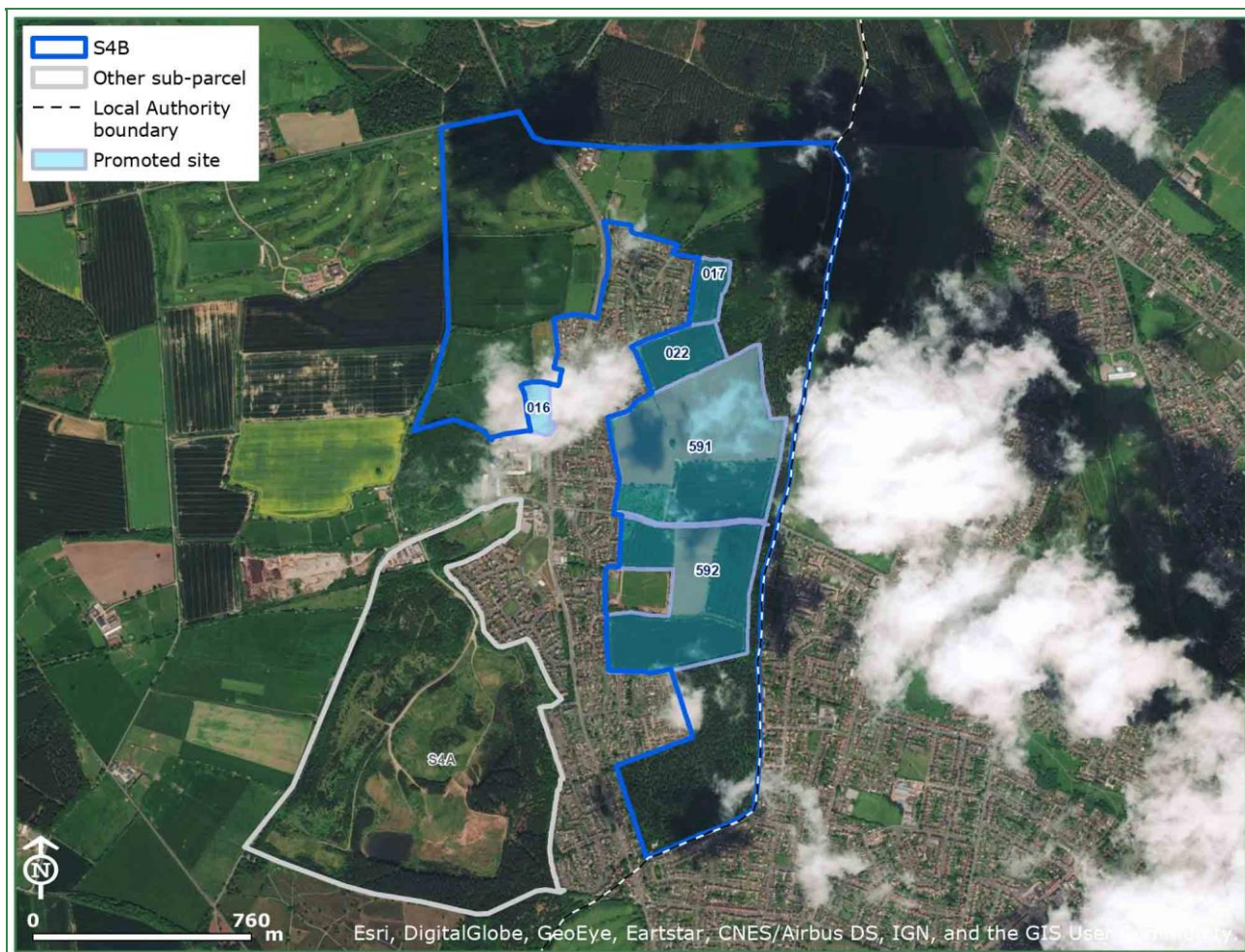
