

South Staffordshire District Council

South Staffordshire Landscape Sensitivity Assessment Addendum

Final report

Prepared by LUC

August 2022



South Staffordshire District Council

South Staffordshire Landscape Sensitivity Assessment Addendum

Project Number
12128

Version	Status	Prepared	Checked	Approved	Date
1.	Final	R.Swann	S.Young	S.Young	03.08.2022

Bristol
Cardiff
Edinburgh
Glasgow
London
Manchester

landuse.co.uk

Land Use Consultants Ltd
Registered in England
Registered number 2549296
Registered office:
250 Waterloo Road
London SE1 8RD

100% recycled paper

Landscape Design
Strategic Planning & Assessment
Development Planning
Urban Design & Masterplanning
Environmental Impact Assessment
Landscape Planning & Assessment
Landscape Management
Ecology
Historic Environment
GIS & Visualisation



Contents

Chapter 1

Introduction 1

Context	1
Addendum content	2
Assessment methodology	2
Addendum structure	2

Chapter 2

Additional Landscape Sensitivity Assessment 3

Chapter 3

Amended Overview Maps and Summary Table 9

Chapter 1

Introduction

1.1 This report is an addendum to the South Staffordshire Landscape Sensitivity Assessment (2019), providing an additional landscape area assessment and amended maps and tables to reflect the addition of the new assessment area.

Context

1.2 The South Staffordshire Landscape Sensitivity Assessment was published in July 2019, alongside a study employing the same methodology for the Black Country authorities. This work forms an important piece of evidence for the review of the South Staffordshire Local Plan, for which Preferred Options were published in November 2021 for public consultation.

1.3 The purpose of the study was to provide an assessment of the extent to which the character and quality of the landscape abutting the West Midlands conurbation within South Staffordshire, and also around settlements in South Staffordshire is, in principle, susceptible to change as a result of introducing built development.

1.4 The study considered the landscape sensitivity of specific areas of Green Belt land identified for more focused assessment in Stage 2 of the South Staffordshire Green Belt Study, which was carried out alongside, although discrete from, the landscape sensitivity assessment. Within South Staffordshire the study area encompassed:

- Land adjacent to the defined settlements of Dudley, Sandwell, Walsall and Wolverhampton, encompassing both locations identified through South Staffordshire Council's 'call for sites' exercises and adjacent land without promoted sites.
- Land immediately adjacent to selected South Staffordshire settlements (Tier 1-4 settlements from the 2018 Rural Service and Facilities Audit), again encompassing locations identified through South Staffordshire Council's 'call for sites' exercises and adjacent land without promoted sites.
- Locations away from existing settlement edges that had been identified by South Staffordshire Council as potential sites for new settlements, sustainable urban extensions or employment development.

1.5 Reference should be made to the 2019 Landscape Sensitivity Assessment to understand its scope, context and objectives in more detail.

Addendum content

1.6 Subsequent to the 2019 assessment an additional employment development proposal came forward which lies outside of the area encompassed by the original study. The Council requested LUC to assess the landscape sensitivity of this location.

1.7 This addendum provides the landscape sensitivity assessment for the additional location, which is split into two sites, named 'Gailey Lea Farm A' (SHLAA reference E58a) and 'Gailey Lea Farm B' (SHLAA reference E58b). The assessment area encompasses two possible boundaries presented by the site promoter, and so is slightly larger than either option, but this difference has no bearing on the assessment outcome.

1.8 The addition of this assessment in turn requires the update of several of the overview maps that were presented in the Summary of Findings chapter of the 2019 Landscape Sensitivity Assessment (Chapter 4).

1.9 A separate addendum has been produced to provide an assessment of harm to the Green Belt Purposes that would result from release of the site area for development.

Assessment methodology

1.10 The assessment methodology is unchanged from 2019. Reference for this should be made to Chapter 3 of the original report.

Addendum structure

1.11 Chapter 2 presents the output of the landscape sensitivity assessment for the area encompassing the Gailey Lea Farm sites.

1.12 Chapter 3 presents revised versions of those overview maps affected by the additional assessment sites, and a revised summary table listing assessment ratings.

Chapter 2

Additional Landscape Sensitivity Assessment

2.1 The additional assessment area has been given the reference SL97. The assessment for SL97 is presented on the following pages, in the same format as the assessments contained in Appendix 1 of the South Staffordshire Landscape Sensitivity Assessment.

2.2 The OS base mapping and development constraints shown in the assessment are unchanged from the 2019 Landscape Sensitivity Assessment. There have been no changes to either mapping or constraints which would affect the assessment for the Gailey Lea Farm sites.

