the countryside from encroachment due to its weak openness and completely durable boundaries.	therefore does not contribute to this purpose.	not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	parcel makes a moderate contribution to encouraging urban regeneration, however it makes a weak contribution to safeguarding the countryside from encroachment due to its weak openness and completely durable boundaries. In addition, the parcel forms a largely essential gap between Stoke-on-Trent and Baddeley Edge/Light Oaks and makes a moderate contribution to preventing towns from merging. It does not contribute to checking unrestricted sprawl or preserving historic towns.	
158	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Moderate contribution: The parcel forms a largely essential gap between the Stoke-on-Trent urban area and Baddeley Edge/Light Oaks whereby development would significantly reduce the actual and perceived gap between the neighbouring towns. Although there is already actual merging between the two towns in some parts, and there is existing built development within the parcel. Overall the parcel makes a moderate contribution to preventing towns from merging.	Weak contribution: The parcel is not connected to the settlement and it is completely connected to the countryside with durable boundaries on all sides in the form of Greenway Bank to the east and west and Flash Lane to the south. These durable boundaries could prevent encroachment beyond the parcel if the parcel was developed. Existing land uses of the parcel include residential, grazing fields and open countryside. The majority of the parcel comprises built form. The parcel supports a moderate-weak degree of openness due to the amount of built form in the parcel, and the generally low vegetation. Overall the parcel makes a weak contribution to safeguarding the countryside from encroachment due to its moderate-weak openness and durable boundaries on all sides.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology the parcel has been judged to make an overall weak contribution to the Green Belt. The parcel makes no contribution in checking unrestricted sprawl, makes a moderate contribution in preventing the merging of towns and makes a weak contribution in safeguarding the countryside from encroachment due to its durable boundaries and its moderate-weak openness due to existing encroachment within the parcel. The parcel moderately assists in urban regeneration and makes no contribution in preserving the setting and special character of historic towns.	Weak contribution
159	Moderate contribution: The parcel is connected to the Stoke-on-Trent urban area along its northern and western boundaries. It is connected to the built up area by mostly less durable boundaries which would not prevent sprawl. These consist of the edge of existing development to the north and partly	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and the settlement of Stanley Moor which is located east of the parcel. Development of the parcel would slightly reduce the actual but not the perceived gap between settlements. Overall the parcel makes a weak contribution to preventing	Moderate contribution: The parcel is connected to the settlement by mostly less durable boundaries which would not prevent encroachment. These consist of the edge of existing development to the north and partly to the west. The parcel is connected to the countryside on parts of the eastern and southern boundaries. It is connected to the countryside by durable boundaries in the form of Greenway Hall Road to the east and Rosy Bank to the south. Existing uses within the parcel consist of residential, open countryside and overgrown fields. Built form within the parcel consists of around five residential properties along the western edge. The parcel supports a moderate degree of openness as it contains	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging	The parcel makes a moderate contribution to three purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, the parcel has been judged to make an overall moderate contribution to the Green Belt. The parcel plays a moderate role in checking unrestricted sprawl due to its less durable boundaries with the built up area and potential for rounding off the settlement pattern. The parcel makes a moderate contribution in safeguarding the countryside from encroachment due to its moderate openness and durable boundaries with the countryside.	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	to the west. The parcel is mostly surrounded by built development and is well connected to the urban area to the west and north. Development of the parcel could be seen as rounding off the settlement pattern. Overall the parcel makes a moderate contribution to checking unrestricted sprawl due to its less durable boundaries and potential for rounding off.	neighbouring towns from merging.	approximately 20% built form, moderate vegetation and supports long line views of the countryside. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate openness and durable boundaries with the countryside.		the recycling of derelict and other urban land.		
160	Weak contribution: The parcel is connected to the Stoke-on-Trent urban area along its western boundary. This consists of Cocks Lane and is durable and could prevent sprawl. The parcel is only connected to the built up area along this short western boundary. Overall the parcel makes a weak contribution to checking unrestricted sprawl due to its durable boundaries with the built up area.	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and the settlement of Stanley Moor which is located east of the parcel. Development of the parcel would slightly reduce the actual but not the perceived gap between the neighbouring towns. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Weak contribution: The parcel is connected to the settlement area along its western boundary. This consists of Cocks Lane and is durable and could prevent encroachment. The parcel is connected to the countryside to the north, south and east however there is existing development within the Green Belt surrounding the parcel. These boundaries consist of roads and are durable and could prevent encroachment. The parcel accommodates a mix of uses comprising of residential, agricultural, and open countryside. There is considerable amount of existing built form within the parcel including a number of residential properties. The parcel supports no degree of openness as it contains around 30% built form, moderate vegetation and does not support long line views of the countryside. Two public rights of ways cuts across the parcel, providing access to the surrounding countryside. Overall the parcel makes a weak contribution to safeguarding the countryside from encroachment due to its lack of openness and completely durable boundaries.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to one purpose, a weak contribution to three purposes and no contribution to one purpose. In line with the methodology, the parcel has been judged to make an overall weak contribution to the Green Belt. The parcel makes a weak contribution in safeguarding the countryside from encroachment due to the significant amount of built form within the parcel and durable boundaries with the settlement and countryside. It makes a weak contribution in checking unrestricted sprawl and weak contribution in preventing towns from merging. The parcel moderately assists in assisting in urban regeneration and makes no contribution in preserving the setting and special character of historic towns.	Weak contribution