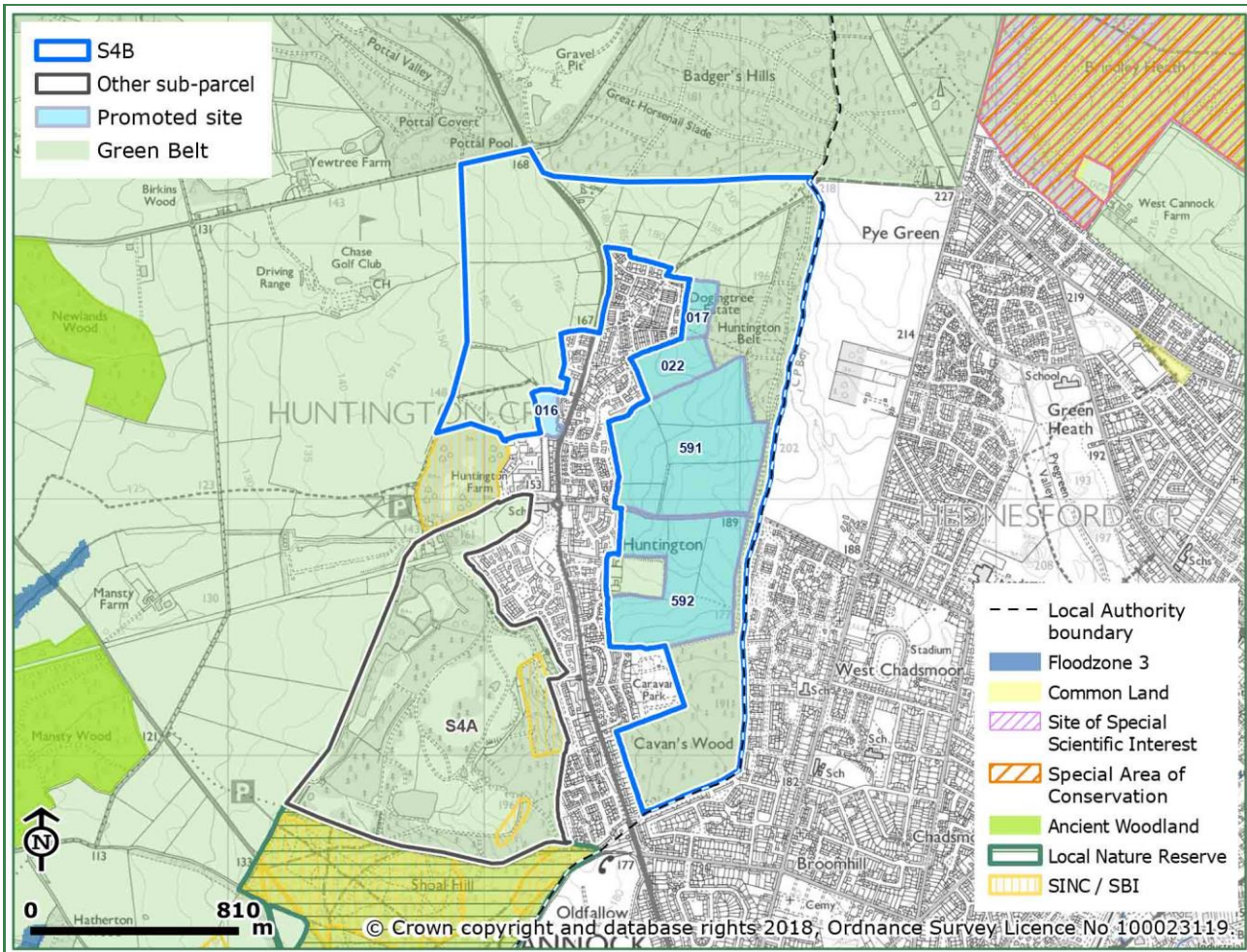