Landscape Area Reference SL97**Area Size (ha): 114.1ha****Location and Landscape Character Context**

The area falls within the following Landscape Character Type: Settled Heathlands.

The area is located to the north-east of Junction 12 of the M6. It is isolated from any urban settlement edges, lying midway between Cannock, Penkridge and the Four Ashes industrial estate. The western boundary is formed by the the M6, the southern and northern boundaries are largely formed by the Gailey Reservoirs and Fullmoor Wood respectively, and field edge hedgerows define the western boundary.

Aerial View of Landscape Area with Promoted Sites



Representative Views



The map displays the SL97 site boundary in blue. The area is surrounded by Green Belt (light green) and Absolute Constraints (hatched areas). Key features include:

- SL97 Site Boundary:** A large, irregularly shaped area outlined in blue, covering parts of the Gailey Lea and Watling Street Plantation.
- Green Belt:** Light green areas surrounding the site boundary.
- Absolute Constraints:** Hatched areas indicating areas of high environmental or historical value, including Fullmoor Wood, Gailey Lea Farm, and Gailey Lea Lower and Upper Reservoirs.
- Geographical Features:** Gailey Wharf, Gailey Lea Lane, Watling Street Plantation, and Woodlands Lane.
- Infrastructure:** Locks and a railway line are visible on the left side of the map.
- Other Landmarks:** Fullmoor Lodge, Oak Farm, and various residential plots are shown.
- Map Elements:** A north arrow and a scale bar (0 to 525 meters) are located in the bottom left corner. A legend in the top left corner defines the symbols for SL97, Green Belt, and Absolute Constraints.

Appraisal of Landscape Sensitivity

Characteristic / Attribute	Lower Sensitivity to Development	Moderate Sensitivity to Development	Higher Sensitivity to Development
Scale		This is arable farmland with medium-scale fields.	
Landform	The landform slopes gently uphill southwards across the site, with no significant variations.		
Landscape pattern and time depth		The fields are 18th/19th century planned enclosure, with regular boundaries, other than one field which reflects 19th century clearance of ancient woodland at Fullmoor Wood.	
'Natural' character	This is intensive farmland with few internal hedgerows.	There is some boundary sensitivity associated with the reservoirs to the south and the ancient woodland to the north, both of which are designated as LWS, and with the two copses near the centre of the area.	
Built character	Glimpsed views of the M6 motorway are available in the western part of the area.	The area includes two 19th century farmsteads (Gailey Lea at the centre and Old Lea at the western edge). Neither is listed, but they contribute to a rural character along Gailey Lea Lane. Additional detached dwellings along the lane do not significantly detract from this.	
Recreational character	A PRoW runs along the eastern edge of the area, and another runs from Gailey Lea Lane south to the A5 at Junction 12 of the M6. Both are short stretches of public access, isolated from other off-road rights of way. There are sailing and birding clubs at Gailey Reservoirs but these are not open to the public.		
Perceptual aspects		The area has an expansive, open rural character. Tree cover forms a backdrop to views which extend to high ground to the north-east, and there is no urbanising built development in views. Towards the western end of the area the M6 becomes increasingly intrusive, both aurally and visually.	
Settlement setting	There are no nearby settlements so the area makes no contribution to any settlement settings. It lies close to the approved West Midlands Interchange development to the south-west of Junction 12, but the intervening motorway, reservoirs and tree		

cover creation strong separation.

Visual prominence	A single wind turbine, associated with South Staffordshire College, is prominent in views to the west from much of the assessment area.	Woodland and hedgerows significantly limit local views in this relatively flat landscape, but there are direct views from the M6 at the western end of the area. The eastern end is visible in views from higher ground to the north-east, notably from Shoal Hill.
Inter-visibility with adjacent designated landscapes or promoted view points	There are views from the vicinity of Hatherton Hall, a listed building within the AONB c1.5km away. The parkland around the house is not listed.	Shoal Hill Common is a prominent feature at the southern end of the Cannock Chase AONB with extensive views westwards, including from a toposcope viewpoint. The western end of the site is screened from view by Fullmoor Wood but the eastern end is clearly visible, aligned with the reservoirs that are marked on the toposcope. Although the forthcoming West Midlands Interchange will be visible from this viewpoint, only its higher elements will be visible above intervening tree cover.

Landscape Assessment Area	Size (ha)	Rating
SL97s1	41.59	Moderate

Landscape Sensitivity Judgement

The area is remote from urban areas, retains an open, rural character and benefits from the proximity of the adjacent ancient woodland and reservoirs. However, the M6 is an intrusive element towards the western end of the area, which is relatively contained from the wider landscape. It is considered to have moderate overall sensitivity to residential and employment development.