161	Weak contribution: The parcel is connected to the Stoke-on-Trent urban area along its northern boundary by less durable boundaries in the form of the edge of existing development, and undefined field boundary with some planting. The parcel is weakly connected to the built up area as it is connected to the built up area along one	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and the settlement of Stanley Moor which is located east of the parcel. Development of the parcel would slightly reduce the actual but not the perceived gap between the neighbouring towns. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Weak contribution: The parcel is connected to the settlement along its northern boundary by less durable boundaries in the form of the edge of existing development, and undefined field boundary with some planting. These boundaries would not prevent encroachment. The parcel is surrounded by existing development within the Green Belt to the south and west however it is connected to the open countryside to the east. The western and southern boundaries consist of Greenway Hall Road and are durable, however the eastern boundary consists of a tree lined footpath and may not be durable enough in the long term to prevent further encroachment if the parcel was developed. The existing land use consists of residential properties, overgrown fields and open countryside. There is built form on approximately	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to one purpose, a weak contribution to three purposes and no contribution to one purpose. In line with the methodology, the parcel has been judged to make an overall weak contribution to the Green Belt. The parcel makes a weak contribution in safeguarding the countryside from encroachment due to the significant amount of built form within the parcel and partially durable boundaries. It makes a weak contribution in checking unrestricted sprawl and weak contribution in preventing towns from merging. The parcel moderately assists in assisting in urban regeneration and makes no contribution in	Weak contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	boundary. There is already existing sprawl within the parcel and there is limited potential for further sprawl as a result of this. Overall the parcel makes a weak contribution to checking unrestricted sprawl due to its less durable boundaries and poor connection with the built up area.		half of the parcel consisting of residential properties within Glastonbury Close and a property along Greenway Hall Road. The parcel supports no degree of openness as it contains over 30% built form, moderate vegetation and supports some long line views of the countryside due to its sloping topography. Overall the parcel makes a weak contribution to safeguarding the countryside from encroachment as, while it has no degree of openness, the eastern boundary with the countryside is less durable.			preserving the setting and special character of historic towns.	
162	Weak contribution: The parcel is well contained by the Stoke-on-Trent urban area along its western, southern and eastern boundaries. Its western boundary consists of the Caldon Canal and is durable. Its southern and eastern boundaries consist of garden boundaries, which are less durable. The parcel is well connected to the urban area on three sides. Due to the shape of the built up area, development of the parcel would constitute rounding off of the settlement pattern. Overall the parcel makes a weak contribution to checking unrestricted sprawl due to its partially durable boundaries and the potential for rounding off.	No contribution: The parcel is well contained by the Stoke-on-Trent urban area and therefore does not contribute to this purpose.	Moderate contribution: The parcel is connected to the settlement along its western, southern and eastern boundaries. Its western boundary consists of the Caldon Canal and is durable. Its southern and eastern boundaries consist of garden boundaries, which are less durable and may not be able to prevent encroachment into the parcel. The parcel is poorly connected to the countryside along its northern boundary. This consists of the A53 Leek New Road, which is durable enough to prevent further encroachment if the parcel was developed. The existing land use mainly consists of a mix of woodland and open countryside. There is no built form. There is dense vegetation throughout most of the parcel. The parcel supports a strong to moderate degree of openness as it contains no built form, dense vegetation and supports some long line views of the countryside. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment as, while it has strong to moderate openness and some less durable boundaries with the settlement, it has a weak connection and durable boundaries with the countryside.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to two purposes, a weak contribution to one and no contribution to two. In line with the methodology, the parcel has been judged to make weak overall contribution to the Green Belt. Development of the parcel would constitute rounding off of the settlement pattern given that the parcel is well contained by the urban area. In addition, while boundaries with the settlement are partially less durable, the parcel has a durable northern boundary with the countryside which could prevent encroachment. The parcel has a limited connection with the countryside and therefore makes a weak contribution to safeguarding the countryside from encroachment.	Weak contribution
163	Weak contribution: The parcel is well contained by the Stoke-on-Trent urban area. The parcel is connected to the Stoke-on-Trent urban area along its western, southern and eastern boundaries. These mainly consist of less	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and Norton Green, whereby development would slightly reduce the actual gap but not the perceived gap between the neighbouring towns.	Strong contribution: The parcel is connected to the settlement along its western, southern and eastern boundaries. These mainly consist of less durable field and garden boundaries, although the eastern boundary runs along Regency Drive and may be durable enough to prevent encroachment into the parcel. The parcel is connected to the countryside along its northern boundary. This consists of an unmade road and footpath, which in the long term may not be durable enough to prevent further	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. The parcel has less durable boundaries with both the settlement and countryside however	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	<p> durable field and garden boundaries, although the eastern boundary runs along Regency Drive and may be durable enough to prevent sprawl. The parcel is well connected to the urban area on three sides. Due to the shape of the urban area, development of the parcel would constitute rounding off of the settlement pattern. Overall the parcel makes a weak contribution to checking unrestricted sprawl as, while its boundaries with the settlement are largely less durable, development would constitute rounding off.</p>	<p> Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.</p>	<p> encroachment if the parcel was developed. The existing land use consists of open countryside. There is no built form and minimal vegetation in the parcel. The parcel supports a strong degree of openness as it contains no built form, low vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and mainly less durable boundaries.</p>		<p> parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>	<p> development of the parcel could be seen as rounding off the settlement pattern thus it would not compromise the openness and permanence of the Green Belt.</p>	
164	<p> Weak contribution: The parcel is connected to the Stoke-on-Trent urban area along its eastern and south eastern boundaries. Its south eastern boundary consists of the A53 Leek New Road and is durable enough to prevent sprawl, however its eastern boundaries consist of field and garden boundaries and are less durable. The parcel is well connected to the urban area. Due to the shape of the built up area, development of the parcel could constitute rounding off of the settlement pattern.. Overall the parcel makes a weak contribution to checking unrestricted sprawl due to its less durable boundaries and</p>	<p> Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and Norton Green, whereby development would slightly reduce the actual gap but not the perceived gap between the neighbouring towns. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.</p>	<p> Strong contribution: The parcel is connected to the settlement along its eastern and south eastern boundaries. Its south eastern boundary consists of the A53 Leek New Road and is durable, however its eastern boundaries consist of field and garden boundaries and are less durable. The parcel is connected to the countryside along its long north western boundary and part of its south eastern boundary. The south eastern boundary consists of the A53 Leek New Road and is durable, however the north western boundary consists of a tree lined abandoned railway line and may not be durable enough in the long term to prevent further encroachment if the parcel was developed. The existing land use consists of open countryside. There is no built form and minimal vegetation in the parcel. The parcel supports a strong degree of openness as it contains no built form, low vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and mainly less durable boundaries.</p>	<p> No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.</p>	<p> Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>	<p> The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. The parcel has less durable boundaries with both the settlement and the countryside, however development of the parcel could constitute rounding off of the settlement pattern. Thus development would not compromise the openness and permanence of the Green Belt.</p>	<p> Moderate contribution</p>