Sub-Parcel Ref S4B - Huntington [north]

Sub-Parcel Size: 180.4ha



### Sub-Parcel Description

Farmland and woodland lying in the gap between the western settlement edge of Cannock and the linear housing development along the A34, bound to the east by a woodland ridge. Also includes a smaller area of agricultural land and part of a golf course to the west of the A34.



*View south east from Cannock Rugby Club.*

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

GB Purpose	Assessment	Rating
<b>P1: Checking the unrestricted sprawl of large built-up areas</b>	Land is adjacent to the Cannock built-up area, contains no urban development, and has strong openness. Despite containment in some areas, it retains a relatively strong relationship with the wider countryside, helped by the strong boundary provided by areas of woodland and nature-protected areas.	<b>Strong</b>
<b>P2: Preventing the merging of neighbouring towns</b>	Land plays no significant role due to the distance between the Cannock built up area and Stafford, its nearest neighbouring town.	<b>Weak / No contribution</b>
<b>P3: Safeguarding the countryside from encroachment</b>	Land contains the characteristics of open countryside (ie an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.	<b>Strong</b>
<b>P4: Preserve the setting and special character of historic towns</b>	Land does not contribute to the setting or special character of a historic town.	<b>Weak / No contribution</b>
<b>P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land</b>	All parcels are considered to make an equal contribution to this purpose.	<b>Strong</b>

Assessment of Harm From Release of Land within Sub-Parcel

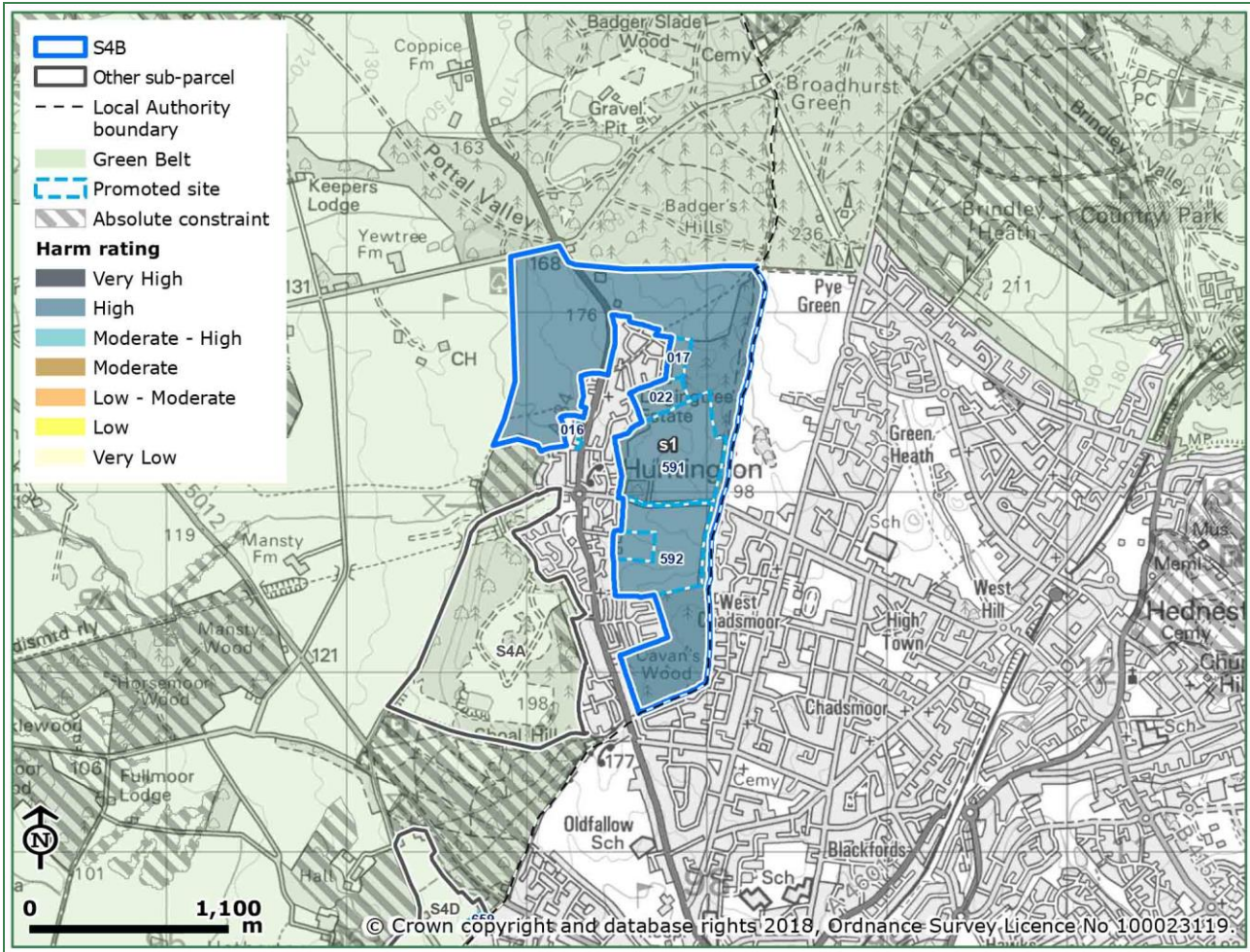
Scenario	Size (ha)	Rating
<b>S4Bs1 Release of any land within the sub-parcel</b>	<b>180.34</b>	<b>High</b>