Anomalies to the Overall Landscape Sensitivity Rating

List of Promoted Sites within Scenario

Ref: E58a (Employment); Ref: E58b (Employment)

Landscape Assessment Area	Size (ha)	Rating
SL97s2	72.53	Moderate - High

Landscape Sensitivity Judgement

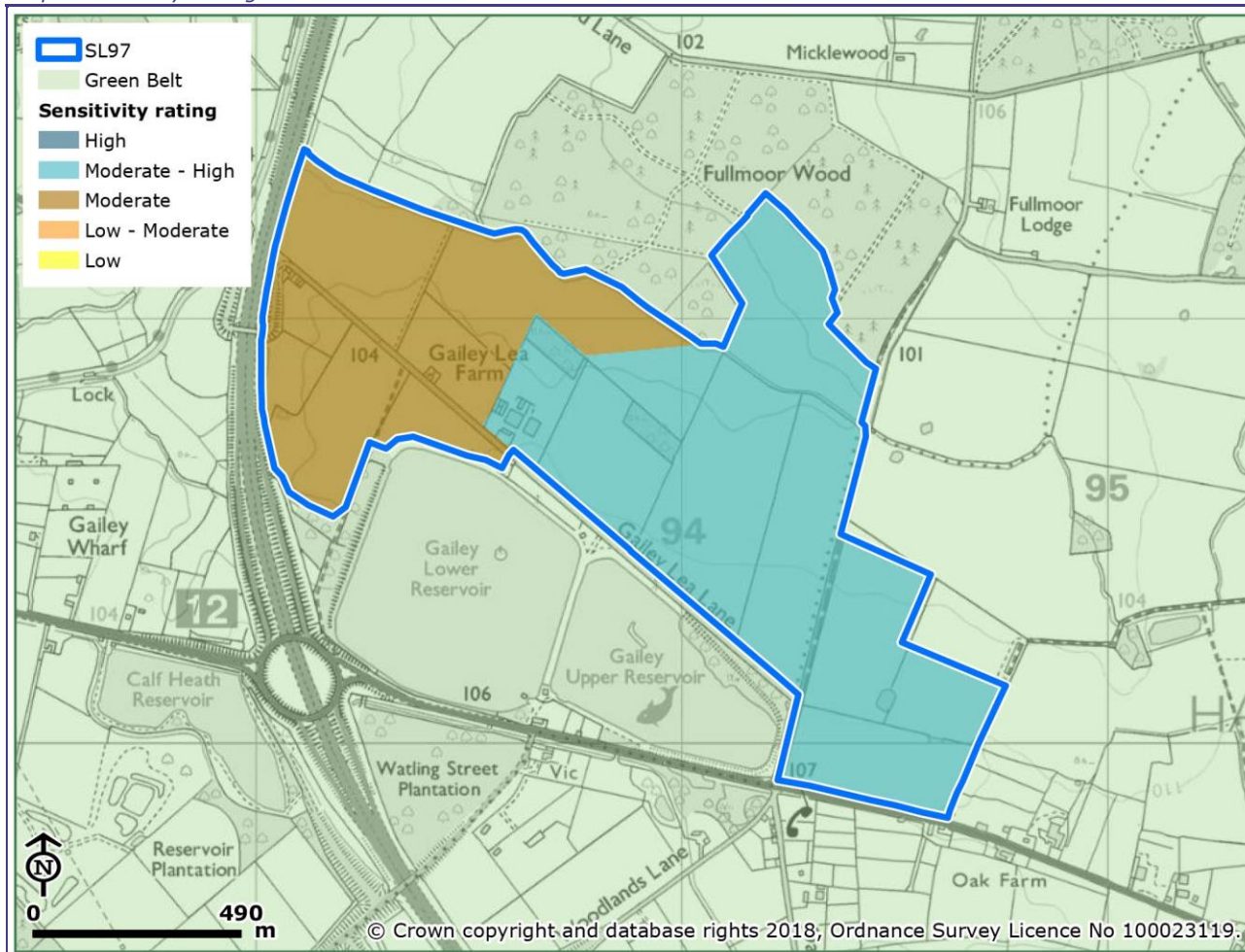
Towards the eastern end of the area the M6 becomes less intrusive, and the landscape forms a visible part of the rural setting of the Cannock Chase AONB, as seen from Shoal Hill. The landscape here is considered to have moderate-high sensitivity to residential and employment development.