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	the potential for rounding off.						
165	Weak contribution: The parcel is connected to the Stoke-on-Trent urban area along its western, southern and eastern boundaries. These mainly consist of roads, which are durable and could prevent sprawl. The parcel's western boundaries consist of garden boundaries which are less durable and may not prevent sprawl. The parcel is well connected to the urban area. Due to the shape of the built up area, development of the parcel could constitute rounding off of the settlement pattern. Overall the parcel makes a weak contribution to checking unrestricted sprawl due to its durable boundaries and potential for rounding off.	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area, Endon and Brown Edge, where development would slightly reduce the actual gap but not the perceived gap between the neighbouring towns. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement along its western, southern and eastern boundaries. These mainly consist of roads, which are durable. The parcel's western boundaries consist of garden boundaries which are less durable. The parcel is well connected to the countryside along its long northern boundary. This consists of a tree lined abandoned railway line and may not be durable enough in the long term to prevent further encroachment if the parcel was developed. The existing land use mainly consists of open countryside. There are two residential properties in the parcel, as well as areas in the east of the parcel with moderately dense vegetation. The parcel supports a strong degree of openness as it contains less than 10% built form, moderate vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and partially less durable boundaries with both the settlement and the countryside.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. The parcel has a strong degree of openness and partially less durable boundaries with both the settlement and the countryside however development of the parcel could constitute rounding off due to the shape of the built up area. Thus development would not compromise the overall openness and permanence of the Green Belt.	Moderate contribution
166	Moderate contribution: The parcel is connected to the Stoke-on-Trent urban area along its eastern and south eastern boundaries. These consist of garden boundaries and are less durable and may not be able to prevent sprawl. Overall the parcel makes a moderate contribution to checking unrestricted sprawl due to its less durable boundaries.	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area, Norton Green and Brown Edge, whereby development would slightly reduce the actual gap but not the perceived gap between the neighbouring towns. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement along its eastern and south eastern boundaries. These consist of garden boundaries and are less durable. The parcel is well connected to the countryside along its north western, western and southern boundaries. These consist of field boundaries and a tree lined abandoned railway line, and may not be durable enough in the long term to prevent further encroachment if the parcel was developed. The existing land use consists of open countryside. There is no built form and minimal vegetation in the parcel. The parcel supports a strong degree of openness as it contains no built form, low vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and mainly less durable boundaries.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to two purposes, a moderate contribution to two, a weak contribution to one and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution to the Green Belt. The parcel has less durable boundaries with both the settlement and the countryside, meaning that the parcel makes a strong contribution to preventing encroachment into the countryside. Therefore the parcel makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
167	Weak contribution: The parcel has a very limited connection to the Stoke-on-Trent	Moderate contribution: The parcel forms a largely essential gap between the Stoke-on-Trent urban area,	Strong contribution: The parcel is only connected to the settlement along a short section of the southern boundary which consists of the dismantled railway and is less durable and may not be able to prevent	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements	The parcel makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one, and no contribution to one. In line with the methodology,	Strong contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	urban area along a very small section of the southern boundary. This consists of a dismantled railway which is less durable and may not be able to prevent sprawl. Overall the parcel makes a weak contribution to checking unrestricted sprawl due to its limited connection with the built up area.	Norton Green, Endon and Brown Edge, whereby development would significantly reduce the actual and perceived gap between the neighbouring towns. Overall the parcel makes a moderate contribution to preventing neighbouring towns from merging.	encroachment. The parcel is well connected to the countryside along a mix of durable and less durable boundaries. The northern boundary consists of the Caldon Canal and is durable. The south western and south eastern boundaries consists of an unmade private road and a tree lined abandoned railway line and are less durable. The existing land use consists of open countryside. There is no built form and minimal vegetation in the parcel. The parcel supports a strong degree of openness as it contains no built form, low vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment as it has less durable boundaries with the countryside and a strong degree of openness.		within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution to the Green Belt as its strong openness and partially less durable boundaries with the countryside mean that the parcel makes a strong contribution to preventing encroachment into the countryside. Therefore the parcel makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
168	Weak contribution: The parcel is connected to the Stoke-on-Trent urban area along part of its western boundary. This consists of the Caldon Canal and is durable and could prevent sprawl. The parcel is poorly connected to the urban area along a small section of one side. Overall the parcel makes a weak contribution to checking unrestricted sprawl due to its durable boundary and poor connection to the urban area.	Moderate contribution: The parcel forms a largely essential gap between the Stoke-on-Trent urban area and Norton Green, whereby development would significantly reduce the actual and perceived gap between the neighbouring towns. Overall the parcel makes a moderate contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement along a short part of its western boundary. This consists of the Caldon Canal and is durable and could prevent encroachment. The parcel is well connected to the countryside along a mix of durable and less durable boundaries. The parcel is well connected to the countryside along a mix of durable and less durable boundaries. The western boundary consists of the Caldon Canal and is durable and could prevent encroachment beyond the parcel if the parcel was developed. The north eastern and south eastern boundaries consists of an unmade private road and a tree lined abandoned railway line and are less durable and may not be able to prevent encroachment. The existing land use consists of open countryside. There is no built form and generally low vegetation in the parcel. The parcel supports a strong degree of openness as it contains no built form, low vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment as it has less durable boundaries with the countryside and a strong degree of openness	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution to the Green Belt as its strong openness and less durable boundaries with the countryside mean that the parcel makes a strong contribution to preventing encroachment into the countryside. Therefore the parcel makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