List of Sites Within the Scenario

Ref: 017 (Housing); Ref: 022 (Housing); Ref: 591 (Housing); Ref: 592 (Housing)

The sub-parcel makes a strong contribution to preventing sprawl of the large built-up area of Cannock and preventing encroachment on the countryside. Although the eastern part of the sub-parcel is largely edged by inset development, the ridge crest and tree cover of Huntington Belt and Cavan’s Wood provide strong separation between the sub-parcel and the West Chadsmoor and Hednesford areas of Cannock. Therefore the sub-parcel between Huntington and West Chadsmoor does not have a strong sense of containment and the release of this land would constitute a partial weakening of the Green Belt. Land to the west of the A34 in the northwest of the sub-parcel has less distinction from the inset settlement, directly adjoining Huntington to the southeast, however expansion of Huntington into this part of the sub-parcel would increase urban influence upon surrounding Green Belt land and would not create a stronger Green Belt boundary than the existing boundary of the inset area. In addition, the wooded hill within Littleton Colliery Spoil Mound SBI on the south western edge of the sub-parcel is a prominent marker for the western extent of the inset settlement, and therefore any development to the north of this would weaken its role in this respect. Release of this land would therefore affect adjacent Green Belt and the existing Green Belt boundary, constituting a limited weakening of the Green Belt.