Anomalies to the Overall Landscape Sensitivity Rating

List of Promoted Sites within Scenario

Ref: E58a (Employment)

Landscape Sensitivity Rating



Chapter 3

Amended Overview Maps and Summary Table

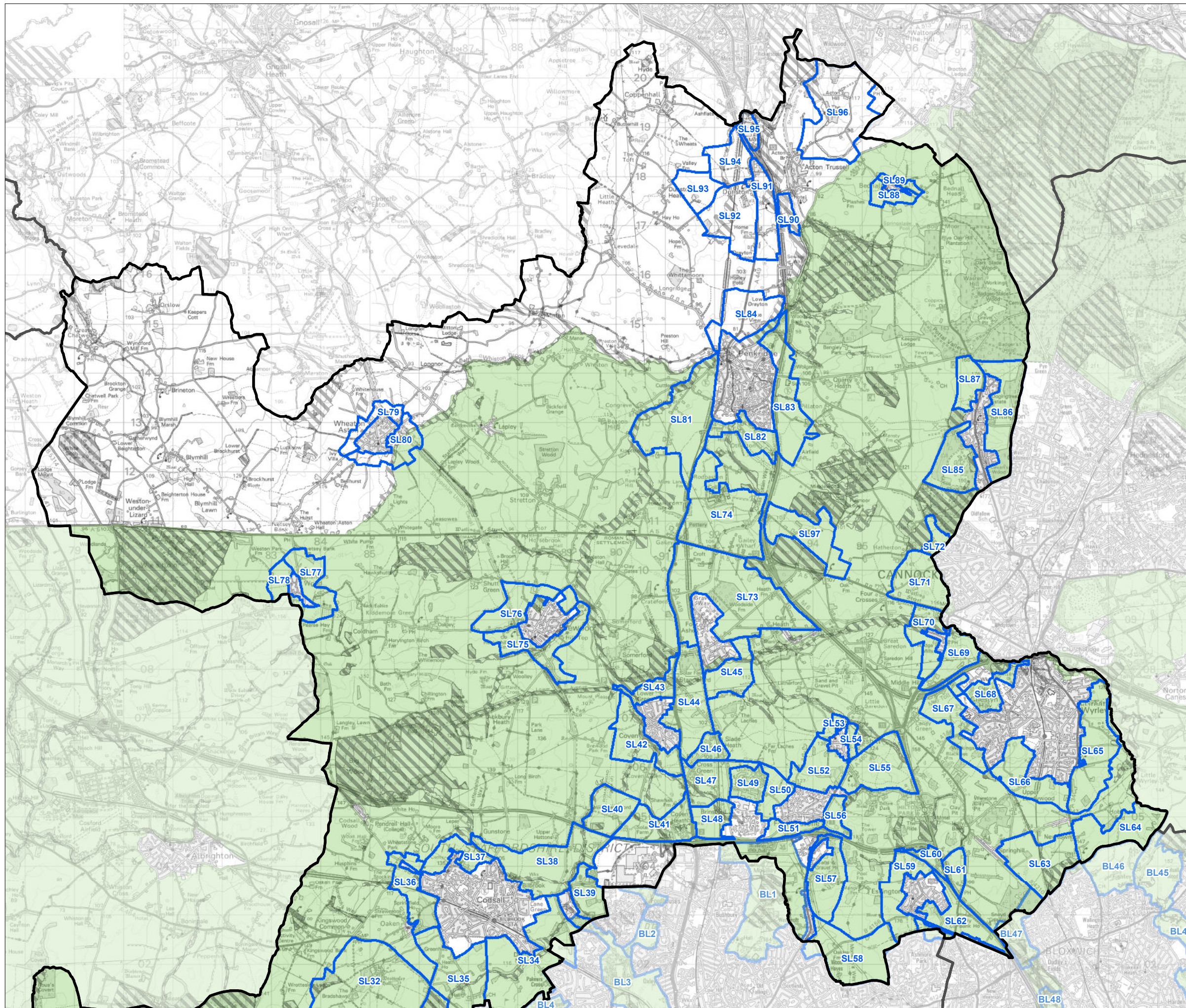
3.1 As a result of the addition of assessment area SL97, the following overview maps from Chapters 3 and 4 of the South Staffordshire Landscape Sensitivity Assessment have been amended:

- Figure 3.2: Landscape Assessment Areas – South Staffordshire (North)
- Figure 4.1: Absolute Constraints – South Staffordshire (North)
- Figure 4.2: Landscape Sensitivity Assessment – South Staffordshire (North).

3.2 The OS base mapping and development constraints shown in the overview maps are unchanged from the 2019 Landscape Sensitivity Assessment, and no changes have been made to the maps other than to reflect the additional assessment area.