169	Weak contribution: The parcel is connected to the Stoke-on-Trent urban area along its western, southern and south eastern boundaries. The western boundary consists of Norton Lane and is durable and could prevent sprawl. The southern and south eastern boundaries consist of mainly garden boundaries and are less durable and would not be able to	Moderate contribution: The parcel forms a largely essential gap between the Stoke-on-Trent urban area and Norton Green, whereby development would significantly reduce the actual and perceived gap between the neighbouring towns. Overall the parcel makes a moderate contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement along its western, southern and south eastern boundaries. The western boundary consists of Norton Lane and is durable and could prevent encroachment. The southern and south eastern boundaries consist of mainly garden boundaries and are less durable, and may not be able to prevent encroachment into the parcel. The eastern boundary with the countryside along the Caldon Canal is durable, however the northern boundary consists of an unmade private road and may not be durable enough in the long term to prevent further encroachment if the parcel was developed. The existing land use mainly consists of open countryside. There is one residential property in the parcel and generally low levels of vegetation, with some denser areas in the south. The parcel supports a	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. The parcel has a strong degree of openness and a mix of durable and less durable boundaries with both the settlement and the countryside. Development of the southern and western sections of the parcel could constitute rounding off of the settlement pattern. Thus development would not compromise the overall openness and permanence of the Green Belt.	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	prevent sprawl. The parcel is well connected to the settlement. Due to the shape of the built up area, development of the southern and western sections of the parcel could constitute rounding off of the settlement pattern. Overall the parcel makes a weak contribution to checking unrestricted sprawl due to the mix of durable and less durable boundaries and the potential for rounding off.		strong degree of openness as it contains less than 10% built form, generally low vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and partially less durable boundaries with both the settlement and the countryside.				
170	Weak contribution: The parcel is connected to the Stoke-on-Trent urban area along its western and northern boundaries. This consists of Norton Lane and Endon Road which are durable and could prevent sprawl. To the north are rear gardens of residential properties which are less durable and may not be able to prevent sprawl. The western section of the parcel is well contained by the urban area. Due to the shape of the built up area, development of the western section of the parcel could constitute rounding off of the settlement pattern. Overall the parcel makes a weak contribution to checking unrestricted sprawl due to its	Moderate contribution: The parcel forms a largely essential gap between the Stoke-on-Trent urban area and Norton Green, whereby development would significantly reduce the actual and perceived gap between the neighbouring towns. Overall the parcel makes a moderate contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement to the north and west by a mix of durable and less durable boundaries. The western boundary consists of Norton Lane and is durable. The northern boundaries consist of mainly garden boundaries and are less durable, and may not be able to prevent encroachment into the parcel. The parcel is well connected to the countryside along its eastern, south eastern and southern boundaries. The south eastern boundary along the Caldon Canal is durable, however the eastern and southern boundaries consist of unmade private roads and footpaths and may not be durable enough in the long term to prevent further encroachment if the parcel was developed. The existing land use mainly consists of open countryside. There are a small number of residential properties in the west and east of the parcel and generally low levels of vegetation. The parcel supports a strong degree of openness as it contains less than 10% built form, generally low vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and partially less durable boundaries with both the settlement and the countryside.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. The parcel has a strong degree of openness and it has a mix of durable and less durable boundaries with both the settlement and the countryside however development of the western section of the parcel could constitute rounding off of the settlement pattern. Thus development would not compromise the overall openness and permanence of the Green Belt.	Moderate contribution
171	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas	Moderate contribution: The parcel forms a largely essential gap between the Stoke-on-Trent urban area and Norton Green,	Strong contribution: The parcel is connected to the settlement of Norton Green along part of its northern boundary. This consists of garden boundaries and is less durable and may not be able to prevent encroachment. The parcel is well connected to the	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme	The parcel makes a strong contribution to one purpose, a moderate contribution to two and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall	Strong contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	and therefore does not contribute to this purpose.	whereby development would significantly reduce the actual and perceived gap between the neighbouring towns. Overall the parcel makes a moderate contribution to preventing neighbouring towns from merging.	countryside along a mix of durable and less durable boundaries. The parcel's northern and southern boundaries with the countryside consist of Ball lane and the Caldon Canal and these are durable and could prevent encroachment beyond the parcel if the parcel was developed. However, the western and eastern boundaries consist of unmade private roads and may not be durable enough in the long term to prevent further encroachment if the parcel was developed. The existing land use mainly consists of open countryside. There are two farm properties in the parcel, and low levels of vegetation. The parcel supports a strong degree of openness as it contains less than 10% built form, low vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and partially less durable boundaries with both the settlement and the countryside.		and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	contribution. The parcel has been judged to make a strong overall contribution to the Green Belt as its strong openness and partially less durable boundaries with both the settlement and the countryside mean that the parcel makes a strong contribution to preventing encroachment into the countryside. Therefore the parcel makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
172	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Moderate contribution: The parcel forms a largely essential gap between the Stoke-on-Trent urban area and Norton Green, whereby development would significantly reduce the actual and perceived gap between the neighbouring towns. Overall the parcel makes a moderate contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement of Norton Green along part of its northern boundary. This consists of garden boundaries and is less durable and could prevent encroachment. The parcel is well connected to the countryside along a mix of durable and less durable boundaries. The parcel's northern and southern boundaries with the countryside consist of Ball lane and the Caldon Canal and these are durable and may not be able to prevent encroachment beyond the parcel if the parcel was developed. However, the western and eastern boundaries consist of unmade private roads and may not be durable enough in the long term to prevent further encroachment if the parcel was developed. The existing land use mainly consists of open countryside. There are two farm properties in the parcel, and low levels of vegetation. The parcel supports a strong degree of openness as it contains less than 10% built form, low vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and partially less durable boundaries with both the settlement and the countryside.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution to the Green Belt as its strong openness and partially less durable boundaries with both the settlement and the countryside mean that the parcel makes a strong contribution to preventing encroachment into the countryside. Therefore the parcel makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