Harm Ratings Overview Map of Land within Sub-Parcel



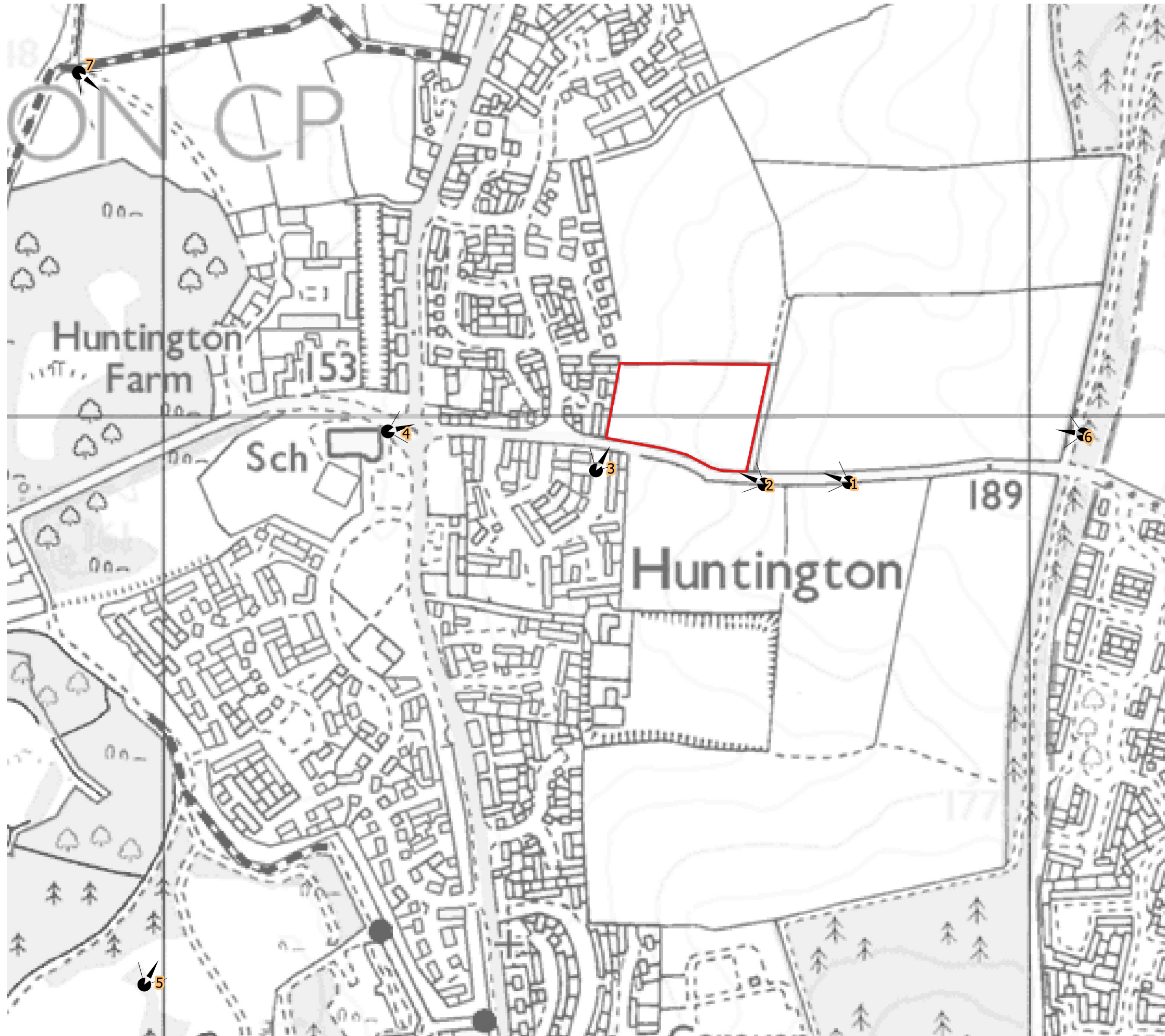
# Plans: Use Summary Title



**Plan 1: Viewpoint Location Plan**

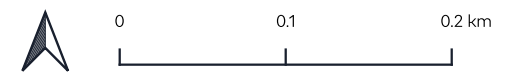
**Photosheets**

**Plan 2: Opportunities and Constraints Plan**





-  Site Boundary
-  Viewpoints




Project	Land off Limepit Lane, Huntington
Drawing Title	Viewpoint Locations
Scale	As Shown (Approximate)
Drawing No.	10722/P14
Date	12 2021
Checked	AB/GL



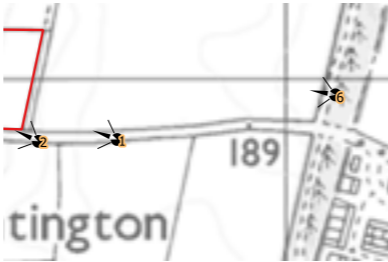
Marsden Estate, Rendcomb, Cirencester, GL7 7EX  
 T: 01285 831 804 E: info@tylergrange.co.uk W: www.tylergrange.co.uk

# Representative Photo Viewpoint Information Sheet


**View 1 - Looking west from Limepit Lane** OS: 398017, 312937




Date of Photo: 02/12/2021 14:51  
 Weather: Overcast / Good Visibility  
 Visualisation Type: Type 1  
 Camera: Canon EOS 700D  
 Frame Type: Single Frame  
 Projection: Planar  
 Lens Focal Length: Canon 50mm  
 Horizontal FOV: 90°




**View 6 - Looking west from Huntington Belt just off Limepit Lane** OS: 398054, 312981



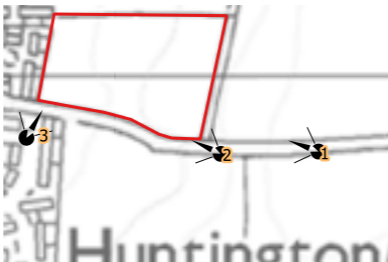
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 Frame Type: Single Frame  
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 Horizontal FOV: 90°




**View 2 - Looking north-west from Limepit Lane just outside the south-east boundary** OS: 397686, 312925




Date of Photo: 02/12/2021 14:54  
 Weather: Overcast / Good Visibility  
 Visualisation Type: Type 1  
 Camera: Canon EOS 700D  
 Frame Type: Single Frame  
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 Horizontal FOV: 90°




**View 7 - Looking south-east from footpath 'Huntington 2'** OS: 396900, 313411



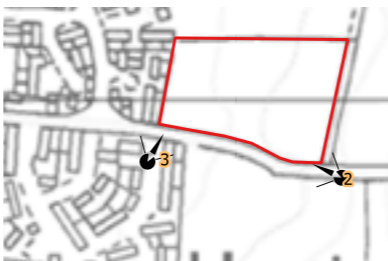
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 Projection: Planar  
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 Horizontal FOV: 90°