3.3 The table summarising the assessment results (Table 4.1) has also been amended to reflect the additional area.

3.4 The amended maps and table, set out below, have been given their original figure/table numbers. Refer to the original South Staffordshire Landscape Sensitivity Assessment for other, unchanged maps.



South Staffordshire Landscape Sensitivity

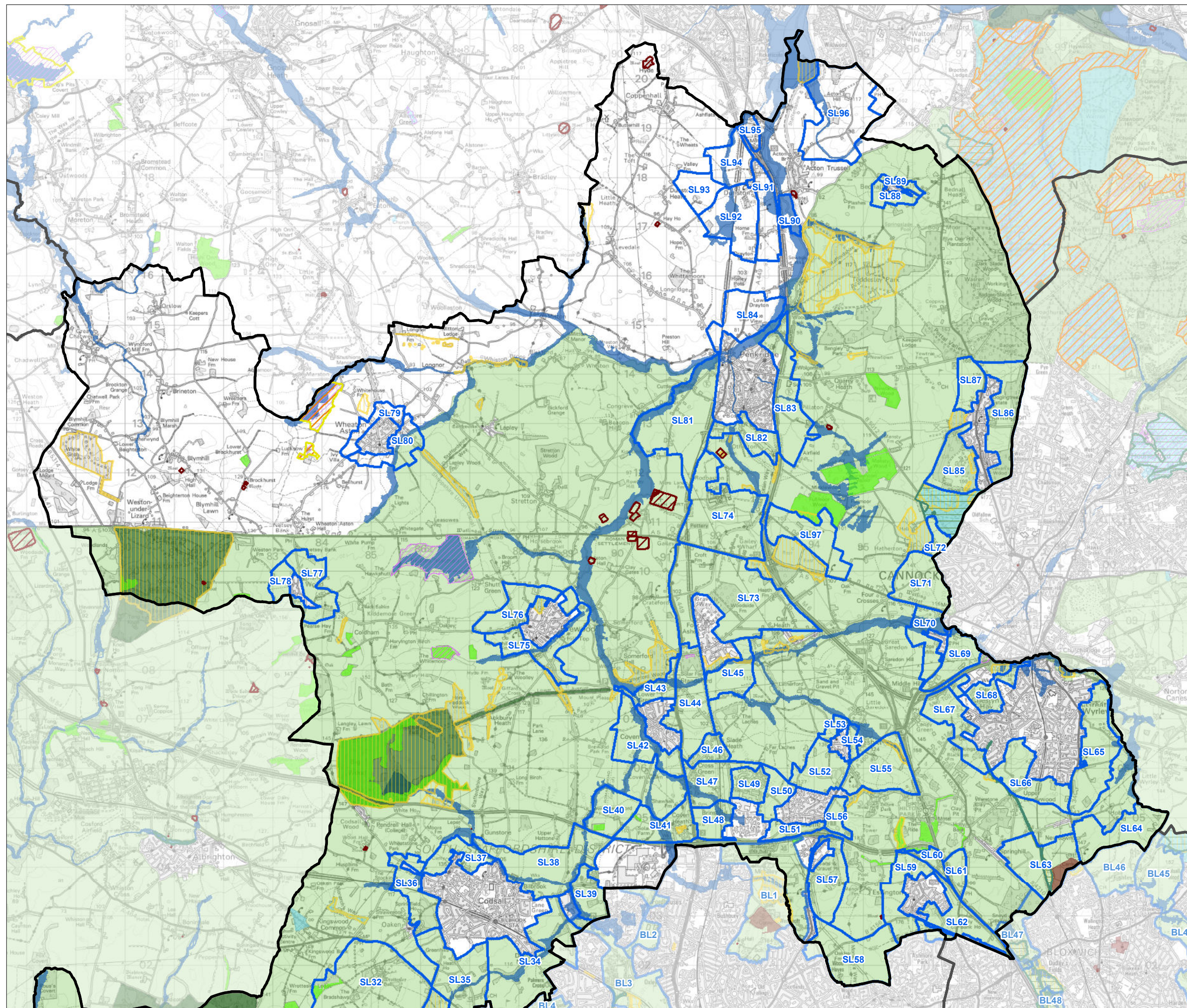
**Figure 3.2: Landscape Assessment
Areas - South Staffordshire North**

- South Staffordshire (North)
- Other Local Authority
- Green Belt
- Landscape area
- Landscape area in Black Country
- Absolute Constraint

Please note: The Green Belt, absolute constraints, Local Authority and basemapping shown in this map are sourced from 2019 datasets to be consistent with the July 2019 South Staffordshire Green Belt Study Stage 1 and 2 Report. Therefore, some of these datasets may now be out of date.