173	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Moderate contribution: The parcel forms a largely essential gap between the Stoke-on-Trent urban area, Norton Green and Brown Edge, whereby development would significantly reduce the actual and perceived gap between the neighbouring	Moderate contribution: The parcel is connected to the settlement along its western boundary. This consists of tree lined garden boundaries and may not be durable enough to prevent encroachment into the parcel. The parcel is well connected to the countryside to the north, east and south. The southern boundary along Ball Lane is durable, however the northern and eastern boundaries consist of field and garden boundaries which are less durable and may not be able to prevent further encroachment if the	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this	The parcel makes a moderate contribution to three purposes and no contribution to two. In line with the methodology, the parcel has been judged to make a moderate overall contribution. While the parcel has less durable boundaries with both the settlement and the countryside, it only supports a weak to moderate degree of openness due to existing development. The parcel also forms a largely essential gap between Stoke-on-Trent, Norton	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		towns. Overall the parcel makes a moderate contribution to preventing neighbouring towns from merging.	parcel was developed. The existing land use consists of open countryside and residential properties and gardens. Residential properties take up a large area in the south of the parcel, and the level of vegetation is generally low. The parcel supports a moderate to weak degree of openness as it contains 20-30% built form, low vegetation and supports long line views of the countryside. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment as, while it has some less durable boundaries with both the settlement and the countryside, the parcel only supports a moderate to weak degree of openness.		parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	Green and Brown Edge and makes a moderate contribution to assisting in urban regeneration. The parcel makes no contribution to checking unrestricted sprawl and preserving the setting and special character of historic towns.	
174	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	No contribution: The parcel is completely enclosed by Norton Green and therefore does not contribute to this purpose.	Moderate contribution: The parcel is enclosed by the settlement of Norton Green. The parcel is connected to Norton Green along its north western, south western and eastern boundaries. The north western and south western boundaries consist of roads and are durable and could prevent encroachment. The eastern boundary consists of a footpath and is less durable, and may not be able to prevent encroachment into the parcel. The parcel is poorly connected to the countryside along parts of its northern and southern boundaries. These consist of roads and would be durable enough to prevent further encroachment if the parcel was developed. The existing land use consists of a playing field, scrubland and open countryside. There is no built form in the parcel. Some areas of the parcel have moderate vegetation, although in general the level of vegetation is low except for the parcel's boundaries. The parcel supports a strong degree of openness as it contains no built form, has generally low levels of vegetation and supports limited long line views of the countryside. Overall the parcel makes a moderate contribution to safeguarding the countryside as its boundaries are predominantly durable, it has a limited connection to the countryside, and there is limited potential for encroachment.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to two purposes, and no contribution to three. In line with the methodology, the parcel has been judged to make weak overall contribution to the Green Belt. The parcel has mostly durable boundaries, it has a limited connection to the countryside as it is enclosed by the settlement of Norton Green and therefore there is limited potential for encroachment. The parcel does not contribute to preventing towns from merging or checking unrestricted sprawl.	Weak contribution
175	Moderate contribution: The parcel is connected to the Stoke-on-Trent urban area along its western boundary. This consists of garden boundaries and is less durable and may not be able to prevent sprawl. The parcel is connected to the urban area along this long western boundary. Overall the parcel makes a moderate contribution to checking	Moderate contribution: The parcel forms a largely essential gap between the Stoke-on-Trent urban area and Norton Green, whereby development would significantly reduce the actual and perceived gap between the neighbouring towns however they have already merged and therefore development would result in the further merging of the towns. Overall the parcel makes a moderate	Strong contribution: The parcel is connected to the settlement of Norton Green along its southern boundary and to the Stoke-on-Trent urban area along its western boundary. These mainly consist of garden boundaries, are less durable and may not be able to prevent encroachment into the parcel. The parcel is connected to the countryside along its long northern boundaries. These mainly consist of garden boundaries, are less durable and may not be able to prevent further encroachment if the parcel was developed. The existing land use mainly consists of open countryside. There is a small number of residential and farm properties in the south of the parcel as well as an area of allotment gardens. The level of vegetation is generally low. The parcel supports a strong degree of openness as it contains	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to three and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has therefore been judged to make a strong overall contribution to the Green Belt. The parcel has a strong degree of openness and less durable boundaries with both the settlement and the countryside and therefore makes a strong contribution to preventing encroachment into the countryside. Therefore the parcel makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the	Strong contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	unrestricted sprawl due to less durable boundary.	contribution to preventing neighbouring towns from merging.	less than 10% built form, low levels of vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and its generally less durable boundaries with both the settlement and the countryside.			NPPF in protecting the openness of the Green Belt.	
176	Weak contribution: The parcel is connected to the Stoke-on-Trent urban area along its western boundary. This consists partly of a footpath and a thick tree line, which may be durable enough to prevent sprawl, and a section further north which follows no features and is less durable. Due to the shape of the built up area, development of the parcel would arguably constitute rounding off of the settlement pattern. Overall the parcel makes a weak contribution to checking unrestricted sprawl due to its potential for rounding off and its mix of durable and less durable boundaries.	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and Brown Edge, whereby development would slightly reduce the actual gap but not the perceived gap between the neighbouring towns. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Moderate contribution: The parcel is connected to the settlement along its western boundaries. This consists partly of a footpath and a thick tree line, which may be durable enough to prevent sprawl, and a section further north which follows no features and is less durable. The parcel is connected to the countryside along its eastern boundary. This consists of the A527 Outclough Road and may be durable enough to prevent further encroachment if the parcel was developed. The existing land use consists of open countryside. There is no built form in the parcel and there are low levels of vegetation. The parcel supports a strong degree of openness as it contains no built form, low vegetation and supports long line views of the countryside. Overall the parcel makes a moderate contribution to the countryside due to its strong openness, mostly durable boundaries and the limited potential for further encroachment beyond the parcel.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a moderate contribution to two purposes, a weak contribution to one and no contribution to one. In line with the methodology, the parcel has been judged to make a weak overall contribution to the Green Belt. The parcel forms a less essential gap between the neighbouring towns and development would arguably constitute rounding off of the settlement pattern. In addition, while boundaries with the settlement are partially less durable, the parcel has a durable eastern boundary with the countryside which could prevent further encroachment.	Weak contribution
177	Weak contribution: The parcel is connected to the Stoke-on-Trent urban area along its western boundary. This consists of Gorsey Bank, and is durable and could prevent sprawl. The parcel is moderately connected to the urban area. While development may not constitute rounding off, the parcel's size means that development would lead to negligible outward sprawl. Overall the parcel	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area, Norton Green and Brown Edge, whereby development would slightly reduce the actual gap but not the perceived gap between the neighbouring towns. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement along its western boundary. This consists of Gorsey Bank, and is durable and could prevent encroachment. The parcel is well connected to the countryside along a mix of durable and less durable boundaries. The southern boundary along Woodhouse Lane may be durable, however the northern and eastern boundaries are less durable and may not be able to prevent further encroachment if the parcel was developed. The existing land use consists of farm buildings, which are an acceptable use of Green Belt land and therefore do not constitute built form. The parcel supports a strong to moderate degree of openness as it contains no built form, low vegetation and does not support long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness, connection	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. The parcel has a strong to moderate degree of openness and partially less durable boundaries with the countryside, however the parcel has a durable boundary with the settlement. This boundary will be able to prevent encroachment from compromising the overall openness and permanence of the Green Belt.	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	makes a weak contribution to checking unrestricted sprawl due to its durable boundary with the settlement.		to the countryside and partially less durable boundaries.				