**View 3 - Looking north-east from Squirrel Close** OS: 397503, 312945



Date of Photo: 02/12/2021 12:38  
 Weather: Overcast / Good Visibility  
 Visualisation Type: Type 1  
 Camera: Canon EOS 700D  
 Frame Type: Single Frame  
 Projection: Planar  
 Lens Focal Length: Canon 50mm  
 Horizontal FOV: 90°



**View 4 - Looking east from Cocksparrow Lane** OS: 397266, 312985



Date of Photo: 02/12/2021 14:41  
 Weather: Overcast / Good Visibility  
 Visualisation Type: Type 1  
 Camera: Canon EOS 700D  
 Frame Type: Single Frame  
 Projection: Planar  
 Lens Focal Length: Canon 50mm  
 Horizontal FOV: 90°



**View 5 - Looking north-east from Shoal Hill south of Gravel Lane and footpath 'Huntington 4'** OS: 396980, 312352



Date of Photo: 02/12/2021 14:23  
 Weather: Overcast / Good Visibility  
 Visualisation Type: Type 1  
 Camera: Canon EOS 700D  
 Frame Type: Single Frame  
 Projection: Planar  
 Lens Focal Length: Canon 50mm  
 Horizontal FOV: 90°




**Project No:** 10722  
**Client:** IM Land  
**Status:** Planning

**Date:** Dec-21  
**Project:** Land off Limepit Lane, Huntington  
**Figure:** Data Sheet

For Context Only

Approximate Extent of the Site



Viewpoint 1: Looking west from Limepit Lane

Approximate Extent of the Site



Viewpoint 2: Looking north-west from Limepit Lane just outside the south-east boundary



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Project No:

10722

Client:

IM Land

Status:

Planning

Date:

Dec-21

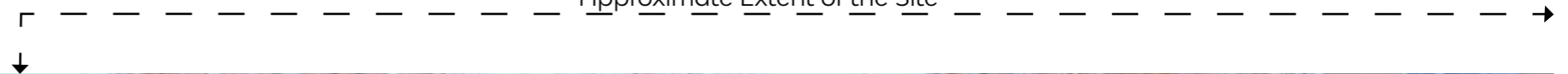
Project:

Land off Limepit Lane, Huntingdon

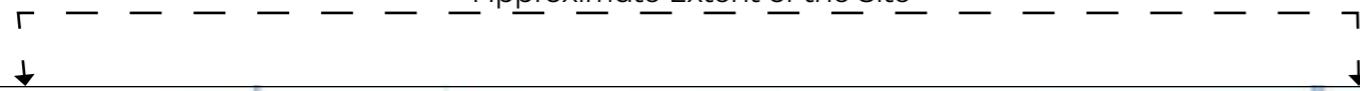
Figure:

Data Sheet





**Viewpoint 3:** Looking north-east from Squirrel Close



**Viewpoint 4:** Looking east from Cocksparrow Lane



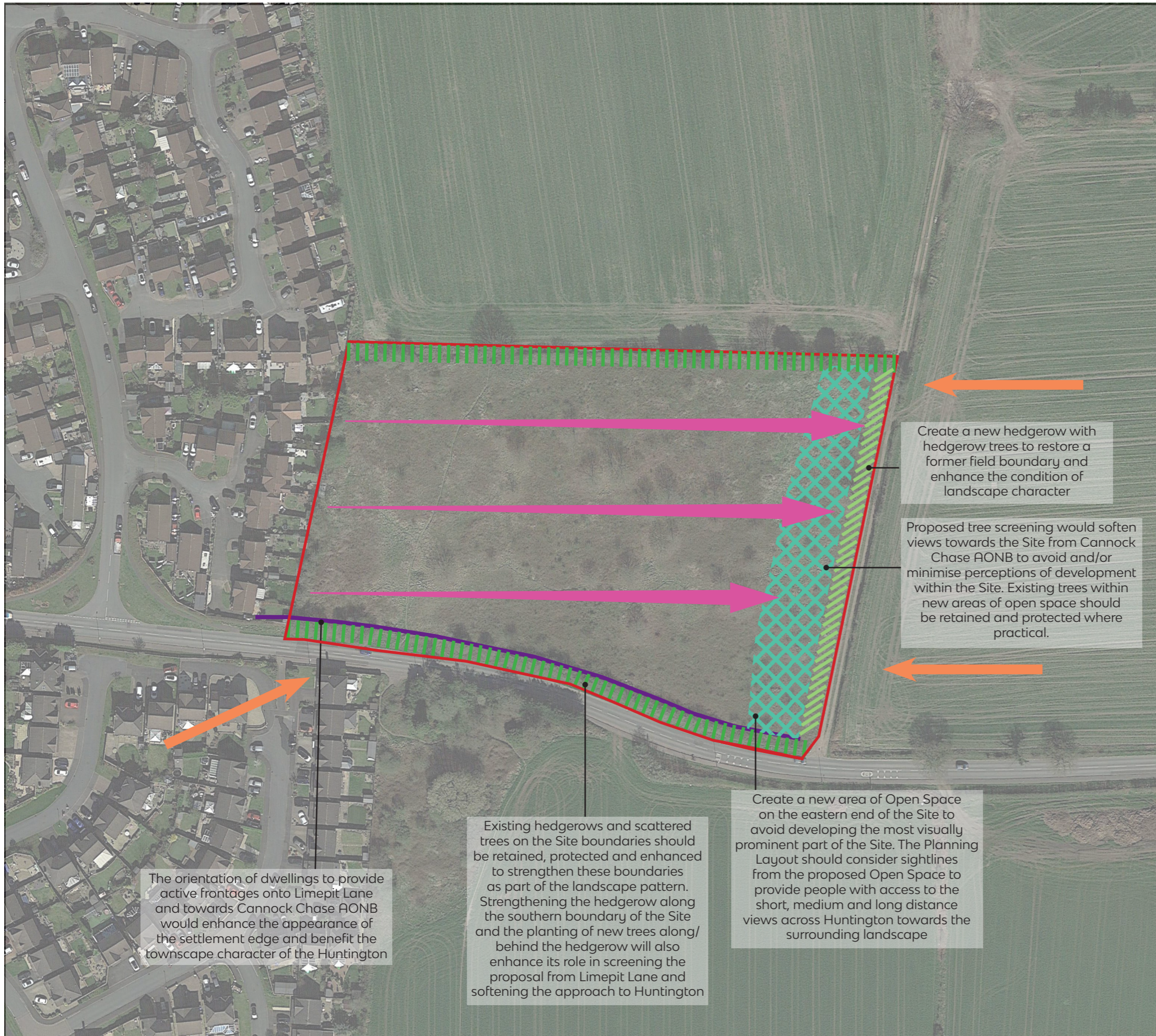
**Viewpoint 5:** Looking north-east from Shoal Hill south of Gravel Lane and Huntington 4 footpath










**Viewpoint 6:** Looking west from Huntington Belt just off of Limepit Lane



**Viewpoint 7:** Looking south-east from Huntington 2 footpath



-  Site Boundary
-  Existing Hedgerows and tree lines to conserve and enhance
-  Proposed Native Hedgerow with retained/supplemental scattered trees
-  Proposed open space / tree belt
-  Proposed extension of existing development line
-  Visual Sensitivity Increases with Elevation
-  Sensitive Views to the Site

Create a new hedgerow with hedgerow trees to restore a former field boundary and enhance the condition of landscape character

Proposed tree screening would soften views towards the Site from Cannock Chase AONB to avoid and/or minimise perceptions of development within the Site. Existing trees within new areas of open space should be retained and protected where practical.

Create a new area of Open Space on the eastern end of the Site to avoid developing the most visually prominent part of the Site. The Planning Layout should consider sightlines from the proposed Open Space to provide people with access to the short, medium and long distance views across Huntington towards the surrounding landscape

Existing hedgerows and scattered trees on the Site boundaries should be retained, protected and enhanced to strengthen these boundaries as part of the landscape pattern. Strengthening the hedgerow along the southern boundary of the Site and the planting of new trees along/ behind the hedgerow will also enhance its role in screening the proposal from Limepit Lane and softening the approach to Huntington

The orientation of dwellings to provide active frontages onto Limepit Lane and towards Cannock Chase AONB would enhance the appearance of the settlement edge and benefit the townscape character of the Huntington



Project | Limepit Lane, Huntington

Drawing Title | **Opps and Cons Plan**

Scale | Not to Scale @ A3

Drawing No. | 10722/P13

Date | December 2021

Checked | MP/GL







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