0 2 km





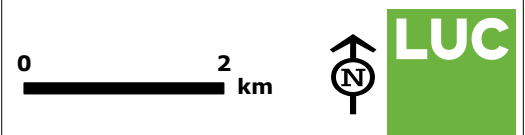
South Staffordshire Landscape Sensitivity

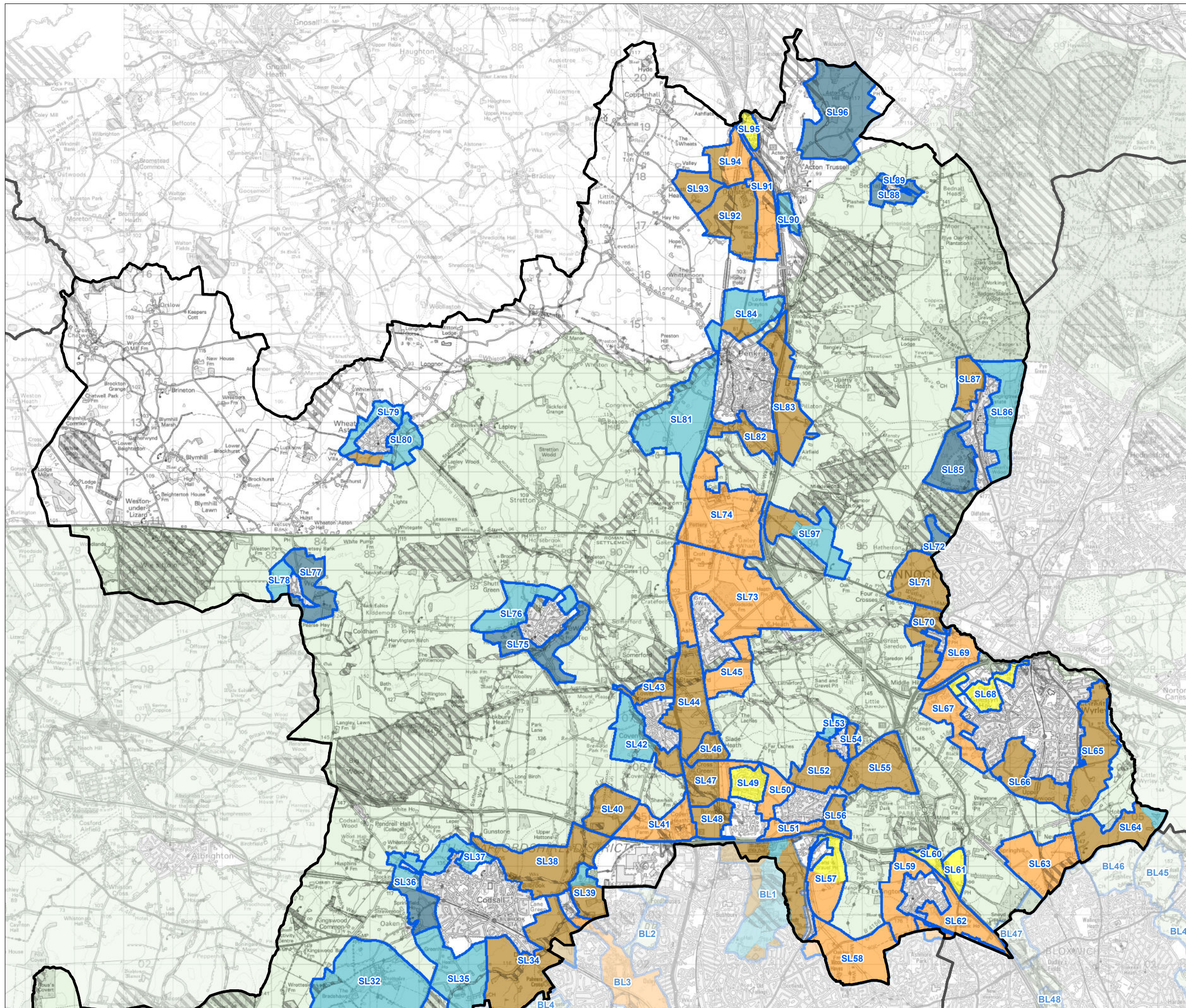
**Figure 4.1: Absolute Constraints -
South Staffordshire North**

- South Staffordshire (North)
- Other Local Authority
- Green Belt
- Landscape area
- Landscape area in Black Country
- Cultural Heritage**
 - Registered Parks and Gardens
 - Scheduled Monument
- Natural Heritage**
 - Ancient Woodland
 - Local Nature Reserve
 - SINC / SBI
 - National Nature Reserve
 - Site of Special Scientific Interest
 - Special Area of Conservation
- Other**
 - Burial Ground
 - Common Land
 - Flood Zone 3

Please note: Sites of Importance for Nature Conservation (SINC) are located only within the Black Country and Sites of Biological Importance (SBI) are located only within South Staffordshire. They are the equivalent of one another.