178	Weak contribution: The parcel is connected to the Stoke-on-Trent urban area along its south western boundary. This consists of Heather View, and is durable and could prevent sprawl. While development may not constitute rounding off, the parcel's size means that development would lead to negligible outward sprawl. Overall the parcel makes a weak contribution to checking unrestricted sprawl due to its durable boundary with the settlement.	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area, Norton Green and Brown Edge, whereby development would slightly reduce the actual gap but not the perceived gap between the neighbouring towns. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement along its south western boundary. This consists of Heather View, and is durable and could prevent encroachment. The parcel is well connected to the countryside to the north, west and east along mainly less durable field and garden boundaries. These may not be able to prevent further encroachment if the parcel was developed. The existing land use consists of open countryside. There is no built form in the parcel and low vegetation concentrated around the boundaries. The parcel supports a strong degree of openness as it contains no built form, low vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness, connection to the countryside and partially less durable boundaries.	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. The parcel has a strong degree of openness and less durable boundaries with the countryside, however the parcel has a durable boundary with the settlement. This boundary will be able to prevent encroachment from compromising the overall openness and permanence of the Green Belt.	Moderate contribution
179	Weak contribution: The parcel is well contained by the urban area. The parcel is connected to the Stoke-on-Trent urban area along its eastern and southern boundaries. This consists of mainly garden boundaries along Heather View, St. Nicholas Avenue and Pinfold Avenue. These are less durable and may not be able to prevent sprawl. The parcel is well connected to the settlement along two of its three main boundaries. Given the shape of the built up area, development of the parcel would constitute rounding off of the area of Stoke-on-Trent around Hall	No contribution: The parcel is contained within the Stoke-on-Trent urban area, and development would not reduce the actual or perceived gap between Stoke and any other settlements. Overall the parcel makes no contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement along its eastern and southern boundaries. This consists of mainly garden boundaries along Heather View, St. Nicholas Avenue and Pinfold Avenue. These are less durable and would not prevent encroachment. The parcel is connected to the countryside along its long western boundary. This consists of field boundaries, which are less durable and may not be able to prevent further encroachment if the parcel was developed. The existing land use mainly consists of open countryside. A primary school, associated playing fields and an allotment garden are located in the north of the parcel. Vegetation in the parcel is moderate in some places and generally low. The parcel supports a strong degree of openness as it contains less than 10% built form, low vegetation and supports long line views of the countryside. Overall the parcel supports a strong degree of openness due to its strong openness and generally less durable boundaries.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. The parcel has a strong degree of openness and generally less durable boundaries however development of the parcel could constitute rounding off of the settlement pattern thus development would not compromise the overall openness and permanence of the Green Belt.	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	Green and Norton-in-the-Moors. Overall the parcel makes a weak contribution to checking unrestricted sprawl as, while it has mainly less durable boundaries with the urban area, development would constitute rounding off.						
180	Moderate contribution: The parcel is connected to the Stoke-on-Trent urban area along its southern boundary. This consists of mainly garden boundaries along Wildling Road and Whitley Road. These are less durable and may not be able to prevent sprawl. The parcel is only connected to the settlement along this southern boundary. Overall the parcel makes a moderate contribution to checking unrestricted sprawl due to its less durable boundaries with the urban area..	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and Brown Edge, whereby development would slightly reduce the actual gap but not the perceived gap between the neighbouring towns. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement along its southern boundary. This consists of mainly garden boundaries along Wildling Road and Whitley Road. These are less durable and would not be able to prevent encroachment. The parcel is well connected to the countryside along its northern, western and eastern boundaries. The western and eastern boundary consist of Whitfield Road and Bemersley Road and are durable. The northern boundary consists of tree lined field boundaries and is less durable, and may not be able to prevent further encroachment if the parcel was developed. The existing land use mainly consists of open countryside. There are a small number of residential properties in the north east and south west of the parcel. Vegetation in the parcel is moderate in some places and generally low. The parcel supports a strong degree of openness as it contains around 10% built form, low vegetation and supports long line views of the countryside. Overall the parcel supports a strong degree of openness and less durable boundary with the settlement.	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution.. The parcel has been judged to make a moderate overall contribution to the Green Belt. The parcel has strong openness and a less durable boundary with the settlement, however its boundaries with the countryside are mostly durable. These could contain development and prevent it from threatening the overall openness and permanence of the Green Belt.	Moderate contribution
181	Weak contribution: The parcel is connected to the Stoke-on-Trent urban area along its southern and western boundaries. This consists of mainly field boundaries and garden boundaries along Catharine Road. These are less durable and would not be able to prevent sprawl. The parcel is well connected to the urban area along two boundaries. Given the shape of the built up area, development of the parcel would arguably constitute	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area and Brown Edge, whereby development would slightly reduce the actual gap but not the perceived gap between the neighbouring towns. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement along its southern and western boundaries. This consists of mainly field boundaries and garden boundaries along Catharine Road. These are less durable and may not be able to prevent encroachment into the parcel. The parcel is well connected to the countryside along its western and north eastern boundaries. The western boundary consists of a footpath and thick tree line and the steep change in topography forms a durable boundary. The north eastern boundary is partially durable and partially less durable consisting of some road boundary and also the limits of existing industrial development. The existing land use mainly consists of open countryside as part of Chatterley Whitfield Country Park. There is also a farm property in the south east of the parcel. Vegetation in the parcel is moderate in some places and generally low. The parcel supports a strong degree of openness as it contains less than 10% built form, low vegetation and supports long line views of the countryside. Overall the parcel	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. The parcel has strong degree of openness and partially less durable boundaries with both the settlement and the countryside however development of the parcel would arguably constitute rounding off of the settlement pattern, particularly if the adjacent parcels were also developed. Thus development would not compromise the overall openness and permanence of the Green Belt.	Moderate contribution

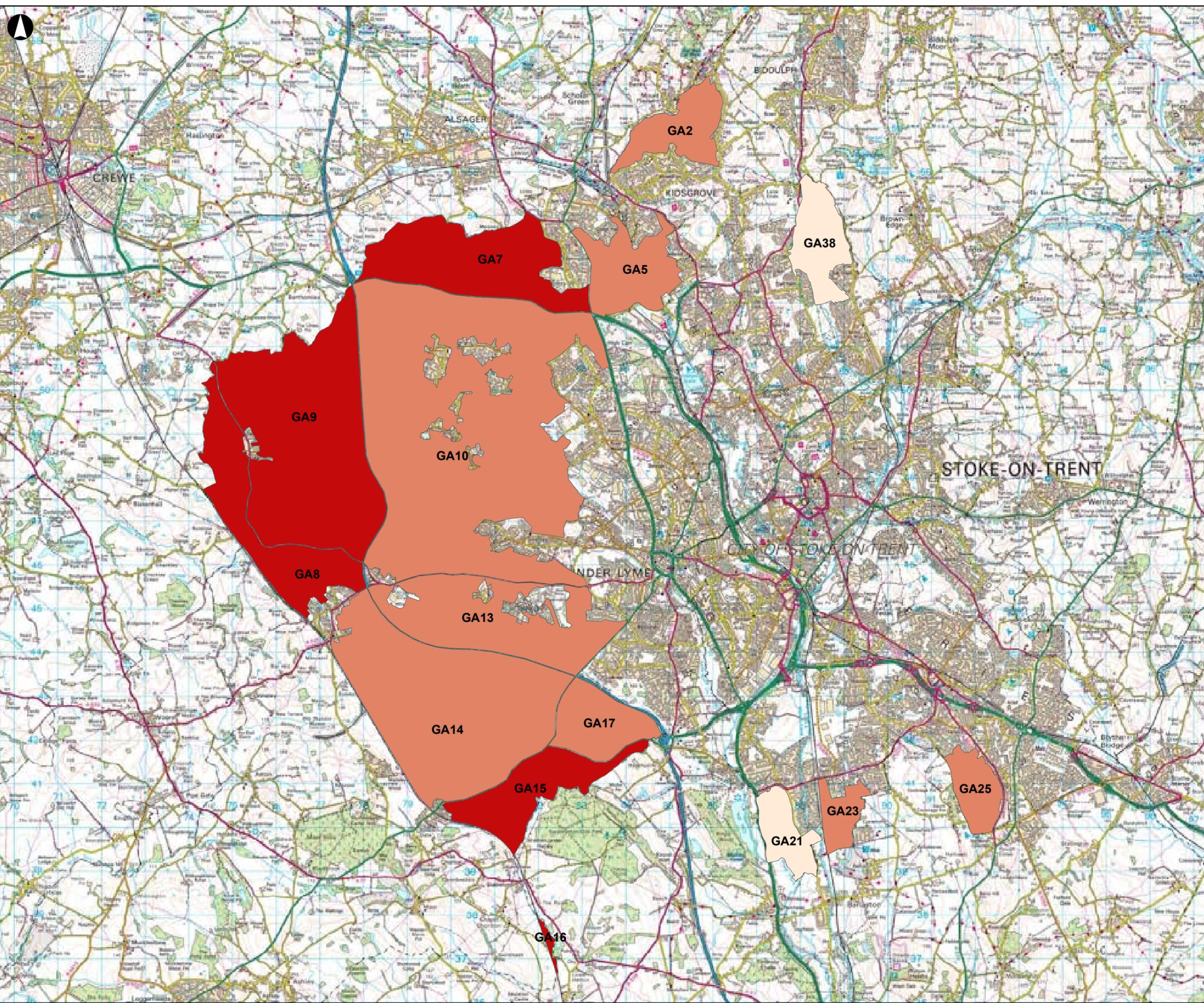
Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	rounding off of the settlement pattern, particularly if the adjacent parcels 179 and 188 were also developed. Overall the parcel makes a weak contribution to checking unrestricted sprawl as, while it has mainly less durable boundaries with the settlement, development would arguably constitute rounding off.		makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and partially less durable boundaries with both the settlement and the countryside.				
182	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area, Biddulph and Brown Edge, whereby development would slightly reduce the actual gap but not the perceived gap between the neighbouring towns. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is not connected to the settlement and is completely connected to the countryside on all sides. Its northern, eastern and western boundaries consist of roads and are durable and could prevent encroachment beyond the parcel if the parcel was developed. Its southern boundary consist of field boundaries and the limits of existing development and is less durable, and may not be able to prevent further encroachment if the parcel was developed. The existing land use mainly consists of open countryside. There is an industrial estate in the south west of the parcel and a small number of residential properties in the east and north east. Vegetation in the parcel is moderate in some places and generally low. The parcel supports a strong to moderate degree of openness as it contains 10-20% built form, low vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding from encroachment as whilst it supports a strong-moderate degree of openness, it is completely connected to the countryside and has a less durable southern boundary.	No contribution: The parcel is not adjacent to a historic town and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. The parcel has a strong to moderate degree of openness and its southern boundary with the countryside is less durable however its remaining boundaries with the countryside are all durable and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt.	Moderate contribution
183	Moderate contribution: The parcel is connected to the Stoke-on-Trent urban area along its western boundary. This consists of no features, and is less durable and would not be able to prevent sprawl. The parcel is only connected to the urban area along this boundary. Overall the parcel makes a moderate contribution to checking	Weak contribution: The parcel forms a less essential gap between the Stoke-on-Trent urban area, Biddulph and Brown Edge, whereby development would slightly reduce the actual gap but not the perceived gap between the neighbouring towns. Overall the parcel makes a weak contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement along its western boundary. This consists of no features, and is less durable and would not be able to prevent encroachment into the parcel. The parcel is well connected to the countryside along its northern, eastern and southern boundaries. The southern and eastern boundaries consist of roads and are durable and could prevent encroachment beyond the parcel if the parcel was developed. The northern boundary has no features and is less durable, and may not be able to prevent further encroachment if the parcel was developed however there is a durable boundary slightly further north (Bemersley Road). The existing land use mainly consists of open countryside. There are a small number of residential properties in the east of the parcel. Vegetation in the	No contribution: Stoke-on-Trent is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purposes, a moderate contribution to two, a weak contribution to one and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. The parcel supports a strong degree of openness and the parcel's boundary with the settlement is not defined by any features and is therefore less durable, however the parcel's boundaries with the countryside and mostly durable. These boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt.	Moderate contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	unrestricted sprawl due to its less durable boundaries with the urban area.		parcel is moderate in some places and generally low. The parcel supports a strong degree of openness as it contains less than 10% built form, low vegetation and supports long line views of the countryside. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its its strong openness and less durable boundary with the settlement.				
184	Weak contribution: The parcel is connected to the Stoke-on-Trent urban area along its eastern, north eastern and south eastern boundaries. This consists of Hollywall Lane which is durable and mainly garden boundaries along Cotton Road and Burnaby Road, and is less durable and would not be able to prevent sprawl. A short section of Broadfield Road to the north east is more durable and could prevent sprawl. The parcel is well connected to the settlement along these boundaries. Due to the shape of the built up area, development of the eastern section of the parcel would arguably constitute rounding off of the settlement pattern. Overall the parcel makes a weak contribution to checking unrestricted sprawl as whilst it has less durable boundaries, development of the eastern section could constitute rounding off.	Moderate contribution: The parcel forms a largely essential gap between the Stoke-on-Trent urban area and Kidsgrove, whereby development would reduce both the actual and perceived gap between the neighbouring towns without resulting in then merging, however the gap is already narrower to the north east of the parcel. Overall the parcel makes a moderate contribution to preventing neighbouring towns from merging.	Strong contribution: The parcel is connected to the settlement along its eastern, north eastern and south eastern boundaries. This consists of Hollywall Lane which is durable and mainly garden boundaries along Cotton Road and Burnaby Road, and is less durable and would not be able to prevent encroachment. A short section of Broadfield Road to the north east is durable and could prevent encroachment. The parcel is well connected to the countryside along its north western and south western boundaries. The south western boundary consists of Boathorse Road and is durable, however the north western boundary consists of an unmade track road and may not be durable enough to prevent further encroachment if the parcel was developed. The existing land use is comprised almost entirely of open countryside. There are two farm properties in the parcel and vegetation is generally low. The parcel supports a strong degree of openness as it contains less than 10% built form, low vegetation and supports long line views of the countryside. Overall, the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and its partially less durable boundaries with both the settlement and the countryside.	No contribution: Newcastle-under-Lyme is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and therefore does not contribute to this purpose.	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The parcel makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one, and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution to the Green Belt. Whilst the parcel has a strong degree of openness and some less durable boundaries with the settlement and the countryside, development of the eastern section of the parcel could constitute rounding off of the settlement pattern. Thus development would not compromise the overall openness and permanence of the Green Belt.	Moderate contribution
185	No contribution: The parcel is not connected to the Newcastle-under-Lyme and Stoke-on-Trent urban areas and therefore does not	Strong contribution. The parcel forms an essential gap between the Stoke-on-Trent urban area and Kidsgrove, whereby development of the entire	Strong contribution: The parcel is only connected to the settlement at its eastern most corner. This consists of Woodstock Road, and is durable. The parcel is well connected to the countryside along a mix of durable and less durable boundaries. The northern and southern boundaries consist of roads and are	No contribution: Kidsgrove is a historic town, however the parcel is not located within 250 metres of a relevant Conservation Area and	Moderate contribution: All Green Belt land can be considered to support urban regeneration of settlements within Newcastle-under-Lyme and Stoke-on-Trent and it is	The parcel makes a strong contribution to two purposes, a moderate contribution to one and no contribution to two. In line with the methodology, the parcel has been judged to make a strong overall contribution to the Green Belt. The parcel forms an essential gap	Strong contribution