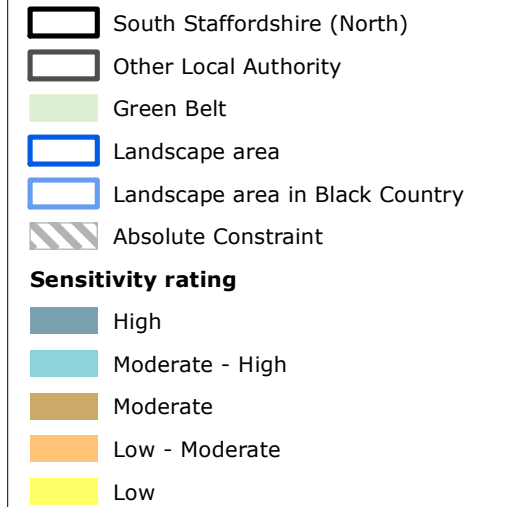
Please note: The Green Belt, absolute constraints, Local Authority and basemapping shown in this map are sourced from 2019 datasets to be consistent with the July 2019 South Staffordshire Green Belt Study Stage 1 and 2 Report. Therefore, some of these datasets may now be out of date.





South Staffordshire Landscape Sensitivity

Figure 4.2: Landscape Sensitivity Assessment - South Staffordshire North



Please note: The Green Belt, absolute constraints, Local Authority and basemapping shown in this map are sourced from 2019 datasets to be consistent with the July 2019 South Staffordshire Green Belt Study Stage 1 and 2 Report. Therefore, some of these datasets may now be out of date.

0 2 km



Table 4.1: Summary of Results

Landscape area ref	Landscape area (ha)	Landscape Sensitivity	Council / Borough
BL1	147	Moderate	City of Wolverhampton / South Staffordshire
BL1 s2	133.74	Moderate - High	City of Wolverhampton / South Staffordshire
BL3	196.81	Low - Moderate	City of Wolverhampton / South Staffordshire
BL47	66.76	Moderate	Walsall / South Staffordshire
SL1	200.59	Moderate	South Staffordshire / Dudley
SL2	74.77	Moderate - High	South Staffordshire
SL3	63.67	High	South Staffordshire
SL4	118.06	Moderate - High	South Staffordshire
SL5	65.37	Moderate - High	South Staffordshire
SL6	380.77	Moderate - High	South Staffordshire
SL7	228.41	High	South Staffordshire / Dudley
SL8	108.06	Low - Moderate	South Staffordshire / Dudley
SL8 s2	53.19	Moderate	South Staffordshire / Dudley
SL9	75.41	Moderate - High	South Staffordshire
SL10	15.16	Moderate	South Staffordshire
SL11	92.03	Low - Moderate	South Staffordshire
SL12	298.96	Low - Moderate	South Staffordshire
SL13	139.8	Low - Moderate	South Staffordshire
SL13 s2	61.42	Moderate	South Staffordshire
SL14	60.42	Moderate	South Staffordshire
SL15	82.18	Moderate - High	South Staffordshire / Dudley
SL16	145.35	Moderate - High	South Staffordshire
SL17	138.73	Moderate - High	South Staffordshire
SL18	112.91	Moderate - High	South Staffordshire / City of Wolverhampton
SL19	278.43	Moderate - High	South Staffordshire
SL20	131.76	Moderate - High	South Staffordshire
SL21	115.88	Low - Moderate	South Staffordshire
SL21 s2	75.92	Moderate	South Staffordshire
SL22	49.74	Moderate - High	South Staffordshire
SL23	24.23	Moderate - High	South Staffordshire
SL24	16.94	High	South Staffordshire
SL25	49.46	Moderate - High	South Staffordshire
SL26	37.48	High	South Staffordshire
SL27	25.8	Low - Moderate	South Staffordshire
SL27 s2	40.14	Moderate	South Staffordshire
SL28	171.75	Moderate	South Staffordshire / City of Wolverhampton
SL29	187.1	Moderate	South Staffordshire / City of Wolverhampton
SL29 s2	81.19	Moderate - High	South Staffordshire / City of Wolverhampton