Parcel Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	contribute to this purpose.	parcel would result in the effective merging of the neighbouring towns. Overall the parcel makes a strong contribution to preventing neighbouring towns from merging.	durable and could prevent encroachment beyond the parcel if the parcel was developed. The eastern and western boundaries consist of unmade track roads and may not be durable enough to prevent further encroachment if the parcel was developed. The existing land use mainly consists of open countryside. There is a dirt biking track, part of a caravan park and a small number of residential properties in the parcel, and vegetation is generally low. The parcel supports a strong degree of openness as it contains less than 10% built form, low vegetation and supports long line views of the countryside. Overall, the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and its partially less durable boundaries with the countryside.	therefore does not contribute to this purpose.	not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree. Overall this parcel makes a moderate contribution to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	between Stoke-on-Trent and Kidsgrove and makes a strong contribution to preventing towns from merging. It has strong openness, and has partially less durable boundaries with the countryside to the east and west, meaning that it makes a strong contribution to preventing encroachment into the countryside.	

## **Appendix H**

**Chloropleth Map of General  
Area Assessment Findings –  
Overall Assessment**



**Notes**

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**Key**

**Overall**

- Weak contribution
- Moderate contribution
- Strong contribution

D3	21/11/2017	APS	AO	SL
Issue	Date	By	Chkd	Appd



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Client  
**Stoke on Trent City Council and Newcastle under Lyme Council**

Job Title  
**Newcastle under Lyme and Stoke Green Belt Study**

**General Green Belt Area Assessment Overall**

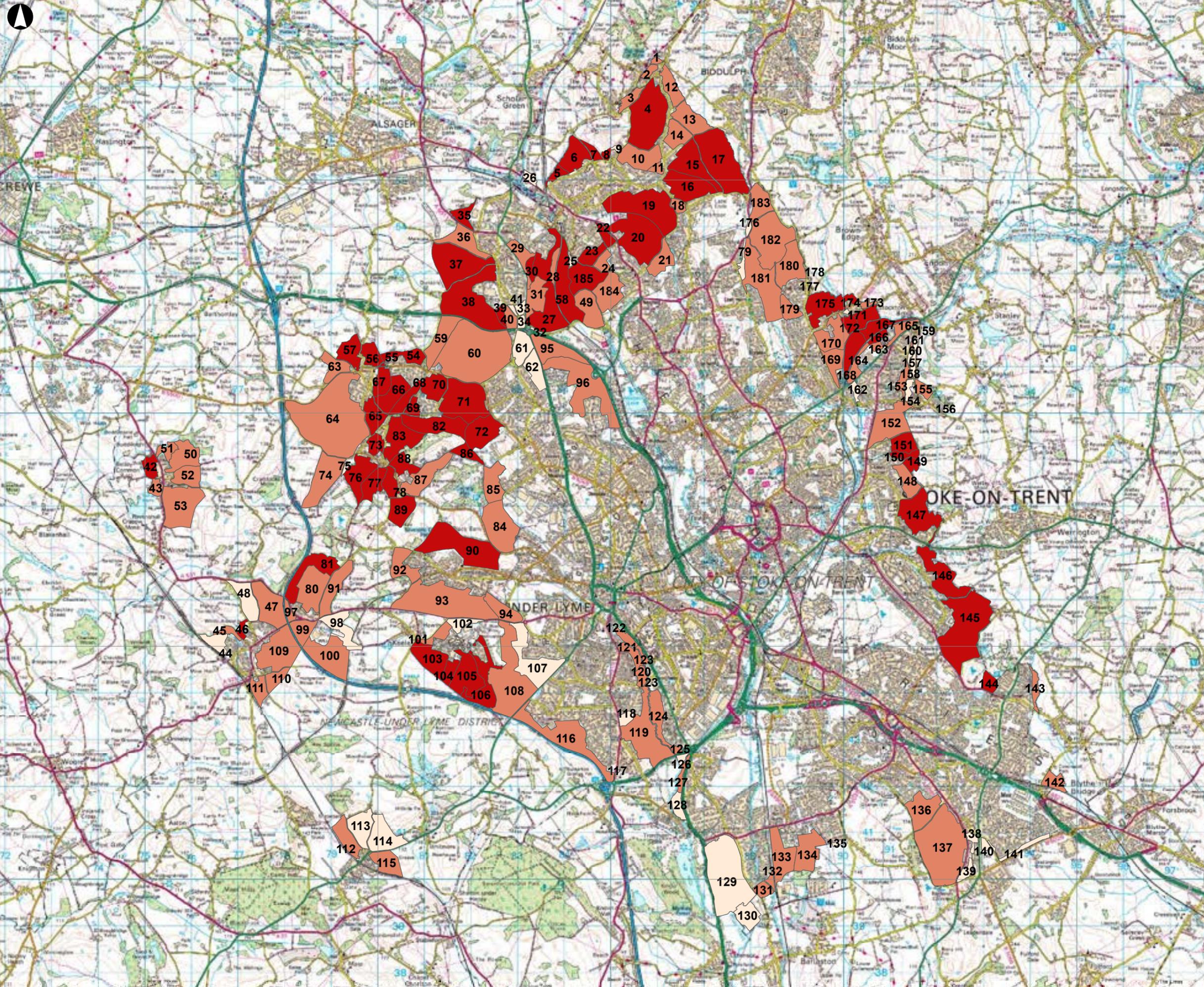
Scale at A3  
**1:80,000**

Job No <b>253623-00</b>	Drawing Status <b>Draft</b>
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Drawing No <b>SGB-ARP-SW-DR-PL-0042</b>	Issue <b>D3</b>
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## **Appendix I**

### **Chloropleth Map of Green Belt Parcel Assessment Findings – Overall Assessment**



**Notes**

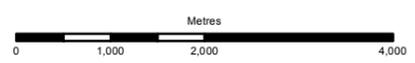
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**Key**

**Parcel Assessment Overall**

- Weak contribution
- Moderate contribution
- Strong contribution

D2	30/08/2017	AFS	SG	SL
Issue	Date	By	Chkd	Appd



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Client  
**Stoke on Trent City Council and Newcastle under Lyme Council**

Project Title  
**Newcastle under Lyme and Stoke Green Belt Study**

Drawing Title  
**Green Belt Parcel Assessment Overall**

Scale at A3  
**1:75,000**

Arup Job No <b>253623-00</b>	Suitability <b>Draft</b>
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Name <b>SGB-ARP-SW-DR-PL-0052</b>	Rev <b>D2</b>
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