Landscape area ref	Landscape area (ha)	Landscape Sensitivity	Council / Borough
SL30	74.54	Moderate	South Staffordshire
SL31	55.65	High	South Staffordshire
SL32	374.86	Moderate - High	South Staffordshire
SL33	59.4	Moderate	South Staffordshire
SL34	249.92	Moderate	South Staffordshire / City of Wolverhampton
SL35	174.64	Moderate - High	South Staffordshire
SL36	48.59	High	South Staffordshire
SL36 s2	37.46	Moderate - High	South Staffordshire
SL37	58.19	Moderate - High	South Staffordshire
SL38	187.36	Moderate	South Staffordshire
SL39	41.03	Moderate	South Staffordshire
SL39 s2	15.19	Moderate - High	South Staffordshire
SL40	73.2	Moderate	South Staffordshire
SL41	92.59	Low - Moderate	South Staffordshire
SL42	26.23	Moderate	South Staffordshire
SL42 s2	79.64	Moderate - High	South Staffordshire
SL43	43.12	Moderate	South Staffordshire
SL44	139.18	Moderate	South Staffordshire
SL45	72.1	Low - Moderate	South Staffordshire
SL46	31.96	Moderate	South Staffordshire
SL47	60.06	Moderate	South Staffordshire
SL47 s2	25.39	Low - Moderate	South Staffordshire
SL48	50.43	Moderate	South Staffordshire
SL49	46.31	Low	South Staffordshire
SL50	44.85	Low - Moderate	South Staffordshire
SL51	30.66	Low - Moderate	South Staffordshire
SL52	81.75	Moderate	South Staffordshire
SL53	15.97	Moderate - High	South Staffordshire
SL54	14.59	Moderate	South Staffordshire
SL55	121.13	Moderate	South Staffordshire
SL56	28.06	Moderate	South Staffordshire
SL57	53.24	Low - Moderate	South Staffordshire
SL57 s2	42.57	Low	South Staffordshire
SL58	157.01	Low - Moderate	South Staffordshire / City of Wolverhampton
SL59	89.19	Low - Moderate	South Staffordshire
SL60	21.36	Low	South Staffordshire
SL61	31.03	Low	South Staffordshire
SL62	100.59	Low - Moderate	South Staffordshire / City of Wolverhampton
SL63	134.24	Low - Moderate	South Staffordshire

Landscape area ref	Landscape area (ha)	Landscape Sensitivity	Council / Borough
SL64	101.11	Moderate	South Staffordshire
SL64 s2	12.98	Moderate - High	South Staffordshire
SL65	157.33	Moderate	South Staffordshire
SL66	103.51	Moderate	South Staffordshire
SL67	87.58	Low - Moderate	South Staffordshire
SL68	57.51	Low	South Staffordshire
SL69	64.48	Low - Moderate	South Staffordshire
SL70	67.18	Moderate	South Staffordshire
SL71	99.83	Moderate	South Staffordshire
SL72	22.68	High	South Staffordshire
SL73	344.13	Low - Moderate	South Staffordshire
SL74	231.91	Low - Moderate	South Staffordshire
SL75	96.21	High	South Staffordshire
SL76	94.13	Moderate - High	South Staffordshire
SL77	83.75	High	South Staffordshire
SL78	28.37	Moderate - High	South Staffordshire
SL79	39.09	Moderate - High	South Staffordshire
SL80	49.65	Moderate - High	South Staffordshire
SL80 s2	16.06	Moderate	South Staffordshire
SL81	219.39	Moderate - High	South Staffordshire
SL82	59.13	Moderate	South Staffordshire
SL83	138.14	Moderate	South Staffordshire
SL84	82.89	Moderate - High	South Staffordshire
SL84 s2	23.08	Moderate	South Staffordshire
SL85	91.35	High	South Staffordshire
SL86	132.22	Moderate - High	South Staffordshire
SL87	48.17	Moderate	South Staffordshire
SL88	28.77	High	South Staffordshire
SL89	12.92	High	South Staffordshire
SL90	22.12	Moderate - High	South Staffordshire
SL91	77.97	Low - Moderate	South Staffordshire
SL92	125.09	Moderate	South Staffordshire
SL93	54.72	Moderate	South Staffordshire
SL94	47.84	Low - Moderate	South Staffordshire
SL94 s2	23.88	Moderate	South Staffordshire
SL95	20.83	Low	South Staffordshire
SL96	225.14	High	South Staffordshire
SL97	41.59	Moderate	South Staffordshire
SL97 s2	72.53	Moderate - High	South Staffordshire